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Certified that the document is suitable for registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar  
West Bengal, Dum Dum, 24-Parganas, Kolkata

24 JAN 2023

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

**THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY** made on this the 24<sup>th</sup> day of January, Two Thousand Twenty - Three ( 2023 ) of the Christian Era ;

**BETWEEN**

**SRI MAKHAN LAL SAHA ( Pan - BILPS2372H ) and ( Aadhaar No.6654 3723 6152 )**, son of Late Madhab Chandra Saha, by Faith - Hindu, by Occupation -Business, by Nationality - Indian, residing at Premises No.58 / B, Gouri Nath Shastri Sarani ( Shyamnagar Raod ), Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055 in the District of North 24-Parganas and hereinafter referred to and called as the "**LANDOWNER**" ( which term or expression shall unless otherwise excluded by or repugnant to the context

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Government of Rajasthan

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Suranjan Sukherjee  
 Blo. Late Madhab Sukherjee  
 S.S. Nagar, Kal-74

add. District Sub-Registrar  
 Cossipore, Dum Dum

24 JAN 2023

or subject be deemed to mean and include all his legal heirs, executors, representatives, administrators and / or assigns ) of the ONE PART ;

- AND -

SOUMEN DE RAY & TAPAN HALDER ( Pan - AESFS7710M ), a Partnership Firm of Builders, Developers and Contractors and represented by its Partners namely, 1. Sri Soumen De Ray ( Pan - AHBPD3095Q ) and ( Aadhaar No.3418 6327 5228 ), son of Late Usha Ranjan De Ray and 2. Sri Tapan Halder ( Pan - ACEPH5643L ) and ( Aadhaar No.3151 7609 8374 ), son of Late Kanak Halder, both by Faith - Hindu, both by Nationality - Indian, both by Occupation - Carrying on Business in Co-Partnership, having its registered Office at 110 / 2, Shyamnagar Road ( Gouri Nath Shastri Sarani ), Post Office - Bangure Avenue, Police Station - Dum Dum, Kolkata - 700 055 in the District of North 24-Parganas and hereinafter referred to and called as the "DEVELOPER" ( which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their successor or successors-in-interest, executors, representatives, administrators and / or assigns ) of the OTHER PART.

WHEREAS :

a) One Sri Radha Raman Saha, son of Late Sashi Mohan Saha, absolutely seized and possessed of and / or otherwise well and sufficiently entitled to as a bonafide lawful recorded " Rayat " of all that piece and parcel of Plot of land ad-measuring an area of 8 (Eight) Kattabs, 4 ( Four ) Chittacks and 05 ( Five ) Square feet be the same a little more or less and lying and situate at Mouza - Krishnapur, J. L. No.17, R. S. No.180, Touzi No.228/229 comprised in C. S. Khatian Nos.11, 7, 6, 5 ( Ka ), R. S. Khatian No.811, C. S. Dag No.2295 under Police Station - Dum Dum in the District of the then 24-Parganas, by virtue of Purchase of the same by or under a registered Deed of Sale ( Bengali written Saf-Bikray Kobola ) dated 08<sup>th</sup> February, 1956 corresponding to 25<sup>th</sup> Magh, 1362 B. S. from the then lawful recorded Owner thereof namely, Sri Satyaendra Nath Bhattacharjee, son of Sri Satish Chandra Bhattacharjee against Payment of valuable Consideration mentioned therein. The said Deed of Sale was registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 08<sup>th</sup> February, 1956 and recorded there in Book No. I, Volume No.28, Pages - 176 to 180, Being No.1096 for the Year 1956 of the said Office.

- b) That the said Sri Radha Raman Saha, son of Late Sashi Mohan Saha, upon acquiring the absolute lawful right, bonafide interest, marketable title and peaceful physical Possession of the abovestated 8 ( Eight ) Kattahs, 4 ( Four ) Chittacks and 05 ( Five ) Square feet of land together with residential building and structure standing thereon in the manner stated herein before, became the Sole lawful owner thereof and seized and possessed of the same free from all encumbrances to the exclusion of all other upon mutating his name in the Settlement Record as a bonafide " Rayat " thereof on Payment of requisite Government rents, rates and taxes there for.
- c) That the said Sri Radha Raman Saha, son of Late Sashi Mohan Saha, in course of his herein above stated absolute lawful occupation and enjoyment of the said Land and Household Property free from all encumbrances to the exclusion of all other, to fulfill his Father-in-law and Grand Fatherly natural love, affection and gratitude towards his very loving, sincere and dutiful Daughter-in-law namely, Smt. Debi Chowdhurani Saha, wife of Sri Madhab Chandra Saha and the Elder Grand Son namely, Sri Makhan Lal Saha, son of Sri Madhab Chandra Saha, deicded to donate by way of absolute of Gift entirety of his said Property comprising an area of all that piece and parcel of 8 ( Eight ) Kattahs, 4 ( Four ) Chittacks and 05 ( Five ) Square feet of land together with residential building and structure standing thereon and lying and situate at 58 B, Shyamnagar Road, Police Station - Dum Dum in the District of the then 24-Parganas and accordingly, the said Sri Radha Raman Saha as Donor of the One Part vide execution of a registered Deed of Gift ( Bengali written Daan Patra ) dated 28<sup>th</sup> July, 1965 corresponding to 12<sup>th</sup> Shraban, 1372 B. S. duly donated, gifted and transferred entirety of his said land and household Property unto and in favour of his Daughter-in-law namely, Smt. Debi Chowdhurani Saha, wife of Sri Madhab Chandra Saha and the Elder Grand Son namely, Sri Makhan Lal Saha, son of Sri Madhab Chandra Saha, as Donees thereto of the Other Part. The said Deed of Gift was registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 28<sup>th</sup> July, 1965 and recorded there in Book No. I, Volume No.93, Pages - 91 to 94, Being No.6928 for the Year 1965 of the said Office.
- d) The said Smt. Debi Chowdhurani Saha, wife of Sri Madhab Chandra Saha, along with her Eldermost Son namely, Sri Makhan Lal Saha, son of Sri Madhab Chandra Saha, upon acquiring the Joint lawful right ( each having undivided 50% Share of Ownership ), bonafide interest, marketable title and peaceful physical

Possession in respect of the aforesaid 8 ( Eight ) Kattahs, 4 ( Four ) Chittacks and 05 ( Five ) Square feet of land together with residential building and structure standing thereon and lying and situate at Premises No.58 B, Shyamnagar Road, Police Station - Dum Dum in the District of the then 24-Parganas within the Municipal limit of South Dum Dum Municipality, while jointly seized and possessed of the same free from all encumbrances to the exclusion of all other, the said Smt. Debi Chowdhurani Saha, wife of Sri Madhab Chandra Saha as Donor of the One Part vide execution of a registered Deed of Gift ( Bengali written Daan Patra ) dated 11<sup>th</sup> October, 1966 duly donated, granted and transferred out of her undivided 50% ( Fifty Percent ) Share of Ownership in respect of the aforesaid Land and Structure, all that piece and parcel of 3 ( Three ) Kattahs, 1 ( One ) Chittack and 13 ( Thirteen ) Square feet of land together with Structure standing thereon unto and in favour of her Elder Sister-in-law namely, Smt. Sumati Bala Saha, wife of Sri Jadab Chandra Saha, as Donee thereto of the Other Part. The said Deed of Gift was registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 11<sup>th</sup> October, 1966 and recorded there in Book No. I, Volume No.124, Pages - 218 to 223, Being No.8856 for the Year 1966 of the said Office.

e) That by virtue of the transfer of aforesaid 3 ( Three ) Kattahs, 1 ( One ) Chittack and 13 ( Thirteen ) Square feet of land by way of Gift out of the undivided 50% ( Fifty Percent ) Share of Ownership, the said Smt. Debi Chowdhurani Saha, wife of Sri Madhab Chandra Saha retained with her remaining undivided portion of land ad-measuring an area of 1 ( One ) Kattah and 34½ ( Thirty-Four and Half ) Square feet be the same a little more or less together with residential building and structure standing thereon along with the undivided land area of 4 ( Four ) Kattahs, 2 ( Two ) Chittacks and 2½ ( Two and Half ) Square feet, being the remaining undivided 50% ( Fifty Percent ) Share of Ownership lying in the name of her Eldermost Son namely, Sri Makhan Lal Saha totaling the land area of 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same a little more or less together with old Building and Structure standing thereon and lying and situate at being Premises No.58 B, Shyamnagar Road, Police Station - Dum Dum, Kolkata - 700 055 within the Municipal limit of Ward No.27 under the South Dum Dum Municipality in the District of North 24-Parganas.

