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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AA 748258

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.

District Sub-Register-II  
Alipore, South 24-Parganas

03 APR 2025

DEVELOPMENT AGREEMENT WITH  
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT  
POWER OF ATTORNEY is made this the 03<sup>rd</sup> day of April, Two  
Thousand Twenty Five (2025)

BETWEEN



2500747471

02 APR 2025

232

No..... ₹ 20/- Date.....

Name : ..... Rupa Chakraborty, or

Address : ..... 169 Bidhan Pally  
KOL-86

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

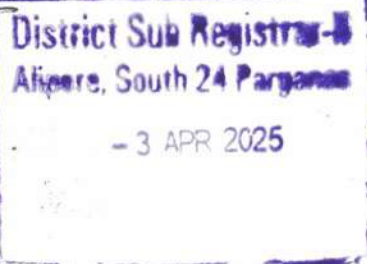
**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-2



Dilip K. Malice  
870 Sri Mohan Lal Malice  
vill - Sonapur  
to + Rs - modakali, 24 Pgs (S)  
Sim - 743318, Lawclerk



- (1) **SMT. RUPA CHAKRABORTY**, having PAN: ACGPC3763Q, Aadhaar No.6511-5117-0444 daughter of Niranjan Chatterjee, wife of Pradyotananda Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 169, Bidhan Pally, Post Office - Garia, Police Station Bansdroni, Kolkata - 700084, District: South 24-Parganas, West Bengal and
- (2) **SMT. CHANDRIMA GHOSH**, having PAN: BCPPG9035D, Aadhaar No.4641 4457 4911, daughter of Niranjan Chatterjee, wife of Sanjib Kumar Ghosh, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 169, Bidhan Pally, Post Office - Garia, Police Station Bansdroni, Kolkata - 700084, District: South 24-Parganas, West Bengal, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**TITLY CONSTRUCTION**, a sole proprietorship firm, having its registered office at 164/A, Bidhan Pally, Purba, Post Office - Garia, 164/A, Bidhan Pally, Purba, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District: South 24-Parganas, West Bengal, represented by its sole proprietor **SMT PARAMITA SAMADDAR** wife of Biswarup Samaddar, having PAN: DBXPS0601E, Aadhaar No. 2067 7556 5761 , by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 164/A, Bidhan Pally, Purba, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District: South 24-Parganas, West Bengal, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless

excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**;

**WHEREAS** after Partition of India a large number of residents of former East Pakistan crossed over and came to the territory of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Govt. of West Bengal (hereinafter referred to as the "Government") offered all reasonable facilities to such persons (hereinafter referred to as the "Refugees") for residence in West Bengal.

**AND WHEREAS** one Niranjana Chatterjee, son of Late Satish Chandra Chatterjee, since deceased, the Predecessor and also the father of the Owners of this present, was one of such person who has squatted ALL THAT a piece and parcel of land measuring 03 Cottahs 07 Chittaks 00 Square Feet more or less, which is lying and situated at Mouza Kamdahari, J.L. No.49, E.P. No.169, S.P. No.346, in C.S. Plot No.117(P), P.S. Bansdrani, Road name Bidhan Pally, under Ward No.111, Kolkata - 700084, A.D.S.R. Alipore, District: South 24-Parganas and started living therein with his family after raising a dwelling unit thereon.

**AND WHEREAS** the said Niranjana Chatterjee, since deceased being a Refugee and displaced person from East Pakistan (now Bangladesh) approached to the Government of West Bengal for a plot of land for his rehabilitation.

**AND WHEREAS** the Govt. of West Bengal with the intent to rehabilitate the Refugees from East Pakistan (now Bangladesh) acquired land in C.S. Plot No.117(P), of the said Mouza Kamdahari, J.L.No.49, Police Station - Bansdroni , in the District of 24-Parganas (South), in the Urban Area under the provision of L.D.P. Act, 1948/L.A. Act, I of 1894, including the plot in occupation of Niranjana Chatterjee.

**AND WHEREAS** thereafter, while so enjoying and possessing, the Government of West Bengal acknowledged the status of the aforesaid Niranjana Chatterjee as a bonafide refugee and gifted the aforesaid property in her favour by way of an Indenture of Gift dated 20/09-1988, registered at the office of Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No.I, Volume No.38, Pages from 41 to 44, Being No.2286, for the year 1988, made between the Governor of the State of West Bengal and described therein as the Donor of the One Part and said Niranjana Chatterjee described therein as the Donee of the Other Part, the said Donor granted, transferred, conveyed, assured and assigned by way of Gift unto the Donee ALL THAT piece and parcel of homestead land measuring 03 Cottahs 07 Chittaks 00 Square Feet more or less, which is lying and situated at Mouza Kamdahari, J.L. No.49, E.P. No.169, S.P. No.346, in C.S. Plot No.117(P), P.S. Bansdroni, Road name Bidhan Pally, under Ward No.111, Kolkata - 700084, A.D.S.R. Alipore, District: South 24-Parganas and started living therein with her family upon construction of one storied building standing thereon, absolutely and forever.

