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भारतीय गैर न्यायिक

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सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AG 765022

15/06/2022
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Strict Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
16 JUN 2022



DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPER POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT ALONG WITH CONTRACTOR/
DEVELOPER POWER OF ATTORNEY is made this the 15th day of June
Two Thousand and Twenty-Two (2022)

BETWEEN

[Signature]

15/06/2022
1-003

17 MAY 2022

SL.NO. 18188 Dt.

Name- Tapesha Mishra Advocate

ADD- High Court Calcutta

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Baran Saha

4/20

Baran Sahadaleh

4/21

M/s. Paul Construction Agency
Kalyan Paul
Proprietor



Identified by:

Tapesha Mishra
Advocate
High Court Calcutta

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

15 JUN 2022

DR. BARUN SAHA DALAL, (PAN – AJXPS6060L), (Aadhaar No. 7112 6115 7118), son of Late Dr. Bonbehari Saha Dalal, by Faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at 11R, Jheel Road, New Land, Post Office – Santoshpur, Police Station – Garfa, Kolkata – 700 075, District – South 24-Parganas, hereinafter called and referred to as the **OWNER/VENDOR/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, successors, administrators and assigns) of the **FIRST PART**

AND

"M/S. PAUL CONSTRUCTION AGENCY", (PAN – BIIPP7537G), a sole Proprietorship firm, having its office at 207, Jadavpur Co-operative Land & Housing Society Limited, Nayabad, Post Office – Panchasayar, Police Station – Purba Jadavpur, Kolkata - 700 094, District : South 24-Parganas, represented by its Proprietress namely **SMT. KALYANI PAUL**, (PAN – BIIPP7537G), (Aadhaar No. 6718 7280 6327), wife of Sri Lakshmi Kanta Paul, daughter of Sri Gopal Chandra Maji, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 207, Jadavpur Co-operative Land & Housing Society Limited, Nayabad, Post Office – Panchasayar, Police Station – Purba Jadavpur, Kolkata - 700 094, District : South 24-Parganas, hereinafter called and referred to as the **"CONTRACTOR / DEVELOPER /SECOND PARTY"** (which expression unless repugnant to the context shall mean and include her legal heirs, executor/ executors, administrator/ administrators, assigns, representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as **'THE SAID SOCIETY'** absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L.



No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly Police Station – Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza – Nayabad, in formerly Police Station – Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5334 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Pramanick and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, under formerly Police Station – Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittaks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising

in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS thereafter '**THE SAID SOCIETY**' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for



distribution among the members of 'THE SAID SOCIETY'. The entire land on which the said plots have been so carved out is fully described in the First Schedule being SCHEDULE 'A' hereunder written.

AND WHEREAS pursuant to an application for membership of "THE SAID SOCIETY" made by the Purchaser Member i.e. the present OWNER/VENDOR herein, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said SOCIETY for the demise thereof the Purchaser member i.e. the present OWNER herein was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited and the "Said Society" issued the necessary Share Certificate on 21/06/1980 separately in favour of the present OWNER/VENDOR herein namely DR. BARUN SAHA DALAL.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by "THE SAID SOCIETY" to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. the present OWNER/VENDOR herein namely DR. BARUN SAHA DALAL, was allotted the plot of land and hereinafter referred to as "THE SAID PLOT" and the said DR. BARUN SAHA DALAL, accepted the such lottery.

AND WHEREAS the present OWNER/VENDOR herein DR. BARUN SAHA DALAL as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to "THE SAID SOCIETY" from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