f) Thus, the said Smt. Debi Chowdhurani Saha, wife of Sri Madhab Chandra Saha along with her Eldermost Son namely, Sri Makhan Lal Saha jointly seized and possessed of all that piece and parcel of Plot of land ad-measuring an area of 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same a little more or less ( out of which, the said Smt. Debi Chowdhurani Saha holds the Ownership of undivided 1 Kattah and  $34\frac{1}{2}$  Square feet of land whereas, Sri Makhan Lal Saha holds the Ownership of undivided 4 Kattahs, 2 Chittacks and  $2\frac{1}{2}$  Square feet of land ) together with old residential building and structure standing thereon and lying and situate at being Premises No.58 B, Gouri Nath Shastri Sarani ( formerly, Shyamnagar Road ), Police Station - Dum Dum, Kolkata - 700 055, Municipal Holding No.370 within the limit of Ward No.27 under the South Dum Dum Municipality in the District of North 24-Parganas and herein after referred to as the " said Premises " and more particularly described in the First Schedule written herein after and in course of their such joint lawful occupation and enjoyment of the said Premises, the said Smt. Debi Chowdhurani Saha, wife of Late Madhab Chandra Saha died intestate on 17<sup>th</sup> June, 2012 leaving behind her 4 ( Four ) Sons namely, 1. Sri Makhan Lal Saha, 2. Sri Hari Pada Saha, 3. Sri Dilip Kumar Saha and 4. Sri Gurupada Saha and 4 ( Four ) Married Daughters namely, 1. Smt. Kalyani Saha ( died subsequently on 08<sup>th</sup> October, 2021 ), 2. Smt. Jharna Saha, 3. Smt. Maya Saha and 4. Smt. Supriya Saha to inherit in equal Share all that undivided Share of Plot of land ad-measuring an area of 1 ( One ) Kattah and  $34\frac{1}{2}$  ( Thirty-Four and Half ) Square feet be the same a little more or less together with old residential Building and Structure standing thereon and so left by the said Late Debi Chowdhurani Saha according to the provisions of the Hindu Succession Act, 1956.

g) Thus, upon such intestate demise of the said Late Debi Chowdhurani Saha, her herein above named 4 ( Four ) Married Sons and 4 ( Four ) Married Daughters became the collective lawful Owners ( each having undivided  $\frac{1}{8}$ <sup>th</sup> ( One - Eighth ) Share of Ownership ) pertaining to the said 1 ( One ) Kattah and  $34\frac{1}{2}$  ( Thirty-Four and Half ) Square feet of land be the same a little more or less together with old residential Structure of 400 Square feet approximately standing thereon and so left by their said Mother namely, Late Debi Chowdhurani Saha, being the undivided part and portion of the total area of Plot of land containing by measurement 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same a little more or less together with old residential building and structure standing thereon and lying and situate at being Premises No.58 B, Gouri Nath Shastri Sarani ( formerly, Shyamnagar Road ), Police Station - Dum Dum, Kolkata - 700 055.

h) That the herein above named Sons and Daughters of Late Debi Chowdhurani Saha, in course of their such collective lawful occupation and enjoyment of the said Premises along with their Eldermost Married Sister namely, Smt. Kalyani Saha, wife of Late Netai Chand Saha, who died intestate on 08<sup>th</sup> October, 2021 leaving her surviving only 2 ( Two ) Sons namely, Sri Shib Nath Saha and Sri Subhash Saha, as her only legal heirs and / or Successors to inherit equally all that undivided 1/8<sup>th</sup> ( One - Eighth ) Share of Ownership pertaining to the said undivided 1 ( One ) Kattah and 34½ ( Thirty-Four and Half ) Square feet of land together with old residential Structure of 400 Square feet approximately standing thereon and so left by their deceased Mother namely, Late Kalyani Saha according to the provisions of the Hindu Succession Act, 1956.

i) That the herein above named Sons, Daughters and Grand Sons ( Sons of deceased Elder Daughter ) of Late Debi Chowdhurani Saha, upon acquiring their respective undivided collective lawful right, bonafide interest, marketable title and peaceful physical Possession in respect of the said Premises containing by measurement 1 ( One ) Kattah and 34½ ( Thirty-Four and Half ) Square feet of land together with old residential Structure of 400 Square feet approximately standing thereon being the undivided part and portion of the total Land area of 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same a little more or less together with old residential building and structure standing thereon and lying and situate at being Premises No.58 / B, Gouri Nath Shastri Sarani ( formerly, Shyamnagar Road ), Police Station - Dum Dum, Kolkata - 700 055 in the maner stated herein before, duly mutated their respective names in the Assessment Register of the concerned South Dum Dum Municipality and had been allotted with Municipal Holding No.370 in respect of their said Premises each having every lawful right, title, interest, power and authority to hold, possess, own, use, occupy and enjoy their said respective undivided 1/8<sup>th</sup> ( One-Eighth ) Share of Ownership with further right, title, power and authority to deal with and / or to dispose of the said undivided Share of Ownership in favour of any person or persons by way of absolute Gift and Transfer thereof according to each of their respective discretion.

j) That the said 1. Sri Haripada Saha, 2. Sri Dilip Kumar Saha, 3. Sri Gourpada Saha, 4. Smt. Jharna Saha, 5. Smt. Maya Saha, 6. Smt. Supriya Saha, 7.(a) Sri Sibnath Saha and 7.(b) Sri Subhas Saha, being the herein above named

Sons, Daughters, and Grand Sons ( Sons of deceased Elder Daughter ) of Late Debi Chowdhurani Saha, in course of their such collective lawful occupation and enjoyment of the said undivided 1 ( One ) Kattah and 34½ ( Thirty-Four and Half ) Square feet of land together with old residential Structure of 400 Square feet approximately standing thereon and each having undivided 1/8<sup>th</sup> ( One-Eighth ) Share of Ownership thereof, to fulfill their respective full Blood Brotherly, full Blood Sisterly and Nephews like natural love, affection, high regard and gratitude as Donors of the One Part towards their respective full Blood Eldest Brother and Maternal Uncle namely, Sri Makhan Lal Saha, son of Late Madhab Chandra Saha, being the Co-Owner of undivided 1/8<sup>th</sup> ( One-Eighth ) Share thereof-cum-Donee thereto of the Other Part, vide execution of a registered Deed of Gift dated 09<sup>th</sup> January, 2023 collectively and severally duly donated, gifted and transferred all their said undivided 7/8<sup>th</sup> ( Seven - Eighth ) Share of Ownership which is equivalent to land area of 14 ( Fourteen ) Chittacks and 31 ( Thirty-One ) Square feet pertaining to the land area of 1 ( One ) Kattah and 34½ ( Thirty-Four and Half ) Square feet be the same a little more or less together with undivided 7/8<sup>th</sup> ( Seven - Eighth ) Share of Ownership which is equivalent to Constructed area of 350 Square feet approximately out of the residential Structure having the Constructed area of 400 Square feet approximately standing thereon and lying and situate at being part and portion of Premises No.58 / B, Gouri Nath Shastri Sarani, Police Station - Dum Dum, Kolkata - 700 055, so to facilitate and enable the said Sri Makhan Lal Saha to hold, possess, own, use, occupy and enjoy the said 1 ( One ) Kattah and 34½ ( Thirty-Four and Half ) Square feet of land together with old residential Structure of 400 Square feet approximately standing thereon as an absolute Sole lawful Owner thereof. The said Deed of Gift was registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum on the said 09<sup>th</sup> January, 2023 and recorded there in Book No. I, Volume No.1506 - 2023, Page from 11199 to 11240, Being No.150600208 for the Year 2023 of the said Office.