**AND WHEREAS** by virtue of the said gift, the said Niranjana Chatterjee being the sole and absolute owner of the said land, mutated his name in the

Kolkata Municipal Corporation as K.M.C. Premises No.209, Bidhan Pally, vide Assessee No.311110302099, under Ward No.111, Kolkata - 700084, A.D.S.R. Alipore, District: South 24-Parganas and had been enjoying and possessing the same by paying all relevant taxes to the appropriate authority.

**AND WHEREAS** in the said Indenture of Gift, a condition was imposed upon the Donee that the Donee shall not be entitled to sell, transfer, gift or otherwise alienate the said land to anybody else within a period of 10 (ten) years from the date of registration of the said Deed of Gift.

**AND WHEREAS** the embargo or the stipulation of 10 years as settled by the Govt. of West Bengal in the said Deed of Gift has elapsed in the year 1990.

**AND WHEREAS** the said Niranjana Chatterjee while seized and possessed of the aforesaid landed property died intestate on 31/10/2010, leaving behind his wife Smt. Pratiba Chatterjee and two married daughters Smt. Rupa Chakraborty and Smt. Chandrima Ghosh, as his only legal heirs and successors, who inherited the aforesaid Property as per Hindu Succession Act. 1956.

**AND WHEREAS** during seized and possessed the said inherited property jointly, the said Pratiba Chatterjee died intestate on 31/05/2018, leaving behind her above two married daughters Smt. Rupa Chakraborty and Smt. Chandrima Ghosh, as her only legal heirs and successors, who inherited the aforesaid Property as per Hindu Succession Act. 1956, in equal share.

**AND WHEREAS** thereafter the said Smt. Rupa Chakraborty and Smt. Chandrima Ghosh, the present owners become the joint owners of schedule "A" mentioned property and have been enjoying and possessing the same, by paying relevant taxes to the appropriate authority without any interruption from others.

**AND WHEREAS** with a view to developed the said ALL THAT piece and parcel of land measuring 03 Cottahs 07 Chittaks 00 Square Feet more or less, along with old one storied building standing thereon, which is lying and situated at Mouza Kamdahari, J.L. No.49, E.P. No.169, S.P. No.346, in C.S. Plot No.117(P), P.S. Bansdroni, being K.M.C. Premises No.209, Bidhan Pally, under Ward No.111, Kolkata - 700084, A.D.S.R. Alipore, District: South 24-Parganas, more fully described in the first schedule hereunder written and to has a new construction made on the land and premises in accordance with a sanction of the building plan, to be obtained by the Developer thereof from the K.M.C., the parties hereto have agreed to enter into an agreement being this presence records in the terms and conditions hereafter.

**AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows:-

1. That the Developer will hand over three numbers of flat each flat measuring 500 Square Feet in ground floor, first floor and second floor



respectively and all the flats will be facing on the north-east side of the proposed building along with Rs.6,00,000/- (Rupees Six Lakhs) only as forfeit money, out of which Rs.1,00,000/- (Rupees one lakh) only at the time of signing of this agreement and balance amounting of Rs.5,00,000/- (Rupees five lakh) only will be paid in the following manner:

- i) At the timing of first floor dhalai Rs.1,00,000/- (Rupees One Lakh) only.
  - ii) At the timing of second floor dhalai Rs.2,00,000/- (Rupees Two Lakh) only.
  - iii) At the timing of third floor dhalai Rs.2,00,000/- (Rupees two Lakh) only.
2. That the Developer will be entitled remaining portion of the of the proposed building save and except the owners' allocation, mentioned above.
  3. That the Developer shall complete the construction of the proposed straight three storied building within a period of 18 (Eighteen) months from the date of sanction building plan to be sanctioned by the Kolkata Municipal Corporation. The proposed three storied building shall have **LIFT** facility.
  4. The Owners herein have handed over the original title deed and other documents of the said property to the Developer and the Developer shall retain the said title deed and other documents in its safe custody until completion of the project. It is mentioned that landowners will co-operate and assit for any sale deed, agreement will execute in the Developer's Allocation portion.