AND WHEREAS the present OWNER/VENDOR namely OWNER/VENDOR, as the Purchaser took the inspection of the Scheme plan and also the said allotted plot and was satisfied himself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the "THE SAID SOCIETY" after having received the full payment of the Sale consideration allotted the said plot to the present OWNER/VENDOR namely DR. BARUN SAHA DALAL being All That the Plot No.209 (Phase-I) measuring more or less 3 (Three) Cottahs situated in Mouza - Nayabad, J.L. No: 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, out of the total land as mentioned in the SCHEDULE - A below by a registered Deed of Conveyance dated 27th May, 1993 made between "the said society" therein referred to as

the Vendor Society of the one part and the present **OWNER/VENDOR** herein namely **DR. BARUN SAHA DALAL**, therein referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South 24-Parganas and entered in Book No. 1, Volume No. 140, at Pages 48 to 59, Being No.7449 for the year 1993, the said society for the consideration therein mentioned transferred its all right, title and interest in respect of the said plot of land to the said **DR. BARUN SAHA DALAL**, the present **OWNER/VENDOR** herein.

AND WHEREAS after purchase the present **OWNER/VENDOR** herein mutated and recorded his name in the record of K.M.C. in respect of his aforesaid purchased property known and numbered as K.M.C. Premises No. 2752, Nayabad, within K.M.C. Ward No.109, being Assessee No. 31-109-08-2880-4, under P.S. Purba Jadavpur, Kolkata - 700 099 and at present he is the absolute recorded Owner of the entire plot of land measuring an area of 3 (Three) Cottahs more or less togetherwith one tile shed measuring an area 100 (One hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, being Plot No.209 (Phase-I), as more fully described in the **SCHEDULE - A** below

AND WHEREAS thereafter the present **OWNER/VENDOR** herein completed all the formalities as the member of The Jadavpur Co-Operative Land and Housing Society Limited hereinafter referred to as the "Said Society" and since Purchase the **VENDOR** herein is in physical possession of the said property which is free from all encumbrances.

AND WHEREAS the present **OWNER/VENDOR** now decided to develop the **SCHEDULE - 'A'** mentioned property by constructing a Ground plus three storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground plus three storied building upon the aforesaid property as per the sanctioned building plan duly sanctioned from The-Kolkata Municipal Corporation.

AND WHEREAS the **CONTRACTOR / DEVELOPER /SECOND PARTY** herein, coming to know the facts of such desire of the **OWNER** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNER**. The



OWNER after necessary investigation and thorough understanding with the **CONTRACTOR / DEVELOPER** herein, have agreed to develop the said premises by the **CONTRACTOR / DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed and thereafter entered into a verbal Agreement to satisfy the interest of both the parties thereto and thereafter the **CONTRACTOR / DEVELOPER** has taken sanction of a Ground Plus three storied building Plan with Lift facility vide sanctioned building Permit No.2020120395 dated 02/03/2021 from The Kolkata Municipal Corporation Borough Office - XII at the Developer's own cost and expenses and now the **CONTRACTOR / DEVELOPER /SECONDPARTY** and **VENDOR** desire to enter into this registered Development Agreement for the construction of a new Ground plus three storied building with Lift facility upon the aforesaid property as per the sanctioned building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNER** in the matter of the hazards of construction. Refer Annexure - X for Specification of Building Construction.

AND WHEREAS the **CONTRACTOR / DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground plus three storied building with lift facility in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owner, the Owner's Allocation. The **OWNER** shall get entire complete First Floor consisting of two residential flats as per K.M.C. sanction floor area, measuring 114.246 Sq.Mtr. (1229.743 Sq.ft.) along with 2 (Two) Car Parking Spaces, on the Ground floor of the proposed building each measuring an area of 120 (One Hundred and Twenty) Sq.ft. more or less as shown in the annexed Ground Floor Parking plan in **ANNEXURE - E** with proper demarcation. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