k) Thus the said Sri Makhan Lal Saha, son of Late Madhab Chandra Saha, being the Landowner hereof by virtue of the herein before stated lawful purchase, law of inheritance as well as by dint of the registered Deed of Gift became the absolute lawful Owner and Occupier of the said Premises containing by measurement total area of 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same a little more or less together with old residential building and structure



of 1800 Square feet approximately standing thereon and lying and situate at being Premises No.58 / B, Gouri Nath Shastri Sarani ( formerly, Shyamnagar Road ), Police Station – Dum Dum, Kolkata – 700 055 and herein after referred to as the “said Premises” and more particularly described in the First Schedule written herein after.

l) The Landowner hereof in course of his herein before stated absolute lawful occupation and enjoyment of the said Premises comprising of Land and old residential Building and Structure standing thereon, decided to develop the same by way of construction of a Multi-Storeyed building in accordance with the Building Plan cause to be sanctioned in the name of the Landowner by the authorities of the South Dum Dum Municipality exclusively at the costs, expenses and arrangements of an interested Developer to which the Party of the Other Part hereof as an experienced Builder and Developer duly agreed to.

m) The Landowner hereof under the aforesaid facts and circumstances decided to engage, authorise and empower the Party of the Other Part hereof as Developer to conduct the proposed development work on the said Premises of the Landowner and accordingly, vide execution and registration of the present Development Agreement with Development Power of Attorney agreed to engage, authorise, empower and appoint the Party of the Other Part hereof as Developer to proceed with the proposed development work by way of construction of a Multi-Storeyed building on the said Premises of the Landowner in accordance with the Building Plan 'cause to be sanctioned in the name of the Landowner by the authorities of the South Dum Dum Municipality exclusively at the costs and expenses of the Developer on the mutually settled and agreed terms and conditions so arrived at between the Parties hereof and stipulated herein after.

**NOW, THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY WITNESSETH as follows :**

1. That the present Development Agreement with Development Power of Attorney shall deemed to have been commenced on and with effect from the date of execution of the Agreement i.e. the \_\_\_\_\_ day of January, 2023 and shall remain operative with full force and all legal binding effect on both the Parties hereof

till the completion of the Development Project and disposal of the Flats and other constructed Units of the new building fallen within the ambit of Developer's Allocation, in favour of the intending Purchaser / s thereof.

2. In these present unless there is anything repugnant to or inconsistent with, the following terms and expression shall mean and include :

2.1. The Landowner shall mean the said Sri Makhan Lal Saha, son of Late Madhab Chandra Saha and further mean and include all his legal heirs, executors, representatives, administrators and / or assigns as the case may be.

2.2. The Developer shall mean the said Soumen De Ray & Tapan Halder, a Partnership Firm of Builders, Developers and Contractors and represented by its Partners namely, 1. Sri Soumen De Ray, son of Late Usha Ranjan De Ray and 2. Sri Tapan Halder, son of Late Kanak Halder, having its registered Office at 110 / 2, Shyamnagar Road ( Gouri Nath Shastri Sarani ), Police Station - Dum Dum, Kolkata - 700 055 and further include all their respective successor or successors-in-interest, executors and administrators as the case may be.

2.3. The Said Premises shall mean all that piece and parcel of Plot of Land ad-measuring an area of 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same or little more or less together with old residential Building and Structure having the total constructed area of 1800 Square feet approximately standing thereon and lying and situate at being entirety of Premises No.58 / B, Gouri Nath Shastri Sarani (formerly, Shyamnagar Road), Police Station - Dum Dum, Kolkata - 700 055 within the Municipal limit of Ward No.27 under the South Dum Dum Municipality in the District of North 24-Pareganas and more particularly described in the First Schedule written herein after.

2.4. The Building shall mean all that self-contained fully finished Multi-Storeyed building comprising of self-contained residential Flats, Shop Rooms, Car Parking Spaces and other constructed Units and to be constructed by the Developer exclusively at its own costs, arrangements and expenses in accordance with the sanctioned Building Plan of the South Dum Dum Municipality cause to be sanctioned in the name of the Landowner.

2.5. The Landowner's Allocation shall mean free of cost allocation of all that 5 ( Five ) Nos. of self-contained residential Flats and to be provided by the Developer vide allotment of entire First Floor area ( comprising of 2 Nos. of Triple Bed Room residential Flats ), entire Second Floor area ( comprising of 2 Nos. of Triple Bed Room residential Flats ) and the ½ ( Half ) of the Top Floor area ( comprising of One Triple Bed Room residential Flat ) of the building together with 50% ( Fifty Percent ) Share of the Ground Floor Constructed area comprising of 3 ( Three ) Nos. of Shop Rooms and 2 ( Two ) Nos. of Garage Spaces of the newly built Multi-Storeyed Building and to be provided by the Developer to the Landowner along with right and interest on all common areas, facilities, amenities and provisions attached to and available with the Land and Building on account of Landowner's Allocation against development of the said Premises of the Landowner and more particularly described in the Second Schedule, Part - 1 written herein after.

2.6. The Developer's Allocation shall mean the remaining Share of the total Constructed area of the newly built Multi-Storeyed building covering the entire Third Floor area, entire Fourth Floor area and ½ ( Half ) of the Top Floor area of the building together with 50% ( Fifty Percent ) Share of the Ground Floor Constructed area comprising of Garage Spaces of the newly built Multi-Storeyed Building together with undivided, proportionate and impartable share of land attributable thereto of the said Premises along with right and interest on all common areas, facilities, amenities and provisions attached to and available with the Land and Building on account of Developer's Allocation and more particularly described in the Second Schedule, Part - II written herein after.

2.7 The Common Areas shall mean such portions and/or areas of the land, building and its constructed spaces specified for collective use and enjoyment by the Occupiers of the building including the Landowner hereof and more particularly described in the Fourth Schedule written hereinafter.

2.8 The Common Expenses shall mean the expenses so to be borne by the Landowner hereof along with other Co-owners of the building for preservation, maintenance and operation of all common services, facilities, amenities and areas attached to the land and building and more particularly described in the Fifth Schedule written hereinafter.

2.9 The Covered Area shall mean the built-up area measuring at floor level of any Flat / Unit taking the external dimension of the Flat/Unit including the built-up area of Balconies/Verandahs thereto excepting the walls separating one Unit from other of which 50% only to be added.

2.10 The Super Built-up Area shall mean the covered area of the Flat/ Unit as above plus proportionate share of Landing, Lobby, Corridor, Staircase, Lift and Lift Shaft plus 25% ( Twenty - Five percent ) thereof.

2.11. The Present Agreement shall deemed to have been commenced with immediate effect i. e. from the date of execution of the present Agreement. The present Agreement shall not be construed as a Partnership between the Landowner and the Developer nor the same will be treated as an Agreement for Sale of the said Premises or any part or portion thereof between the Parties hereto save and except constructive permission by the Landowners to the Developer for proceeding with the development work on the said Premises of the Landowner by constructing there upon a Multi-Storeyed building in accordance with the sanctioned building Plan of the South Dum Dum Municipality on observance of the terms and conditions so agreed to between the Parties hereof and appearing hereinafter.

3. The Landowner represents and declares as follows :

a) That the Landowner hereof seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises as lawful Owner thereof.

b) That the said Premises is free from all encumbrances and the Landowner have had good, valid and lawful marketable title till date in all respect relating to the said Premises.

c) That the said Premises of the Landowner is also free from all kind of charges, claims, liens, lispens, attachment, trust, acquisition and requisition of any nature whatsoever.

d) That there is no excess vacant land at the said Premises within the meaning of the Urban Land ( Ceiling and Regulation ) Act, 1976, Furthermore, the said Premises is not the subject matter of any notice of attachment under the Public Demands Recovery Act.

e) That there is no bar legal or otherwise for the Landowner to obtain the necessary consent and permission that may be required under the law of the land in dealing with the said Premises in any manner whatsoever.

f) That the Landowner as lawful Owner of the said Premises have had full right and authority to sign and execute the present Agreement for development with the Developer hereof.

g) That the Landowner had not been granted and/or agreed, committed or contracted or even entered into any Agreement for Sale, Agreement for Development or lease of the said Premises or any part or portion thereof with any person or persons other than the Developer hereof and the Landowner till date neither created any mortgage, charge nor attach the said Premises with other encumbrances in any manner whatsoever.

h) That the Landowner have not yet done any act, deed, matter or thing whereby or by reason whereof the development of the said Premises by the Developer hereto may be prevented or affected in any manner whatsoever.

i) That there are no law-Suit and/or legal proceedings pending at present before any legal forum of the land either in the name of the Landowners or in respect of their said Premises or any part or portion thereof. Furthermore, no part or portion of the said Premises of the Landowner is affected and/or attached by any Judgment, Decree or Order passed by any Court of Law.

j) That no part or portion of the said Premises is at present affected by any notice of requisition and/or acquisition of any Statutory Authority and till date no notice or intimation of any such proceedings had been served upon the Landowner.