5. That the Developer shall at its own costs and expenses mutate the said property in the name of the Owners herein and the Owners shall cooperate for the same.
6. That the Developer during the period of construction shall be entitled to enter into agreement with any intending buyer or buyers for sale and transfer of Developer's Allocation and to receive advance or Booking money from those intending buyers to which the Owners shall have no right to raise any objection pleas or pretext whatsoever.
7. That the Owners shall also execute and register a General Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deeds and things in connection with construction of the proposed building without any sort of interruption or disturbance.
8. That apart from the Owners' Allocated portion of the building the Owners shall have right to use all common areas of the building with the other co-owners of the building such as staircase, roof, main entrance, ground floor common areas, meter room etc.
9. That after execution of this Agreement the Owners shall deliver the vacant possession of the said land to the Developer. And the Developer shall take the said land for the purpose of erection of proposed building on the said land as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.
10. The Owners hereby appoint the Developer for developing the said property described in the First Schedule hereunder written by constructing a multi-

storied Building thereon as per sanction building plan together with all amenities thereto such as boundary wall with grill gate, drainage, electricity, water reservoir, water tank, water pump etc.

11. It is mutually agreed by and between the parties herein, that the Owners herein shall hand over the all original documents and other necessary documents in respect of FIRST SCHEDULE property lying with his custody to the Developer at the time of signing this Agreement with proper receipt for the purpose of necessary work for prepare the legal documents and same to be kept with the Developer for disposal of the Developer Allocated portion of the said proposed building and after disposal of the entire Allocation of the Developer in the said proposed building the Developer shall handover the said documents to the Owners herein.
12. The Owners herein shall also have liberty to inspect the construction at all material times but shall not intervenes the process of construction in the said premises.
13. It is also mutually agreed by and between the parties herein, that the Developer herein, complete the said building with all drainage, sewerage, electricity, connection and deliver the Owners' Allocated portion to the Owners within 18 (Eighteen) months from the date of sanction building plan to be sanctioned by the Kolkata Municipal Corporation.
14. The Developer will complete the building on the said land according to the specification mentioned in the FOURTH SCHEDULE hereunder written, within a period of 18 (Eighteen) months from the date of sanction building plan to be sanctioned by the Kolkata Municipal Corporation.

15. The Developer shall be entitled to appoint any Contractor Contractors, Architect/ Architects, Engineer/ Engineers, for the necessary purpose or to draw up the building plan and to construct and supervise the same.
16. The Owners hereby agrees to sign, execute and register whenever necessary in connection with develop and/or completion of this project all agreements acceptable in the eye of law for transfer of undivided proportionate and impartible share in the said land.
17. The Owners do hereby authorize the Developer to make all necessary application in the name of the Owners before the Kolkata Municipal Corporation and other competent authorities for division, permission, refund, clearance, approvals and all connections such as water sewerage, drainage and electricity and other amenities and shall also be entitled to make deposit and obtain refund thereof.
18. The Owners undertake to render all sorts of assistance to the Developer as would be necessary connection with various applications for obtaining sanction revision, permission, refund clearances, approval and/or connections for successful construction of the entire building.
19. The Developer hereby agrees and undertakes to carry out the construction of the building in strict adherence of the building plan.
20. The Owners hereby further agree and undertake not to let out, grant lease, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement.

21. The Owners declare and assure that they are the absolute joint owners of the FIRST SCHEDULE property and he have full right to enter and execute this Agreement with the Developer and the FIRST SCHEDULE property is free from all encumbrances, charges, liens, mortgage, lease etc. and there is no civil and criminal suit pending in respect of the FIRST SCHEDULE property and the said property is neither acquired or requisition by the any public authority such as Kolkata Municipal Corporation.
22. The Developer shall have the right to transfer its allocated portion of the building only to the intending Purchaser/s and gives its possession as finished or unfinished condition after delivery of the Owners' Allocated portion of the building to the Owners as per this agreement. The Developer shall finish the Owners' allocated portion of said building first and may delivery the same to the Owners before the delivery of the Purchaser/s of the Developer.
23. The Owners shall execute a REGISTERED GENERAL POWER OF ATTORNEY in favour of the Developer, for the completion of this project and to sale the Developer's Allocation portion of the said building and to collect the advance and/or earnest money or the total consideration money from the Intending Purchaser/s of the Developer's Allocation portion of the building. The said Power of Attorney will remain in force till Development Agreement subsists.
24. The parties i.e. the Owners and Developer hereto shall be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of force majeure and shall be suspended from the obligation during the duration of force majeure. Force



Majeure shall mean flood, earthquake, riot, war, civil commotion, and/or any act commission beyond the control of the parties hereto.