AND WHEREAS the Party of the **SECOND PART** i.e. **CONTRACTOR / DEVELOPER** herein shall get the rest construction of the proposed Ground plus three storied building with lift facility i.e. entire Second Floor and entire Third Floor of the proposed building along with remaining Car Parking Space on the Ground floor of the proposed building, (except Owner's two Car Parking Spaces) of the proposed building

excluding the **OWNER'S ALLOCATION**. The **CONTRACTOR'S / DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **CONTRACTOR / DEVELOPER** shall collect the entire money from the sale of the **CONTRACTOR / DEVELOPER** which shall be sold to the interested parties from whom the **CONTRACTOR / DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **CONTRACTOR / DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE - A and C** below.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNER** : shall mean the party of the **FIRST PARTIES** herein namely **DR. BARUN SAHA DALAL**, son of Late Dr. Bonbehari Saha Dalal, residing at 11R, Jheel Road, New Land, Post Office – Santoshpur, Police Station – Garfa, Kolkata – 700 075, District – South 24-Parganas and his legal heir/heirs, executor/ executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER/ CONTRACTOR**: shall mean "**PAUL CONSTRUCTION AGENCY**", a sole Proprietorship firm, having its office at 207, Jadavpur Co-operative Land & Housing Society Limited, Nayabad, Post Office – Panchasayar, Police Station – Purba Jadavpur, Kolkata - 700 094, District : South 24-Parganas, represented by its Proprietress namely **SMT. KALYANI PAUL**, wife of Sri Lakshmi Kanta Paul, daughter of Sri Gopal Chandra Maji, residing at 207, Jadavpur Co-operative Land & Housing Society Limited, Nayabad, Post Office – Panchasayar, Police Station – Purba Jadavpur, Kolkata - 700 094, District : South 24-Parganas for the time being and her respective, legal heirs, representatives, administrators and assigns.



- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property known as K.M.C. Premises No. 2752, Nayabad, within K.M.C. Ward No.109, being Assessee No. 31-109-08-2880-4, under P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas, as mentioned and described in the **SCHEDULE 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed Ground plus three storied building with lift facility to be constructed on the said premises as per sanctioned building Permit No.2020120395 dated 02/03/2021 duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, lift, lift room, lift lobby, under ground water reservoir, over head water tank, water pump and motor, common toilet on Ground Floor, if any and other facilities Care Taker's Room, if any as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **CONTRACTOR / DEVELOPER**.
- (g) **OWNER'S ALLOCATION** : The **OWNER** shall get entire complete First Floor consisting of two residential flats as per K.M.C. sanction floor area, measuring 114.246 Sq.Mtr. (1229.743 Sq.ft.) along with 2 (Two) Car Parking Spaces, on the Ground floor of the proposed building each measuring an area of 120 (One Hundred and Twenty) Sq.ft. more or less as shown in the annexed Ground Floor Parking plan in **ANNEXURE - E** with proper demarcation. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is called the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.
- (h) **CONTRACTOR'S / DEVELOPER'S ALLOCATION** : The **CONTRACTOR / DEVELOPER** herein shall get the rest construction from the proposed building i.e.

entire Second Floor and entire Third Floor of the proposed building along with remaining Car Parking Space on the Ground floor of the proposed building, (except Owner's two Car Parking Spaces) of the proposed building excluding the **OWNER'S ALLOCATION**. The **CONTRACTOR'S / DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **CONTRACTOR / DEVELOPER** shall collect the entire money from the sale of the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **CONTRACTOR / DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **CONTRACTOR / DEVELOPER** shall enjoy the undivided proportionate share of land and all common rights as mentioned in the **SCHEDULE - A and C** below.

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **CONTRACTOR / DEVELOPER** for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN** : would mean such plan prepared by the Planner for the construction of the building duly sanctioned by The Kolkata Municipal Corporation at the cost of the **CONTRACTOR / DEVELOPER**.
 - (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
 - (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.



3. **THE OWNER DECLARE** as follows:


- (a) That he is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNER** has a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

4. **THE OWNER AND THE CONTRACTOR / DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:

- (a) That the **OWNER** has hereby granted exclusive right to the **CONTRACTOR / DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **CONTRACTOR / DEVELOPER** in accordance with the sanctioned building plan/plans duly sanctioned by The Kolkata Municipal Corporation.
- (b) (i) **OWNER'S ALLOCATION** : the **CONTRACTOR'S / DEVELOPER'S** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **CONTRACTOR / DEVELOPER** herein.
- (ii) **DEVELOPER'S ALLOCATION** : The **CONTRACTOR / DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **CONTRACTOR / DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **CONTRACTOR / DEVELOPER** for and in the name of the **OWNER** at the cost of **CONTRACTOR / DEVELOPER** and if any alteration/modification of making further plans for proposed construction are

required the **OWNER** shall give such written permission to the **CONTRACTOR / DEVELOPER** without any interruption.

- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **CONTRACTOR / DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNER** in his name and on his behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/ signatures whenever necessary to the **CONTRACTOR / DEVELOPER** for the interest of the proposed project.
- (e) That the **CONTRACTOR / DEVELOPER** shall erect the proposed building in the said Premises as per said sanctioned building plan vide sanctioned building Permit No.2020120395 dated 02/03/2021 and for the same the **OWNER** shall put his signature as and when necessary and during construction or after construction the **CONTRACTOR / DEVELOPER** shall sell only the Developer's portion togetherwith proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **CONTRACTOR'S / DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER/ CONTRACTOR**.
- (f) The **CONTRACTOR / DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus three storied building with lift facility thereon in accordance with the said sanctioned building plan vide sanctioned building Permit No.2020120395 dated 02/03/2021 duly sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the Developer.
- (g) The **CONTRACTOR / DEVELOPER** shall construct the building and also supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this



Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.

- (h) That the **CONTRACTOR / DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **CONTRACTOR'S / DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **CONTRACTOR / DEVELOPER** shall apply in the name of the **OWNER** and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNER** shall not raise any objections for it on the contrary the **OWNER** shall give full co-operations for facilitating the proposed project.
- (j) That the **CONTRACTOR / DEVELOPER** shall at her own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation Office at the cost of the **CONTRACTOR / DEVELOPER** and as well as hereby annexed specifications and the **CONTRACTOR / DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 36 (Thirty-six) months from the date of execution and completion of registration of this Development Agreement and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is later and 6 (Six) months grace period.
- (k) That the **CONTRACTOR / DEVELOPER** shall install in the said building at its own costs, pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.



5. **THE OWNER HEREBY AGREE AND COVENANT WITH THE CONTRACTOR / DEVELOPER as follows:-**

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **CONTRACTOR / DEVELOPER**.
- (ii) Not to do any act or things whereby the **CONTRACTOR / DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNER** positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **CONTRACTOR / DEVELOPER** for making construction work of the proposed building as per sanctioned building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **CONTRACTOR / DEVELOPER** on and within 1 (One) month from the date of execution and completion of registration of this Development Agreement.
- (iv) The **CONTRACTOR / DEVELOPER** shall sell all the flats etc. of the proposed building, as the **CONTRACTOR / DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **CONTRACTOR / DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** as per the terms and conditions and the **CONTRACTOR / DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyances, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the **CONTRACTOR / DEVELOPER ALLOCATION**.
- (v) The **OWNER** hereby empowers and authorizes the **CONTRACTOR / DEVELOPER** to do this project in connection with the said property as described



in the schedule hereunder written such as to sell or any kind of transfer of the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **CONTRACTOR'S / DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. **THE OWNER HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE CONTRACTOR / DEVELOPER HEREIN BELOW:**

The OWNER herein namely, **DR. BARUN SAHA DALAL**, (PAN - **AJXPS6060L**), (Aadhaar No. **7112 6115 7118**), son of Late Dr. Bonbehari Saha Dalal, by Faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at 11R, Jheel Road, New Land, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700 075, District - South 24-Parganas, do hereby appoint "**PAUL CONSTRUCTION AGENCY**", (PAN - **BIIPP7537G**), a sole Proprietorship firm, having its office at 207, Jadavpur Co-operative Land & Housing Society Limited, Nayabad, Post Office - Panchasayar, Police Station - Purba Jadavpur, Kolkata - 700 094, District : South 24-Parganas, represented by its Proprietress namely **SMT. KALYANI PAUL**, (PAN - **BIIPP7537G**), (Aadhaar No. **6718 7280 6327**), wife of Sri Lakshmi Kanta Paul, daughter of Sri Gopal Chandra Maji, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 207, Jadavpur Co-operative Land & Housing Society Limited, Nayabad, Post Office - Panchasayar, Police Station - Purba Jadavpur, Kolkata - 700 094, District : South 24-Parganas, as his lawful Constituted Attorney on his behalf to do the following acts in respect of his property as mentioned in the **SCHEDULE** below:

- i. To look after and manage the property on behalf of the **OWNER**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan



Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of me and for such purpose my said Attorney may accept service of any summons or any notice issued by any authority, shall be received by my said Lawful Attorney.

- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
- iv. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of my said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.
- vi. To demarcate or delineate my said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or modified Plan and/or completion Building Plan for my said property and sign all the papers related thereto and to sign the same on my behalf the modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get



delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to my said property.

- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Three storied building which is being erected as per sanction building Plan duly sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **CONTRACTOR / DEVELOPER** and the **CONTRACTOR / DEVELOPER** shall sign and execute on behalf of the owner all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE - A** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPAL** i.e. **LAND OWNER** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowner as required



for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as my Attorney shall think fit and proper.

- xv. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNER** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **CONTRACTOR'S / DEVELOPER'S**



ALLOCATION as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **CONTRACTOR / DEVELOPER** shall do all the acts in the Premises and the **CONTRACTOR / DEVELOPER** shall get the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** as within mentioned.

- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **CONTRACTOR / DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **CONTRACTOR'S / DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the Developer's Allocation as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.

- xxvii. To appear and represent me before any Notary Public, office of the Additional District Sub-Registrar, Sealdah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in this said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

The Attorney i.e. the **CONTRACTOR'S / DEVELOPER'S** shall do all other acts on behalf of the **OWNER** in respect of the said property by virtue of this Power of Attorney.



7. **THE CONTRACTOR / DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER as follows :-**

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **CONTRACTOR / DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **CONTRACTOR'S / DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 36 (Thirty-six) months from the date of execution and completion of registration of this Development Agreement and also from the date of taking over vacant possession whichever is later and 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **CONTRACTOR / DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months to cover '*Force Meajure*' period.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNER** whereby the **CONTRACTOR / DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** in the said building.
- (v) Completion time of the project shall be 36 (Thirty-six) months from the date of execution and completion of registration of this Development Agreement with the provision for extension of 6 (Six) months as grace period.
- (vi) The said development work and construction of the multistoried building and the handing-over of the first floor of the said proposed building, measuring 114.246 Sq.M. as per K.M.C. sanctioned Plan, to be constructed to the **OWNER** (Owner's Allocation) should be completed within three years from the date of execution of this agreement, beyond the 36 (Thirty-six) months, the **CONTRACTOR / DEVELOPER** shall be allowed for a further 6 (Six) months as grace period, if

she/he failed to complete the said Construction/Development Work within 36 (Thirty-six) months along with the grace period, the **OWNER** shall be at liberty to enter into agreement with another Developer or Contractor or otherwise deal with the said premises and all payments made and expenses incurred by the **CONTRACTOR/DEVELOPER** shall be forfeited and that the **CONTRACTOR/DEVELOPER** shall have no claim against the **OWNER** or against the land or against the construction already made on the said land by the **CONTRACTOR/DEVELOPER** and the said license and the permission shall automatically stand cancelled. The time will be of the essence of the agreement.

- (vii) The **CONTRACTOR/DEVELOPER** shall keep the **OWNER** fully indemnified against and harmless from all losses and damages, costs, charges, expenses, claims or the proceedings in relation to the said land, development thereof, construction, completion, occupation and sale of the flats or otherwise in relation to or touching the subject-matter of this agreement or for violation of any laws, rules or regulations without in any way reducing to the **OWNER**.
- (viii) K.M.C. tax with arrears including pending G.R., if any, upto the date of signing this agreement has already been paid by the **CONTRACTOR / DEVELOPER** and thereafter such tax upto the period of handing over of Owner's Allocation shall be borne by the **CONTRACTOR / DEVELOPER**.
- (ix) The complete construction specification shall be part of the agreement under annexure X.
- (x) After completion of the entire Building and thereafter after completion of registration of entire Developer's Allocation in favour of the intending Purchaser/s, the **CONTRACTOR / DEVELOPER** shall deliver all the original Documents, K.M.C. Mutation Certificate and other Tax Receipts to the Flat Owners jointly and / or their Association, if formed.

7. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The **OWNER** hereby undertakes that the **CONTRACTOR / DEVELOPER** shall be entitled to the entire proposed construction excluding the Owner's Allocation and shall enjoy its Allocation without interference or disturbances from the



Owner's end, provided the **CONTRACTOR / DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

- (ii) The **OWNER** is executing and registering a Development Power of Attorney by these presents in favour of the **CONTRACTOR / DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **CONTRACTOR / DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation) and the **OWNER** shall join in the same when he shall be called for, if required.
- (iii) The **OWNER** shall hand over the Original Title Deed, Link Deeds, if any, K.M.C. Mutation Certificate in the name of the present Owners, up to date paid up K.M.C. tax bills and any other original papers in respect of the property to the **CONTRACTOR / DEVELOPER** at the time execution of the agreement and the **CONTRACTOR / DEVELOPER** shall grant receipt for the same in favour of the **OWNER**. The said Deed/s shall be handed over to the Flat Owners jointly and / or their Association, if formed.
- (iv) After taking possession of the Owner's Allocation in the said building the Owner shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **CONTRACTOR / DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) The **OWNER** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

8. **ARBITRATION :**

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of



their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed jointly by the Parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties. The language of arbitration shall be English and the venue shall be Kolkata, West Bengal.

- (ii) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.

9. **JURISDICTION :**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of land measuring net land area of 3 (Three) Cottahs more or less together-with one tile shed measuring an area 100 (One hundred) Sq.ft. standing thereon having cemented flooring, whereon a new Ground plus three storied building with lift facility shall be erected as per sanction building plan vide sanctioned building Permit No.2020120395 dated 02/03/2021 duly sanctioned by The Kolkata Municipal Corporation, Borough Office - XII after demolishing the existing tile shed, situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. & L.R. Dag No.83 (Part), under R.S. Khatian No.101, L.R. Khatian No.2452, being Plot No.209 (Phase-I), within the limits of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 2752, Nayabad, being Assessee No. 31-109-08-2880-4, under P.S. Purba Jadavpur, Kolkata - 700 099, District : South 24-Parganas. The entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	Land of Scheme Plot No. 210 ;
<u>ON THE SOUTH</u>	:	Land of Scheme Plot No. 208;
<u>ON THE EAST</u>	:	40 ft. wide K.M.C. Road ;
<u>ON THE WEST</u>	:	Land of Scheme Plot No. 223.



SCHEDULE – 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNER shall get entire complete First Floor consisting of two residential flats as per K.M.C. sanction floor area, measuring 114.246 Sq.Mtr. (1229.743 Sq.ft.) along with 2 (Two) Car Parking Spaces, on the Ground floor of the proposed building each measuring an area of 120 (One Hundred and Twenty) Sq.ft. more or less as shown in the annexed Ground Floor Parking plan in ANNEXURE - E with proper demarcation. The OWNER shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the SCHEDULE "A" above and SCHEDULE "C" herein below. This is the called the OWNER'S ALLOCATION.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.



10. Vacant space and common Toilet, if any on the Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **CONTRACTOR / DEVELOPER** herein shall get the rest construction of the proposed Ground plus three storied building with lift facility i.e. entire Second Floor and entire Third Floor of the proposed building along with remaining Car Parking Space on the Ground floor of the proposed building, (except Owner's two Car Parking Spaces) of the proposed building excluding the **OWNER'S ALLOCATION**. The Party of the **SECOND PART/ CONTRACTOR / DEVELOPER** shall erect the entire proposed Ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **CONTRACTOR / DEVELOPER** shall collect the entire money from the sale of the **CONTRACTOR'S / DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **CONTRACTOR / DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE – "A"** and **SCHEDULE – "C"** above. The **CONTRACTOR / DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE – "A"** herein and all the common facilities as mentioned in the **SCHEDULE – 'C'**.