**4. The Landowner and the Developer doth hereby declare and covenant as follows :-**

a) That in lieu of the consideration so mentioned in the Second Schedule, Part - I written hereinafter, the Landowner hereby grant terminable permissive right and authority to the Developer to conduct the development work in respect of the said Premises of the Landowner by constructing thereon a Multi-Storeyed

building in accordance with the sanctioned Building Plan of the South Dum Dum Municipality upon regularization of all related matter in respect of the said Premises at the costs and expenses of the Developer. Upon obtaining the sanction of Building Plan, the construction work of the Multi-Storeyed building shall necessarily to be completed in all respect within the specified time period of 36 ( Thirty-Six ) months from the date of obtaining the sanction of a Building Plan by the authorities of the South Dum Dum Municipality or from the date of handing over of vacant physical Possession of the said Premises by the Landowners to the Developer hereof which ever is earlier.

b) That all application, building plan/s and other papers and documents that may be required by the Developer for the purpose of obtaining the sanction of the building plan/s shall be prepared by the Developer on behalf of the Landowner at the Developer's own costs and expenses. However, all such plan/application are to be signed by the Landowner as and when so called upon by the Developer.

c) It is made clear that, the Developer hereof immediately after execution of the present Development Agreement with Development Power of Attorney, at its own costs and arrangements shall take all necessary step to obtain the sanction of requisite Building Plan from the authorities of the South Dum Dum Municipality upon fulfilling all relevant building rules and regulations.

d) That the Developer hereof upon obtaining the sanction of requisite Building Plan from the authorities of the South Dum Dum Municipality, shall serve written Notice to the Landowner with Photo copy of the said sanctioned Building Plan requiring them, to deliver the constructive possession of their said Premises to the Developer for starting the construction work of the proposed Multi-Storeyed building thereon subject to arrangement of alternative accommodation for the Landowner in the nearby locality exclusively at the costs and arrangements of the Developer for the entire period of construction work of the proposed Multi-Storeyed building or till the date of handing over of peaceful physical possession of Landowner's Allocation in decent habitable condition to the Landowner is being made by the Developer. It is also agreed that, effective from the date of handing over of such constructive possession of the said Premises by the Landowner to the Developer, all Municipal rates, rents and taxes as also other outgoings in respect of the

said Premises till such time the possession of the Landowner's Allocation are being handed over, shall be borne and paid by the Developer. All outgoing on and from the date of delivery of possession of Landowners' Allocation shall be the liability of the Landowner and to be payable by the Landowner.

e) That the Developer shall be authorised in the name of the Landowner so far as necessary, to apply for having temporary and permanent connections of drainage, sewerage, electricity, water supply and / or other utilities that may be required for the construction and completion of the proposed Multi-Storeyed building including due occupation and enjoyment of the same for decent human habitation.

f) That the Landowner and the Developer shall be exclusively entitled to hold, possess, occupy and enjoy their respective allocation in the newly constructed building with further right of transfer and / or to deal with or dispose of the same without any claim, demand, right or interest therein of the other part and shall further not in any way interfere or disturb the quiet and peaceful possession of the other.

g) That on completion of the entire construction work of the proposed Multi-Storeyed building inasmuch as upon satisfactory handing over of peaceful physical vacant possession of Landowner's Allocation in decent habitable condition to the Landowner hereof at the first instance, the Developer hereto will be at liberty to deliver the possession and / or to dispose of the Developer's Allocation of the newly constructed building in favour of the prospective buyer/s at such Consideration or Price that the Developer may think fit and proper to which the Landowner have nothing to say.

h) The Landowner hereof simultaneously with the execution of the present Agreement have handed over to the Developer all Original Deed / s, documents and other relevant papers relating to the said Premises for due preservation of the same during the period of construction against grant of accountable receipt there for by the Developer to the Landowner.

5. That the Landowner hereof in connection with the present Development Agreement with Development Power of Attorney as well as for all other related acts, deeds and things, sign and execute any further or other additional registered Power of Attorney, if so required by the Developer.

6. Right, Authority and Power of the Developer :

a) The Landowner hereof with regard to development of their said Premises by constructing thereupon a Multi-Storeyed Building as well as to deal with and / or to dispose of the Developer's Allocation of the said newly constructed Multi-Storeyed Building in terms of the present Development Agreement with Development Power of Attorney, doth hereby categorically nominate, authorize, empower, constitute and appoint 1. Sri Soumen De Ray, son of Late Usha Ranjan De Ray and 2. Sri Tapan Halder, son of Late Kanak Halder, both being the Partners of the Developer Firm namely, Soumen De Ray & Tapan Halder to act as Constituted Attorneys of the Landowner to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things relating to development of the said Premises as well as with exclusive right, authority and power to deal with and / or to dispose of entirety of the Developer's Allocation in favour of the Intending Purchaser / s thereof in the manner as follows :-

1. To defend possession, administer, manage, supervise, hold, maintain and develop the said Property and each and every part thereof by constructing the Multi-Storeyed Building thereon.
2. To appear and represent me before the authorities of the South Dum Dum Municipality, CESC Ltd., Zilla and Block Land & Land Reforms Office, Authorities under the Town and Country Planning Act, Kolkata Metropolitan Water and Sanitation Authority and before all other Statutory and Local Bodies as and when necessary for the purpose of and / or relating to all matter concerning development of the said Property by constructing there upon a Multi - Storeyed building.
3. To sign, verify and file applications, forms, building plans, documents and papers before the South Dum Dum Municipality or before other Statutory Authorities for the purpose of maintenance, administration, development, construction and completion of the Building on the said Property.
4. To sign, execute, submit and to take delivery of Site Plan, Building Plan or any Revised/Modified Building Plan/s, Building Occupancy / Completion Certificate, Documents, Statements, undertakings, Affidavits, Declaration, Indemnity Bond and all other related Papers that may be required for having the Building Plan



sanctioned and / or sanction of modified / revised Plan by the Authorities of the South Dum Dum Municipality in respect of construction and completion of building on the said Property.

5. To sign and execute any Agreement for Sale/Memorandum etc. towards Sale and Transfer of any Flat, Unit and/or Other Constructed Spaces of the newly constructed Building fallen under Developer's Allocation in terms of the registered Development Agreement with Development Power of Attorney together with proportionate share of land attributable thereto of the said Property in favour of the intending Purchaser/s as my Constituted Attorney.
6. To pay all Municipal and other Statutory rents, rates and taxes in respect of the said Property as and when the same will become due and payable and to obtain proper receipt in respect thereof.
7. To sign, execute and registered any Agreement for Sale, Instrument or document for the purpose of transferring the proportionate share of the said Property or any part or portion thereof together with any Flat / Unit of the newly constructed Building fallen under Developer's Allocation in favour of the Intending Purchaser or Purchasers on such terms and conditions that the Attorney at its absolute discretion may deem fit and proper.
8. To accept any amount in Cash or by Cheque / Draft in the name of the Attorney against Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances from the Intending Purchaser or Purchasers and to be entitled to nominate the Intending Purchaser or Purchasers for Sale and / or transfer of any part or portion of the newly constructed Multi-Storeyed building fallen under Developer's Allocation in terms of the registered Agreement for Development together with undivided and proportionate share of land attributable thereto of the said Property.
9. To sign, execute and present for Registration any Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances etc. in my name and on my behalf as my Constituted Attorney in favour of the intending Purchaser/s of Flat / Unit of the building fallen under Developer's Allocation together with proportionate, undivided share of land attributable thereto of the said Property and to present the said Agreement for Sale, Memorandum, Deed of Conveyance / s for registration in my name and on my behalf before the Competent Registration Authority.