25. That at the time of registration of Deed of Conveyance/s in respect of the Developer's Allocated portion of the said building in the name of nominees/ purchasers of the Developer, the Owners are bound to execute the said Deed of Conveyance for sale of undivided proportionate share of land of the said property, if necessary.
26. That all costs and expenses for the construction of the building will be borne by the Developer/ Second party and also the construction work will be completed within 18 (Eighteen) months from the date of sanction building plan to be sanctioned by the Kolkata Municipal Corporation and the Owners shall not have any obligation or duty or liability or responsibility for sharing or paying any part of the above cost and expenses.
27. That the legal expenses such as stamp duties, registration cost etc. relating to the Agreement, General Power of attorney between the Owners and the Developer shall be borne by the Developer only.
28. That the Owners shall not be liable and responsible for any damage or for any claim arising out of any accident and/ or otherwise as a result of and/or in connection with the construction to be carried out while executing the construction of the said project and after completion of the said flats and/or structures.

29. That notwithstanding the terms and conditions as stated hereinabove, the parties to this agreement is entitled to invoke the right under specific performance of contract and/ or for damages.
30. That all the current electric bill, water charges and other rates and taxes of the Kolkata Municipal Corporation and other dues and outgoings in respect of the said property from the date of execution of this Agreement till completion of the project shall be borne by the Developer.
31. This Agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible to handover a copy of the "Possession Letter" as regard handover the flats/ units of the proposed building habitability of flats to the Owners within the stipulated period of 18 (Eighteen) months from the date of sanction building plan to be sanctioned by the Kolkata Municipal Corporation.
32. The Developer shall also keep the Owners protected save and indemnified at the times against all third party actions, suits, faulty and construction, proceedings and/or for penalties and other consequences that may arise due to any illegal and wrongful acts, deeds and things done executed and performed by the Developer.
33. That from the date of delivery of possession the Developer, Purchaser/ Owner of the respective flats, shall pay the proportionate share of municipal tax, maintenance charges and other expenses proportionately.

34. That Developer of its own capacity shall execute the entire construction and all pre construction and post construction job. (Be it clear that in any arrangement the developer is not entitled to take shelter of Financier or other financial assistance from Third Party in executing the process of execution). The Developer will also not be able to take any loan or create any sort of charge on the said land. However, Purchasers of Flat / space are at liberty to take loan to purchase their respective flat from bank or financial institution.
35. During the construction of the building according to the sanction plan of the Kolkata Municipal Corporation, the Developer shall pay to the Owners as two family shifting charges.
36. After completion sanction building plan the parties herein i.e. the Developer and Owners herein entered into a Memorandum of understanding in respect of their allocation on mutual understanding.
37. The Owners will not be responsible for any sales tax (GST), service tax and or any statutory levies which may be applicable for the purpose of construction of the said building.

#### **DEVELOPMENT POWER OF ATTORNEY**

We, the Principles/owners of the first schedule property have decided to empower the Developer to carry out the constructional work and appoint, nominate and constitute **TITLY CONSTRUCTION**, a sole proprietorship firm, having its registered office at 164/ A, Bidhan Pally, Purba, Post Office - Garia, 164/ A, Bidhan Pally, Purba, Post Office - Garia, Police Station -

Bansdrone, Kolkata - 700084, District: South 24-Parganas, West Bengal, represented by its sole proprietor **SMT PARAMITA SAMADDAR** wife of Biswarup Samaddar, having PAN: DBXPS0601E, Aadhaar No. 2067 7556 5761 , by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 164/ A, Bidhan Pally, Purba, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084, District: South 24-Parganas, West Bengal, to be a true and lawful **ATTORNEY** in the name and on my behalf the Principle/Owner for the purpose of development of the "said premises" as per the terms and conditions to do and execute all the following acts, deeds and things: -

1. To appoint, from time to time Architect(s), Engineer(s) Consultant/s and/or other personnel and workers for carrying out development of the said land and also for construction of multi storied Building thereon and to pay his fees, charges, salaries and/or wages etc. in terms of the Registered Development Agreement.
2. To construct the said building in accordance with the sanctioned plan and to appoint Labour, Masons and other contractor for the purpose of construction of the proposed multi storied building as per the terms and conditions of the Development Agreement.
3. To carry out correspondences with, undertaking to and/or make representation before all concerned authorities for obtaining water, sewerage, electricity, gas, telephone or any other service connection, whether temporary or permanent and for obtaining NO OBJECTION, permission/sanction, occupancy from any authority in connection with the development of the said land including construction of Building thereon.