IN WITNESS WHEREOF the parties herein put their respective hand and seals on this day, month and year first above written.

WITNESS:

1. Builders Saha Dalal
Flat 6F / Tower 28
Greenx Valley,
Joka,
Kolkata - 700104.

Borun Saha Dalal
SIGNATURE OF THE OWNER

2. Bibek Saha Dalal
3326 Ken Tower
Hiland Park
1926 Chak Garia
Kolkata 700094

M/s. Paul Construction Agency
Kalyani Paul
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Tapesh Mishra (Signature)

(MR. TAPESH MISHRA)

ADVOCATE [ENROL. NO. F/1224/07]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-700086

Mob. 9836115120

Email : tapesh.mishra85@gmail.com

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil work as per I.S.I. standard.

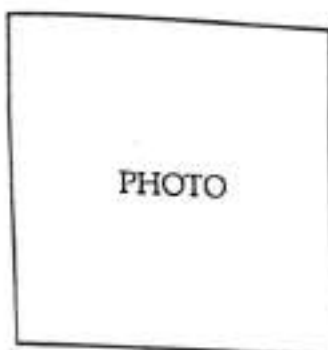
1. Entire Floor Marble/Floor Tiles in inside of flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminium sliding windows.
5. Plaster of Paris in wall.
6. Weather coat paints (Asian paint/Berger) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger).
8. Colour glazed tiles (8"x12") in W.C. and toilets upto 6 ft. height and 3 ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Teak finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO or equivalent Mark plumbing fittings.
17. Two Nos. of Sheet gate in boundary wall for easy access.
18. Lift shall be installed in the Building.

ELECTRICAL SPECIFICATION OF FLAT

- | | |
|------------------------------------|--|
| 1. Bed Room | - 2 Light points, 1 Fan point, 1 Plug point, 1 A/C. point in master bed room. |
| 2. Drawing/Dining | - 2 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point. |
| 3. Kitchen | - 1 Light point, 1 Plug point (15 amp.), 1 Exhaust Fan point. |
| 4. Toilet | - 1 Light point, 1 Greaser point, 1 Exhaust Fan point. |
| 5. W.C. | - 1 Light point, 1 Exhaust Fan point. |
| 6. Verandah | - 1 Light Point. |
| 7. Flat wise separate Main Switch. | |

It is noted that if any extra work is done out of the said specification by the OWNER, for such extra work, the OWNER shall pay the necessary cost to the CONTRACTOR / DEVELOPER.