10. To apply for and obtain temporary or permanent connections of Electricity, Water Supply, Cooking Gas, Telephone Line, Sewerage / Drainage Line and/or Connections of any other utilities that may be required to provide and / or install in the newly constructed building on our said Property to ensure decent human habitation of the same in my name and on my behalf as my duly appointed Constituted Attorney.
11. To receive the Consideration money from the Purchaser/s in the name of the Attorney towards Sale and Transfer of the Flat/Unit/ Car Parking Spaces and other Constructed areas of the newly built Multi-Storeyed Building fallen under Developer's Allocation together with proportionate share of land attributable thereto of the said Property and to grant proper receipt there for and to give full discharge to the Purchaser/s in my name and on my behalf as duly appointed Constituted Attorney.
12. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning the said Property and construction of new building thereon or any part or portion thereof.
13. To instruct the Advocate/Lawyers for preparing and/or drafting such Agreement, Deed/s, Documents and other such papers that may be necessary for due Sale and Transfer of the part or portion of the said Property including part or portion of the newly constructed Building thereon fallen under Developer's Allocation.
14. To appear and represent me before the Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Notary Public and before other Officer or Officers or Authority or Authorities having jurisdiction over and above the said Property and to present for registration and to acknowledge and register or have registered and perfected all Agreement for Sale, Deed of Conveyance or Conveyances, Instruments, writings etc. executed in my name and on my behalf as my duly appointed Constituted Attorney relating to Sale and Transfer of Flat/s, Car Parking Spaces, Shop Rooms and other Constructed Units of the newly built Multi-Storeyed Building fallen under Developer's Allocation in full compliance of the terms and conditions of the registered Development Agreement, as I could do the same if personally and/or physically present.

15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo. of Appeal or any other documents or papers in any proceedings in my name and on my behalf relating to the said Property or construction of the Multi-Storeyed Building or in any way connected therewith.

16. For all or any of the purposes herein before stated and to appear and represent me before all such authorities having jurisdiction over and above the said Property and to sign, execute and submit all papers and documents for development and construction of the Multi-Storeyed Building on the said Property or in any way connected / related therewith.

7. Consideration :

a) The Developer being the Party of the Other Part hereof shall be at liberty with exclusive right and authority to negotiate for the sale of floors/flats of the building complex under construction together with proportionate share of land attributable thereto excluding and excepting the Floor/Flat and/or Unit provided for Landowner's Allocation, with any prospective Purchaser/s at such Consideration and on such terms and conditions that the Developer shall think fit and proper. The Landowner hereof however, without raising any objection, at the request of the Developer if so required, shall execute and register the necessary Deed of Conveyance/s unto and in favour of the Purchaser or Purchasers towards sale of flats and/or units and spaces of the building as and when so called for by the Developer **PROVIDED HOWEVER** that, the Landowner as Vendor in all such Deed of Conveyance/s shall not claim or be entitled to claim any amount towards the value of constructed area or towards the consideration value of proportionate area of land of the said Premises as the consideration amount relating thereto have agreed to be paid by the Developer hereof to the Landowner through the free of cost allocation of all that Landowner's Allocation and so particularly mentioned in the Second Schedule, Part - I written hereinafter.

b) It is categorically agreed to and declared by the Landowner hereof that, as the entire cost of construction of the proposed Multi-Storeyed building and other miscellaneous expenses relating thereto are to be borne by the Developer exclusively

without any investment on the part of the Landowner for that very reason, the Consideration money receivable towards sale/transfer of flat/s, units and/or spaces of Developer's Allocation in the newly constructed building including earnest money or booking amount there for shall be received and appropriated exclusively by the Developer and the Landowner hereof will have no claim or even right to claim on any part or portion thereof including that of Payment of any Tax liability there for which is to be borne and payable only by the Developer for all time to come hereafter.

**8. Building and other related matters :-**

**8.1.** The Developer shall at the Developer's own cost and risk make the construction and complete the Multi-Storeyed building at the said Premises of the Landowner in accordance with the sanctioned building plan with such Standard ( I.S.I. branded ) Building materials and with such specifications so particularly mentioned in the Third Schedule hereunder written and that may be recommended by the Qualified Architect/Engineer duly engaged by the Developer from time to time.

**8.2.** Subject to as aforesaid, the decision of the Architect regarding the quality of the materials so to be used for construction of the proposed building at the said Premises of the Landowner will be treated as final with all its binding effect on the Parties hereof.

**8.3.** The Developer shall install and erect in the said building at the Developer's own costs pump set, deep tube-wells, water storage tanks, over-head reservoir, electric wiring, fittings and installations and other facilities that are required to be provided in a residential building having self-contained flats and constructed for sale of flats on Ownership basis.

**8.4.** The Developer shall be authorised in the name of the Landowner to apply for and to obtain the temporary and permanent connections of Electricity, Water supply line, Sewerage line, Telephone, Cooking gas connections etc. on the said Premises including the building to be constructed thereon.

**8.5.** The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Landowner construct and complete the proposed Multi-Storeyed building having several self-contained residential Flats in accordance with the sanctioned Building Plan.

**8.6.** On and from the date of taking over possession of the said Premises by the Developer for starting the construction work of the said proposed building, any liability becoming due on account of statutory rates, rents and taxes as also other outgoings in respect of the said Premises for new construction of the building and till such time the physical vacant possession of the Landowner's Allocation in decent habitable condition are being handed over, shall be borne and paid by the Developer. It is made specifically clear that, all outstanding dues on account of rates and taxes as also other outgoings in respect of the said Premises till the date of handing over possession of the said Premises to the Developer hereof in terms of the present Agreement for starting the constructional work of the proposed building shall remain be the liability of the Landowner and shall be borne and paid by the Landowner as and when called upon by the Developer.

**8.7.** The Developer on completion of the entire construction work of the Multi-Storeyed building, shall remain responsible and liable to obtain the requisite Building Completion/Occupancy Certificate from the authorities of the South Dum Dum Municipality upon regularization of all matter related there with exclusively at its own costs and expenses. Furthermore, the Developer shall remain bound to hand over a duly attested Photo Copy of the said Completion Certificate to the Landowner for their record and ready reference within the time period of 36 (Thirty-Six) Months.

**8.8.** As soon as the construction work of the building as well as that of Landowner's Allocation is completed in terms of the Specification mentioned in the Third Schedule written here under, the Developer shall serve written notice requiring the Landowner to have the inspection regarding satisfactory completion of the construction work of the allocated portion of the Landowner and on inspection if found satisfactory, the Landowner will take delivery of physical possession thereof within 30 (Thirty) days from the date of service of such notice and for all time thereafter, the Landowner shall be held responsible for payment of all Statutory taxes, rates, duties and other impositions including regular payment of monthly maintenance charges that are payable in respect of the Landowner's Allocation in the building. However, the said rates and charges shall be payable on pro-rata basis if the same is being levied on the building as a whole.

**8.9.** As and from the date of service of notice of possession of the Landowner's Allocation, the Landowner shall also be held responsible to pay and bear and shall forthwith pay to the Developer and on its formation, to the Flat Owners' Association, monthly service charges for the common facilities in the new building complex payable in respect of the Landowner's Allocation. Such charges are to include proportionate share of premium for the insurance of the building, water, fire and scavenging charges, expenses for sanitation, electricity, renovation, replacement, repair and maintenance charges for the building and of all common wiring, pipes, electrical and mechanical equipments, pumps, motors and other electrical and mechanical installations, appliances and provisions, stair-ways, lift and lift shaft, corridors, passage-ways, gardens, park-ways and other facilities whatsoever provided for common use of the occupants of the building.

**8.10.** Any transfer relating to any portion of the Landowner's Allocation in the new building shall be subject to the provisions contained hereof and the respective transferee shall always be held responsible to honour all the terms and conditions of the present Agreement without raising any objection there for.