4. To sign in the applications, forms and to submit the same before the concerned Electricity Authority for obtaining Electric Connections and installation of Electric meters in the said land and to take such other steps as would be required for this purpose.
5. To apply to the Controller of Cement and Steel or any other authorities for the purpose of procuring Cement, Steel and other construction materials at subsidized rates or by way of preferential supply for construction of building in the said land and for that purpose to give such undertakings or execute such documents as may be required.
6. To apply and approach all concerned authorities, such as Fire Brigade, West Bengal Police, Municipal Authority, Land Acquisition authorities, Urban Land Ceiling Authority or any other authority under different acts in respect of the said land and for that purpose to sign such application, papers, writings, undertaking etc. as may be required.
7. To take possession of the whole or any part of the said land/ premises and to hold the same by deployment of Security personnel or by any other means and to enter upon the said land for the purpose of commencing construction work and to start construction of building.
8. To make necessary representations including filing of applications, petitions and complaints and appear before the Assessors, Collectors or any other concerned authorities of the Kolkata Municipal Corporation in connection with the fixation and / or reduction of Municipal Taxes on land or Building and also to file the details relating to the newly constructed

building on the said land for the purpose of Mutation of the purchaser/s name and fixation of rates and/or of taxes thereon.

9. To pay all taxes, rates, charges, dues expenses and other outgoings of whatsoever nature payable for and on account of the said land on any part thereof for the purpose of completing the development of the said land in pursuance of the Development Agreement.
10. To carry the construction work in the said land with proper insurance cover and/or to keep the newly constructed building insured against damages, fire, tempest riots, civil commotions, floods, earthquakes or otherwise.
11. To carry out and supervise the construction of proposed building in the said land through contractors, sub-contractors and/or in such manner as may be determined in accordance with Building Plan/s and Specifications sanctioned by the Kolkata Municipal Corporation or other concerned authorities and in accordance with all the applicable rules and regulations in that behalf for the time being and also as per terms of the Development Agreement.
12. To form and apply for and take such necessary steps as may be required for the Organization or Association of Owners to be formed for the Flat owners in the building constructed in the said land for the purpose of management and maintenance of the Building constructed and all common utilities/facilities provided therein as per provisions of law.
13. To institute/defend any action(s), suit(s) and/or proceeding or proceedings whether Civil, Criminal or Revenue before any Court of Law in India or

any concerned authorities/bodies to any dispute in respect of the Development of the Said Land/ premises in pursuance of the Registered Development Agreement.

14. To appoint Advocate(s), Lawyer(s), Solicitor(s), agent(s) and/ or legal practitioner(s) and for that to execute and sign Vakalatnama(s) relating to any dispute in connection with the development of the said land in pursuance of the registered Development Agreement.
15. To sign and verify plaint/s, petition/s, Memorandum of Appeal/s, application/s, written statement/s, affidavit/s, Warrant of Attorney/ies Objection/s etc. and to file the same in Court/s concerned or any concerned authorities/Bodies relating to any dispute in respect of the development of the said land in pursuance of the registered Development Agreement.
16. To institute, file, defend, contest suit(s), proceeding(s) Appeal(s), petition(s), Revision(s), Writ(s) etc. before any Court of Law in India or any concerned authorities / bodies relating to any dispute in respect of the development of the said land in pursuance of the Registered Development Agreement.
17. To compromise, compound, settle and withdraw case(s) to confess Judgment(s) to refer to Arbitration in respect of any dispute, to file and receive back document(s) to inspect Judicial Record(s) to deposit and withdraw money(s) and grant receipt thereon in respect of the development of the said land in pursuance of the Registered Development Agreement.
18. To appoint and employ agents, servants, darwans, peons, labours or other servants necessary for any of the aforesaid purpose, from time to time at

such remuneration, commission or salary as the said Attorney may think proper or to dismiss or discharge such persons as aforesaid and to appoint or employ the company liable for any such action(s) as aforesaid of the said Attorney and all expenses relating to the aforesaid acts will be borne by the Attorney alone as per terms of the Development Agreement.

19. To approach purchaser/s, invite buyer / s for the purpose of disposal of Flats/Units in the proposed Building to be constructed in the said land and to negotiate for sale and/or alienate any flat unit for residential use and other saleable areas of Developer's Allocation only together with the undivided proportionate share of lane and common areas, facilities and amenities including the open spaces of the premises as mentioned in the Registered Development Agreement.

It is clarified that the said ATTORNEY shall not deal with any Flat/Unit and/or other saleable areas reserved for or to be reserved for the Owner's allocation as per Development Agreement.

20. To entertain offers, to enter into Agreement/s for sale, lease; Sale Deed of any Flat / Unit and other saleable areas of the Developer's Allocation only Together with the undivided proportionate share of land and common areas, facilities and amenities including the open spaces of the premises in favour of any third party by taking full or final consideration by executing Registered Deed of Conveyance or Conveyances and hand over possession of the same without taking any permission from the Principle, but the final deed of Conveyance in favour of the third party can only be made after handing over possession of the owner's allocation but the developer has



every right to enter into any agreement for sale with any third party and can take booking and/or earnest money from the intending purchaser.

**THAT** the said Attorney shall act lawfully while acting under this DEVELOPMENT POWER OF ATTORNEY and shall indemnify the Principal against all claims, losses, damages and/or disputes, if any, arise and/or incur, due to any act of the said ATTORNEY. It is provided always that this DEVELOPMENT POWER OF ATTORNEY shall remain in force in the said land in terms of the Registered Development Agreement and disposal of Flats/ units in respect of developer's allocation only.

**AND GENERALLY** to do all other lawful acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to Law and customs of India.

The Principle is the absolute owner doth hereby agree and undertake to ratify and abide, confirm and declare that the acts, deeds and things whatsoever lawfully and faithfully done by the said Attorney in respect of the said property shall be construed as acts deeds and things done by the Attorney.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Entire Properly)

**ALL THAT** piece and parcel of land measuring 03 Cottahs 07 Chittaks 00 Square Feet more or less, along with old one storied building measuring more or less 500 Sq.ft. standing thereon, which is lying and situated at

Mouza Kamdahari, J.L. No.49, E.P. No.169, S.P. No.346, in C.S. Plot No.1170, P.S. Regent Park, being K.M.C. Premises No.209, Bidhan Pally, vide Assessee No.311110302099, under Ward No.111, Kolkata - 700084, A.D.S.R. Alipore, District: South 24-Parganas and which is butted and bounded as follows:-

ON THE NORTH : By E.P. No.168.

ON THE SOUTH : By E.P 170.

ON THE EAST : By K.M.C Road.

ON THE WEST : By E.P. No.171.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**OWNERS' ALLOCATION**

38. That after construction of the proposed building the Developer will hand over three numbers of flat each flat measuring 500 Square Feet, in ground floor, first floor and second floor respectively and all the flats are facing north-east side , along with Rs.6,00,000/- (Rupees Six Lakhs) only as forfeit money, out of which Rs.1,00,000/- (Rupees one lakh) only at the time of signing of this agreement and balance amounting of Rs.5,00,000/- (Rupees five lakh) only will be paid in the following manner :

- i) At the timing of first floor dhalai Rs.1,00,000/- (Rupees One Lakh) only.
- ii) At the timing of second floor dhalai Rs.2,00,000/- (Rupees Two Lakh) only.
- iii) At the timing of third floor dhalai Rs.2,00,000/- (Rupees two Lakh) only.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**DEVELOPER'S ALLOCATION**

Apart from the Owners Allocation the Developer will get the remaining constructed area of the said proposed building to be constructed upon the property mentioned in the First Schedule herein above after providing the Owner's Allocation described in the Second Schedule hereinabove together with undivided proportionate share of land with right to use all common amenities and facilities including common roof right thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specification of Construction)**

- Structure : R.C.C. Super Structure as per approved plan with lift facility of the Kolkata Municipal Corporation using approved materials and standard workmanship. The building shall have LIFT facility.
- Brick Work : External walls shall be 8" thick. Internal walls shall be 5" thick with both sides plaster in accordance to the sanctioned plan.
- Flooring : All rooms, dining area, balconies shall have marble.  
Bathrooms/ toilet, kitchen also shall have marble.

- Doors : All doors frames shall be 4"X2½" wooden section. All door shutters shall be hot-press flush type doors. Main door will be flash door with lock.
- All bathrooms and kitchen doors shall be fitted with 02 Nos. 6" / 6" Towel rod, 02 Nos. 6" door handles.
- Windows & Grills : All windows shall be aluminum windows with 4 mm smoke glass grills as per architect's design of M.S. Square Bar shall be fitted on all windows.
- Electrification : Electrification shall be mainly concealed type using copper wire of various dimensions as per architect's recommendation. A.C. point in all bed rooms. Fridge, gizer, T.V., aqua guard, mixy, washing machine points in all flats.
- The wires used shall be branded. Switches and Sockets shall be branded (Piano Type). The building shall have separate earthlings for flat owners and lift.
- Break-up Electrical : Living/ dining area shall have 04 nos.



point

light points, 02 nos. fan points, 03 nos. plug points.