**8.11.** Both the Developer and the Landowner herein shall enjoy their respective allocations/portions in the said Multi-Storeyed building forever with absolute right and authority to hold, possess, own, use, occupy, enjoy, transfer, sale, gift, lease, mortgage and / or assign the same in any manner they like. All such right and authority of the Parties hereof subject to observance and due compliance of the terms and conditions of the present Agreement in no way could be taken off or infringed by either of the Party under any circumstances.

**9. COMMON RESTRICTIONS.**

The Landowner's Allocation in the proposed building shall be subject to the same restrictions as are applicable to the Developer's Allocation in the building intended for common benefit of all occupiers of the building which shall include as follows :

**9.1.** Both the Parties hereof shall not use their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor shall use the same in such manner that might have cause any nuisance or hazard to the other occupiers of the building.

9.2. Both the Parties hereof shall not demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration or addition thereat without written consent of the other to that extent.

9.3. Both the Landowner and the Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good, running and workable condition so the same may not cause any damage to the building.

9.4. No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner to free movement of users of the corridors and other places of common use in the building.

9.5. Both the Parties shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or on any other portion of the building.

9.6. Both the Parties hereto shall permit others agent, workmen and representative at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping the building and it's common areas in good order and condition.

#### 10. LANDOWNER'S OBLIGATION.

10.1. The Landowner doth hereby agrees and covenants with the Developer not to cause any interference or hindrance in the lawful construction of the proposed Multi-Storeyed building at his said Premises. If any interference or hindrance is caused by the Landowner or by any of his men, agent and representatives in that event, the Landowner will be held responsible for the same.

10.2. The Landowner doth hereby further covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the newly constructed building at the said Premises in favour of the Intending Purchaser/s of Flat/s, units and other space of the building fallen under Developer's Allocation.

**10.3.** The Landowner doth hereby agrees and covenants with the Developer not to let out, grant lease, mortgage, assign and/or to create charge or part with possession of the said Premises or any portion thereof in favour of any Third Party during the subsistence of the present Development Agreement.

**10.4.** The Landowner hereof undertakes not to create any kind of charge or mortgage including that of equitable mortgage in respect of the said Premises or on any part or portion of the Landowner's Allocation by depositing the Title Deeds of the said Premises at anytime during the subsistence of the present Agreement.

## **11. DEVELOPER'S OBLIGATION.**

**11.1.** The Developer doth hereby agrees and covenants with the Landowners to start and complete the construction work of the proposed Multi-Storeyed Building on the said Premises of the Landowner within the stipulated time period of 36 ( Thirty-Six ) months from the date of obtaining the sanction of Building Plan from the South Dum Dum Municipality or from the date of handing over of vacant physical Possession of the said Premises by the Landowner to the Developer hereof which ever is earlier and the time period of 36 months so agreed and fixed hereunder will be regarded for all intent and purposes as the essence of the present Agreement for Development.

**11.2.** The Developer hereof further agrees and covenants with the Landowner not to do any act, deed or thing whereby the Landowner will be prevented from owning, occupying, using, enjoying, selling, assigning and / or disposing of any part or portion of the Landowner's Allocation in the said newly constructed Multi-Storeyed building or any part or portion thereof on the said Premises of the Landowner.

**11.3.** The Developer hereby also categorically agrees not to part with Possession of the Developer's Allocation or any portion thereof until and unless satisfactory physical possession of the Landowner's Allocation are being handed over first to the Landowner **PROVIDED HOWEVER** it will not prevent the Developer from entering into any Agreement for Sale with any prospective Purchaser / s or to accept Earnest money or Booking amount there for in respect of the Developer's Allocation in the newly constructed Multi-Storeyed building on the said Premises of the Landowner.



11.4. Any act of the Developer relating to construction of the Building and / or dealing with the Developer's Allocation shall not bind the Landowner or any part or portion of his allocation with any kind of financial liability or responsibility.

12. LANDOWNER'S INDEMNITY.

The Landowner hereby undertakes to keep the Developer indemnified against all Third Party claim regarding the marketable title of the Landowner in respect of the said Premises and further indemnified that, on completion of the construction work of the building, the Developer shall be entitled to use and enjoy its allocated space without any interference on the part of the Landowner subject to full compliance and observance of all the terms and conditions of the present Agreement for Development.

13. DEVELOPER'S INDEMNITY.

The Developer hereby undertakes to keep the Landowner indemnified against all Third Party claim, demand and actions arising out of any sort of act or omissions of the Developer in relation to the making of construction work of the newly constructed Multi-Storeyed building on the said Premises of the Landowner including any kind of damage, injury and / or loss of life caused during the period of construction to any person or persons including the staff personnel, labours, masons and other workers engaged in the construction work of the building or associated therewith.

14. MISCELLANEOUS.

14.1. The Landowner and the Developer have entered into the present Agreement purely as a contract and nothing contained herein shall deem to be construed as a Partnership between the Developer and the Landowner or as a Joint Venture between the Parties hereto in any manner nor the Parties hereof constitute an Association of persons.

14.2. The Landowner hereby agrees to abide by all the rules and regulations to be formed by any Society/Association of Flat Owners of the building who will be in charge of management and administration of the affairs of the building and / or common parts / areas thereof and hereby given his full consent to abide by all such rules and regulations as and when so formed.

14.3. That on mutual consent of all the Landowner and the Developer hereof, the name of the newly constructed Building/Apartment has been settled as ' \_\_\_\_\_ '.

14.4. Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Landowner or creating any right, title or interest in respect thereof in favour of the Developer other than a terminable permissive license in favour of the Developer to develop the said Premises of the Landowner in terms of these present **PROVIDED HOWEVER** the Developer will be entitled to construct the proposed Multi-Storeyed building on the said Premises of the Landowner hereof exclusively at its own costs and arrangements without creating any kind of financial or other liability of any other nature on the Landowner or affecting his estate and interest in the said Premises and it has been expressly agreed and understood that, in no event the Landowner or any part of their estate shall be responsible and/or make liable for payment of any dues of the Developer to any Third Party / Financial Institution / Bank or Banks/Organisation and for that purpose, the Developer shall keep the Landowner indemnified against all actions, suits, proceedings, costs and charges thereof.

14.5. It is made clear that, upon completion of the construction work of the building, the Landowner will have the common right, title and interest on the roof of the building along with other Flat Owners / Occupiers of the building and will have the common responsibility to maintain, preserve and protect the said roof and other parts of the building upon payment of requisite common expenses there for along with the other Flat Owners of the building.

14.6. It is also categorically agreed to between the Parties hereof that, even after starting of the construction work of the building, if the Developer fails and neglects to complete the same in all respect within the agreed and stipulated time period of 36 ( Thirty-Six ) months from the date of obtaining the sanction of Building Plan from the Municipal Authority, in that event, the Developer shall remain legally bound to pay liquidated damages and / or compensation assessed and settled at the rate of Rs.5,000/- ( Rupees Five Thousand ) only payable to the Landowner per every month of delay beyond the stipulated time period of 36 ( Thirty-Six ) months for completing the construction work of the building as well as delivery of possession of Landowner's Allocation subject to maximum period of 6 ( Six ) months

where after, if the construction work of the building would not have been completed by the Developer, then in that event, the Landowner reserved his un-disputed inherent right to cancel the present Development Agreement upon refund of the assessed cost of construction to the Developer till such cancellation.

14.7. The Landowner hereof vide execution of the present Development Agreement with Development Power of Attorney also endorsed his consent regarding amalgamation of his said Premises by the Developer with any other adjacent Plot or Plots of land if the Developer so desire for availing maximum constructed area as per Municipal Building Rules. Furthermore, if the Developer construct any other additional Floor or Floors over and above G + 5 Storeyed building vide revised Building Plan of the Municipal Authority in such event, the Developer will provide free of cost allocation of 25% Constructed area of the said Additional Floor or Floors to the Landowner hereof on account of Landowner's Allocation.

15. FORCE MAJEURE.

15.1. The Parties hereof shall not considered to be held responsible and liable for any obligation performance of which would have been prevented by the existence of the " Force Majeure " and shall be suspended from the obligation during the duration of the " Force Majeure ".

15.2. " Force Majeure " shall mean flood, earthquake, riot, war, storm, tempest, strike and/or any other act or éommission beyond the control of the Parties hereto.

15.3. If the construction work of the said Multi-Storeyed building would not have been completed within the stipulated time period of 36 ( Thirty-Six ) months from the date of execution of the present Agreement for any of the reason beyond the control of the Developer and so covered under the provisions of the present Article in that event, the time period of completing the construction work of the said Multi-Storeyed building will be extended for additional period of 6 ( Six ) months where after only, the question of payment of liquidated damages and/or compensation amount vide Clause No.14.6 stated herein before will become applicable.

**15.4.** Save and except what has been specifically stated hereunder all dispute and difference between the Parties hereof arising out of the meaning, construction or import of the present Agreement for Development or with regard to their respective right and liabilities vide terms of the Agreement ( barring the inherent right of the Landowners hereof regarding cancellation of the present Agreement for Development and so reserved here under with due admittance thereof by the Developer hereto ) shall be adjudicated by reference to Arbitration of 2 ( Two ) independent Arbitrators, each one of whom are to be appointed by the respective Parties, who shall jointly appoint an Umpire at the commencement of the reference and the Award of the Arbitrators or the Umpire shall be final and binding upon the Parties hereof.

**15.5.** Notwithstanding the Arbitration clause as referred to hereinbefore, the respective right to sue for Specific Performance of the present Agreement by either of the Parties hereof against the other as per the terms of this Agreement shall remain unaffected.

**16. JURISDICTION.**

The Courts of North 24 - Parganas alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of the present Agreement for Development between the Parties hereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**( THE LAND / SAID PREMISES )**

**ALL THAT** piece and parcel of Plot of Land ad-measuring an area of 5 ( Five ) Kattahs, 2 ( Two ) Chittacks and 37 ( Thirty-Seven ) Square feet be the same a little more or less together with old Building and Structure having the total Constructed area of 1800 Square feet approximately standing thereon and lying and situate at being entirety of Premises No.58 / B, Gouri Nath Shastri Sarani ( formerly, Shyamnagar Road ), Police Station - Dum Dum, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.20 / 32, R. S. No.180, Touzi No.228 / 229 comprised in C. S. Khatian Nos.11, 7, 6, 5 ( Ka ), R. S. Khatian No.811, L. R. Khatian No.496, C. S. Dag No.2295 corresponding to R. S. / L. R. Dag No.1010 / 1683, Municipal Holding No.370 within the limit of Ward No.27

under the South Dum Dum Municipality, Additional District Sub-Registration Office at Cossipore, Dum Dum in the District of North 24-Parganas and which is butted and bounded as follows :

ON THE NORTH : By 8' feet wide Municipal Road,

ON THE EAST : By the Land and Building of Sumati Bala Saha,

ON THE SOUTH : By 30' feet wide Shyamnagar Road and

ON THE WEST : By the Kiran Apartment.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**( PART - I )**

**THE LANDOWNER'S ALLOCATION** : The Landowner hereof in consideration of allowing the Developer to develop his said Premises so stated in the First Schedule written hereinabove by raising the construction of a Multi-Storeyed Building there on will be entitled to get free of cost allocation of all that 5 ( Five ) Nos. of fully finished and complete self-contained residential Flats and to be constructed and provided in decent habitable condition by the Developer vide allotment of entire First Floor area ( comprising of 2 Nos. of Triple Bed Room residential Flats with Drawing-cum-Dining Space, Kitchen Room, Toilets with Bath and Balcony in each Flat ), entire Second Floor area ( comprising of 2 Nos. of Triple Bed Room residential Flats with Drawing-cum-Dining Space, Kitchen Room, Toilets with Bath and Balcony in each Flat ) and the ½ ( Half ) of the Top Floor area ( comprising of One Triple Bed Room residential Flat with Drawing-cum-Dining Space, Kitchen Room, Toilets with Bath and Balcony attached there with ) of the building together with 50% ( Fifty Percent) Share of the Ground Floor Constructed area comprising of 3 ( Three ) Nos. of Shop Rooms and 2 ( Two ) Nos. of Garage Spaces of the newly built Multi-Storeyed Building and to be provided by the Developer to the Landowner along with right and interest on all common areas, facilities, amenities and provisions attached to and available with the Land and Building on account of Landowner's Allocation against development of the said Premises of the Landowner. The construction and completion work of the Landowner's Allocation is to be made in accordance with the Specifications so particularly mentioned in the Third Schedule written herein after.

Save and except above stated Landowner's Allocation, the Landowner will not be entitled to get any further or other allocation and / or Consideration amount from the Developer against development of the said Premises of the Landowner.

( PART - II )

**THE DEVELOPER'S ALLOCATION** : Save and except the Landowner's Allocation so stated in Part - I written herein above, the **remaining Share of the total Constructed area** of the newly built Multi-Storeyed building **covering the entire Third Floor area, the entire Fourth Floor area and the ½ ( Half ) of the Top Floor area of the building together with 50% (Fifty Percent) Share of the Ground Floor Constructed area comprising of several Nos. of Garage Spaces** of the newly built Multi-Storeyed Building together with undivided, proportionate and impartable share of land attributable thereto of the said Premises along with right and interest on all common areas, facilities, amenities and provisions attached to and available with the Land and Building will be treated as **Developer's Allocation** in terms of the provisions of the present Development Agreement with further right of dealing with and / or to dispose of the said allocation according to Developer's absolute discretion for all time to come hereafter without any objection relating thereto on the part of the Landowner hereof with further right of receiving and appropriating the entire sale proceeds relating to such allocation without having any liability there for in whatsoever nature it may be, to the Landowner.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**( SPECIFICATIONS )**

**BUILDING** : The building will be erected on R.C.C. framed structure according to approved design and drawing of the sanctioned plan.

**WALLS** : Brick masonry for the Outer wall will be 8" thick, Partition wall will be 5" and 3" thick with a minimum height as per sanction plan. The outer wall will be of Cement Plaster and the inside wall will be finished with Plaster of Paris.

**WINDOWS** : Sliding Aluminium windows with integrated grills painted with synthetic enamel paint and fitted with 3 mm glass panel.

**DOORS** : Door Frame will be made of quality hard Wood and the door panels will be made of water proof commercial flush type. The Door of the Toilet of the Flat are to be made of P.V.C.

**FLOORING** : Entire flooring work will be made of standard quality white Marble Blocks of 2' x 2' size having skirting of 5" height.

**KITCHEN** : Black Stone Cooking platform will be provided with Sink. The Dado upon the Cooking Platform up to 2' feet height will be fitted with Glaze Tiles with provision of Exhaust Fan Point.

**TOILET** : Bath Room will be provided with Commode or Orissa Type long pan. The walls of the Toilet up to 5' feet height will be fitted with Glazed Tiles and the Floor will be made of White Marble Blocks and/or anti-skid Tiles of 2' x 2' size. One Cistern, One Shower and 2 ( Two ) Bib-Cocks will be provided in Bath Room with one wash basin.

**WATER SUPPLY** : Round the clock water supply will be provided in the building through installation of Submersible Pump with provision of Over-head water reservoir.

**ELECTRICITY** : Concealed Copper wiring with provision of 2 ( Two ) Light Points, 1 ( One ) Fan Point and one Plug Point in each Bed Room, Drawing and Dining Space apart from provisions of 15 Amp Plug point in Kitchen and Toilet. All Light, Fan and Plug point will be fitted with Modern Switches. The Developer will bear the costs of installation of Main Meter of the Building including the costs of Installation of Transformer if any, at its own arrangement without any liability there for on the part of the Landowner. However, the costs of having the separate Electric Meter relating to the Landowner's Allocation are to be borne and payable by the Landowner.

**LIFT** : The Developer will instal One Lift in the Building having the carrying capacity of 4 ( Four ) Persons.

**ROOF AND TERRACE** : The roof of the building will be finished with roof tiles and the terrace will be finished with proper cementing.