: Bedrooms shall have 03 nos. light points, 01 no. fan point, 01 no. plug point.

Master bedroom shall have an extra A.C. point.

Kitchen shall have 01 no. light point, 01 no. fan/ exhaust fan point, 01 no. power point.

Bathroom/ Toilets shall have 02 nos. light points, 01 no. exhaust fan point, 01 no. power point.

Besides the above points adequate nos. of electrical points shall be provided for running general appliances like refrigerator.

Plumbing & Sanitary

: All plumbing lines shall be concealed using P.V.C. heat pipes with G.I.

All bathroom shall be fitted with 2/3 hole wall mixture with overhead shower, 01 no basin with pillar cock, 01 no. EWC with cistern and bibcock, kitchens shall be fitted with 01 no. sink

cock and 01 no. bibcock.

- Tiles & Granite : All bathrooms shall be fitted with glaze tiles upto door height.
- Kitchen platform shall consist of fitted one granite.
- Walls upto 2'-0" height over the kitchen platform shall be fitted with glaze tiles.
- Staircase & Landings : Staircase and landings shall be marble with polish, staircase shall be fitted with superior design railing with PVC hand rail.
- Water Supply : Water supply pumped by electrical pump from the underground water reservoir to the overhead tank shall be provided.
- Paris & Paints : All internal surfaces of wall shall be finished with appropriate coatings of plaster of putty (Smooth finish). External walls shall be painted with weather coat.
- Water Proofing : The roof of the building shall be treated with cement/ sand mortar water proofing.
- W.B.S.E.D.C.L. : W.B.S.E.D.C.L. Cable.
- Note : Any change in specifications for the betterment off the flat may be entertained at an extra cost subject of suitability of the Developer.

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

WITNESSES:-

1. Rupen Chandra Mahanta  
vill - Sonapara  
PO + PS - No. 24/2013  
in PS 15

Rupen Chandra Mahanta  
Chandrima Ghosh,  
Signature of the Owners

2. Sanjit Kumar Ghosh  
138, Bidhanpally P.O. Garia  
Kol - 700084

**TITLY CONSTRUCTION**  
Paramita Samaddar  
**Proprietor**

\_\_\_\_\_  
Signature of the Developer

Drafted by me:-

Partha Sana  
**PARTHA SANA**  
DEED WRITER  
L. No. - 132/2013  
ALIPORE POLICE COURT  
KOLKATA-700027  
Advocate

Alipore Police Court, Kolkata - 27.

Printed by me.

Alipore Police Court, Kolkata - 27.

**MEMO OF CONSIDERATION**

**RECEIVED** from the Developer the sum of Rs.1,00,000/- (Rupees one Lakh) only as forfeit money in the following manner.

Date	Cheque No.	Bank/ Branch	Amount (Rs)
03.04.25	000004	Bandhan Bank , Garia	50,000/-
03.04.25	000005	Do	50,000/-
	<b>Total</b>		<b>1,00,000.00</b>

(Rupees One Lakhs only)

**WITNESSES:**












1. *Rup K. V. Malik*

2. *Sanjeeb Kumar Gosh*

*Rupa Chandraabarty*










*Chandrima Ghosh.*

**Signature of the Owners**

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RUPA CHAKRABORTY











Signature Rupa Chakraborty

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name CHANDRIMA GHOSH

Signature C. Ghosh

Chandrima Ghosh,

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Paramita Samaddar

Signature Paramita Samaddar





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



192025260002647978

GRN Details

GRN:	192025260002647978	Payment Mode:	SBI Epay
GRN Date:	02/04/2025 22:40:12	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8473313424915	BRN Date:	02/04/2025 22:40:31
Gateway Ref ID:	CHT0056313	Method:	State Bank of India NB
GRIPS Payment ID:	020420252000264796	Payment Init. Date:	02/04/2025 22:40:12
Payment Status:	Successful	Payment Ref. No:	2000893212/1/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Smt PARAMITA SAMADDAR
Address:	164/A, Bidhan Pally, Purba, Kolkata- 700084.
Mobile:	9836212968
Period From (dd/mm/yyyy):	02/04/2025
Period To (dd/mm/yyyy):	02/04/2025
Payment Ref ID:	2000893212/1/2025
Dept Ref ID/DRN:	2000893212/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000893212/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	10051
2	2000893212/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	1028
Total				11079