**EXTRA WORK** : Any work other than specified above will be treated as Extra Work and will be carried on only upon prior payment of costs and expenses there for.

**IN WITNESS WHEREOF** the Parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the witnesses named herein below on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of:

**WITNESSES:**

1. Hari Pradip Saha  
58/B Shyam Nagar Road  
Kolkata - 55

2. Soumen Halder  
124 S. S. Nagar  
Kolkata - 70

*Mukham Lal Saha*

SIGNATURE OF THE LANDOWNER  
OF THE ONE PART.

**SOUMEN DE RAY & TAPAN HALDER**

*Soumen De Ray.*

*Tapan Halder*

Partners


































SIGNATURE OF THE DEVELOPER  
OF THE OTHER PART.

Drafted by :

*Subrata Mallik*  
Advocate, **Subrata Mallik**  
Advocate  
Barasat Court  
Enrollment No: F31/31 of 1987



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants.						
  <i>Makhan Lal Saha</i>	 <b>Little</b>	 <b>Ring (Left)</b>	 <b>Middle Hand</b>	 <b>Four</b>	 <b>Thumb</b>		
	 <b>Thumb</b>	 <b>Four (Right)</b>	 <b>Middle Hand</b>	 <b>Ring</b>	 <b>Little</b>		
	  <i>Soumen De Ray</i>	 <b>Little</b>	 <b>Ring (Left)</b>	 <b>Middle Hand</b>	 <b>Four</b>	 <b>Thumb</b>	
		 <b>Thumb</b>	 <b>Four (Right)</b>	 <b>Middle Hand</b>	 <b>Ring</b>	 <b>Little</b>	
		  <i>Tapan Saha</i>	 <b>Little</b>	 <b>Ring Left</b>	 <b>Middle Hand</b>	 <b>Four</b>	 <b>Thumb</b>
			 <b>Thumb</b>	 <b>Four (Right)</b>	 <b>Middle Hand</b>	 <b>Ring</b>	 <b>Little</b>



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



192022230262338031

GRN Details

GRN: 192022230262338031 Payment Mode: Online Payment  
GRN Date: 20/01/2023 12:46:21 Bank/Gateway: State Bank of India  
BRN : IK0CBMUEE7 BRN Date: 20/01/2023 12:47:46  
GRIPS Payment ID: 200120232026233802 Payment Init. Date: 20/01/2023 12:46:21  
Payment Status: Successful Payment Ref. No: 2000169675/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SOUMEN DE RAY  
Address: 110/2, Shyamnagar Road (Gouri Nath Shastri Sarani)  
Mobile: 6291247794  
Depositor Status: Others  
Query No: 2000169675  
Applicant's Name: Mr Sudam Halder  
Identification No: 2000169675/2/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 20/01/2023  
Period To (dd/mm/yyyy): 20/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000169675/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2000169675/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				39998

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

## Major Information of the Deed

Deed No :	I-1506-00593/2023	Date of Registration	24/01/2023
Query No / Year	1506-2000169675/2023	Office where deed is registered	
Query Date	19/01/2023 7:59:25 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudam Haider 134, S. S. Nagar, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 7003765573, Status :Solicitor firm		
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. 1,53,07,717/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



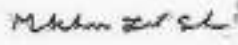
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Shyamnagar, Premises No: 58/B, , Ward No: 27, Holding No:370 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1010/1683 (RS :- )	LR-496	Bastu	Bastu	5 Katha 2 Chatak 37 Sq Ft	1/-	1,40,92,717/-	Width of Approech Road: 30 Ft.,
<b>Grand Total :</b>					<b>8.541Dec</b>	<b>1/-</b>	<b>140,92,717 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	12,15,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1800 sq ft</b>	<b>1/-</b>	<b>12,15,000 /-</b>	




**Land Lord Details :**



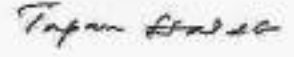
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Makhan Lal Saha</b> Son of Late Madhab Chandra Saha Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office	 <small>24/01/2023</small>	 <small>LTI 24/01/2023</small>	 <small>24/01/2023</small>
58/B, Gouri Nath Shastri Sarani (shyamnagar Road), City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BIXxxxxx2H, Aadhaar No: 66xxxxxxxx6152, Status :Individual, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SOUMEN DE RAY AND TAPAN HALDER</b> 110/2, Shyamnagar Road (gouri Nath Shastri Sarani), City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AEXxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Soumen De Ray</b> (Presentant) Son of Late Usha Ranjan Der Ray Date of Execution - 24/01/2023, , Admitted by: Self, Date of Admission: 24/01/2023, Place of Admission of Execution: Office	 <small>Jan 24 2023 12:35PM</small>	 <small>LTI 24/01/2023</small>	 <small>24/01/2023</small>
110/2, Shyamnagar Road (gouri Nath Shastri Sarani), City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5Q, Aadhaar No: 34xxxxxxxx5228 Status : Representative, Representative of : SOUMEN DE RAY AND TAPAN HALDER (as Partner)				

Name	Photo	Finger Print	Signature
<b>Shri Tapan Halder</b> Son of Late Kanak Halder Date of Execution - 24/01/2023, , Admitted by: Self, Date of Admission: 24/01/2023, Place of Admission of Execution: Office	 <small>Jan 24 2023 12:16PM</small>	 <small>LTI 24/01/2023</small>	 <small>24/01/2023</small>
110/2, Shyamnagar Road (gouri Nath Shastri Sarani), City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx3L, Aadhaar No: 31xxxxxxxx8374 Status : Representative, Representative of : SOUMEN DE RAY AND TAPAN HALDER (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Sukumar Sarkar</b> Son of Late Madhab Sarkar 100. S. S. Road, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	 <small>24/01/2023</small>	 <small>24/01/2023</small>	 <small>24/01/2023</small>
Identifier Of Shri Makhan Lal Saha, Shri Soumen De Ray, Shri Tapan Halder			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Makhan Lal Saha	SOUMEN DE RAY AND TAPAN HALDER-8.54104 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Makhan Lal Saha	SOUMEN DE RAY AND TAPAN HALDER-1800.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Shyamnagar, Premises No: 58/B, , Ward No: 27, Holding No:370 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1010/1683, LR Khatian No:- 496	Owner:রাধারমন সাহা, Gurdian:শশীমোহন , Address:নিজ , Classification:ভাঙ্গা, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150600593 / 2023

**D. 24-01-2023**

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

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

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

Presented for registration at 10:38 hrs on 24-01-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Soumen De Ray ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,53,07,717/-

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

Execution is admitted on 24/01/2023 by Shri Makhan Lal Saha, Son of Late Madhab Chandra Saha, 58/B, Gouri Nath Shastri Sarani (shyamnagar Road), P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Shri Sukumar Sarkar, , , Son of Late Madhab Sarkar, 100. S. S. Road, P.O: Ghughudanga, Thana: Sirthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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

Execution is admitted on 24-01-2023 by Shri Soumen De Ray, Partner, SOUMEN DE RAY AND TAPAN HALDER (Partnership Firm), 110/2, Shyamnagar Road (gouri Nath Shastri Sarani), City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Shri Sukumar Sarkar, , , Son of Late Madhab Sarkar, 100. S. S. Road, P.O: Ghughudanga, Thana: Sirthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Execution is admitted on 24-01-2023 by Shri Tapan Halder, Partner, SOUMEN DE RAY AND TAPAN HALDER (Partnership Firm), 110/2, Shyamnagar Road (gouri Nath Shastri Sarani), City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Shri Sukumar Sarkar, , , Son of Late Madhab Sarkar, 100. S. S. Road, P.O: Ghughudanga, Thana: Sirthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2023 12:47PM with Govt. Ref. No: 192022230262338031 on 20-01-2023, Amount Rs: 28/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBMUEE7 on 20-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 175403, Amount: Rs.100.00/-, Date of Purchase: 17/01/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2023 12:47PM with Govt. Ref. No: 192022230262338031 on 20-01-2023, Amount Rs: 39,970/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBMUEE7 on 20-01-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 23128 to 23166

being No 150600593 for the year 2023.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2023.01.27 13:41:36 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 2023/01/27 01:41:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)