IN WORDS: ELEVEN THOUSAND SEVENTY NINE ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1602-04747/2025	Date of Registration	03/04/2025
Query No / Year	1602-2000893212/2025	Office where deed is registered	
Query Date	02/04/2025 2:03:26 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHAM BANERJEE ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836212968, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [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/-	Rs. 65,62,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 209, , Ward No: 111 Pin Code : 700084

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	3 Katha 7 Chatak	1/-	61,87,499/-	Property is on Road
Grand Total :				5.6719Dec	1 /-	61,87,499 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt RUPA CHAKRABORTY</b> Daughter of Niranjan Chatterjee Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	03/04/2025	03/04/2025	03/04/2025	
169, Bidhan Pally,, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ACxxxxxx3Q, Aadhaar No: 65xxxxxxxx0444, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				
2	<b>Name</b> <b>Smt CHANDRIMA GHOSH</b> Daughter of Niranjan Chatterjee Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	03/04/2025	03/04/2025	03/04/2025	
169, Bidhan Pally,, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: BCxxxxxx5D, Aadhaar No: 46xxxxxxxx4911, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TITLY CONSTRUCTION</b> 164/A, Bidhan Pally, Purba,, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX8 , PAN No.: DBxxxxxx1E,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>Smt PARAMITA SAMADDAR (Presentant )</b> Wife of Biswarup Samaddar Date of Execution - 03/04/2025, , Admitted by: Self, Date of Admission: 03/04/2025, Place of Admission of Execution: Office		 Captured	
	164/A, Bidhan Pally, Purba,, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: DBxxxxxx1E, Aadhaar No: 20xxxxxxxx5761 Status : Representative, Representative of : TITLY CONSTRUCTION (as Proprietor)	Apr 3 2025 1:03PM	LTI 03/04/2025	03/04/2025

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr DILIP KUMAR MALICK</b> Son of Mr Mohan Lal Malick Sonapur, City:- , P.O:- Nodakhali, P.S:- Nodakhali, District:-South 24-Parganas, West Bengal, India, PIN:- 743318		 Captured	
	03/04/2025	03/04/2025	03/04/2025
Identifier Of Smt RUPA CHAKRABORTY, Smt CHANDRIMA GHOSH, Smt PARAMITA SAMADDAR			

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt RUPA CHAKRABORTY	TITLY CONSTRUCTION-2.83594 Dec
2	Smt CHANDRIMA GHOSH	TITLY CONSTRUCTION-2.83594 Dec

### Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt RUPA CHAKRABORTY	TITLY CONSTRUCTION-250.00000000 Sq Ft
2	Smt CHANDRIMA GHOSH	TITLY CONSTRUCTION-250.00000000 Sq Ft

**Endorsement For Deed Number : I - 160204747 / 2025**

On 03-04-2025

**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 12:59 hrs on 03-04-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Smt PARAMITA SAMADDAR ..

**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 65,62,499/-

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

Execution is admitted on 03/04/2025 by 1. Smt RUPA CHAKRABORTY, Daughter of Niranjn Chatterjee, 169, Bidhan Pally,, P.O: Garia, Thana: Bansdrnri, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt CHANDRIMA GHOSH, Daughter of Niranjn Chatterjee, 169, Bidhan Pally,, P.O: Garia, Thana: Bansdrnri, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr DILIP KUMAR MALICK, , , Son of Mr Mohan Lal Malick, Sonapur, P.O: Nodakhali, Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-04-2025 by Smt PARAMITA SAMADDAR, Proprietor, TITLY CONSTRUCTION (Sole Proprietorship), 164/A, Bidhan Pally, Purba,, City:- , P.O:- Garia, P.S:-Bansdrnri, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr DILIP KUMAR MALICK, , , Son of Mr Mohan Lal Malick, Sonapur, P.O: Nodakhali, Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,060.00/- ( B = Rs 1,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2025 10:40PM with Govt. Ref. No: 192025260002647978 on 02-04-2025, Amount Rs: 1,028/-, Bank: SBI EPay ( SBlePay), Ref. No: 8473313424915 on 02-04-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 10,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 748258, Amount: Rs.20.00/-, Date of Purchase: 02/04/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2025 10:40PM with Govt. Ref. No: 192025260002647978 on 02-04-2025, Amount Rs: 10,051/-, Bank: SBI EPay ( SBlePay), Ref. No. 8473313424915 on 02-04-2025, Head of Account 0030-02-103-003-02

  
Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1602-2025, Page from 186365 to 186400  
being No 160204747 for the year 2025.**



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.04.11 11:20:53 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 11/04/2025**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS**

**West Bengal.**