	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name DR. BARUN SAHADALAL

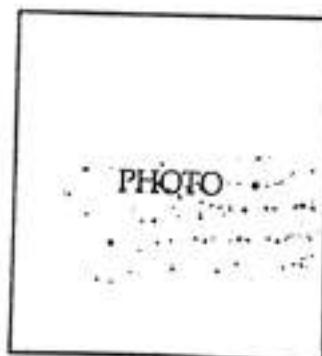
Signature Barun Sahadlal



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right hand					

Name KALYANI PAUL

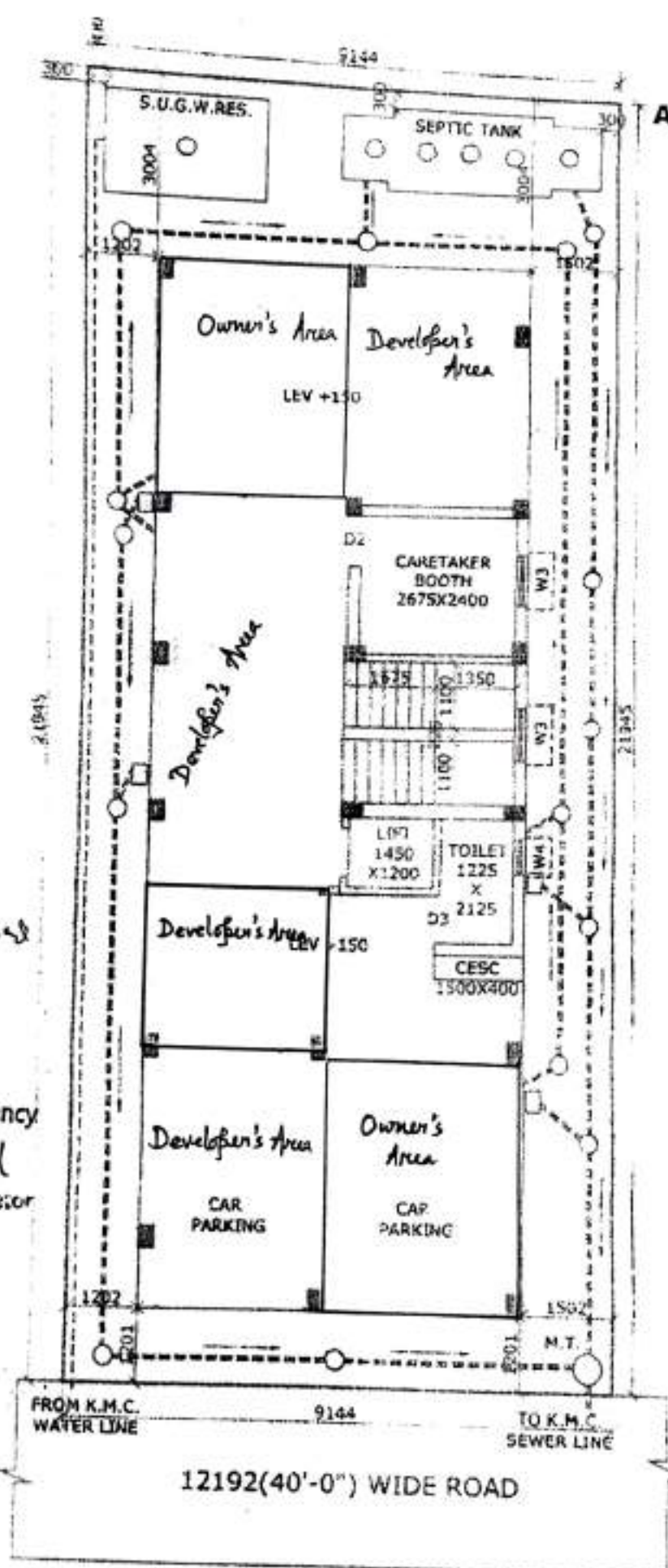
Signature Kalyani Paul



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left hand					
right hand					

Name

Signature



GROUND FLOOR PLAN

Handwritten signature/initials

Baran Sahasrabudhe



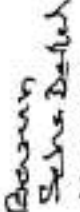


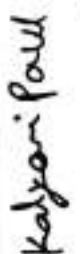
M/s. Paul Construction Agency
Kalyani Paul
 Proprietor






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001755808/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Barun Saha Dalal 11R, Jheel Road, New Land, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			 15.06.2022
2	Mrs Kalyani Paul 207, Jadavpur Co-operative Land And Housing Society Limited, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Representative of Developer [Paul Construction Agency]			 15.06.2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Dr Barun Saha Dalal, Mrs Kalyani Paul			 15/06/2022

(Anupam Halder)



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

GRN Details

GRN: 192022230047907768 Payment Mode: Online Payment (SBI Epay)
GRN Date: 11/06/2022 13:14:23 Bank/Gateway: SBIPay Payment Gateway
BRN : 7905127076525 BRN Date: 11/06/2022 13:21:59
Gateway Ref ID: 1307089250 Method: Bank of Baroda NB
Payment Status: Successful Payment Ref. No: 2001755808/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: EASTERN ENTERPRISE
Address: 207, JADAVPUR COOP. LAND AND HOU SCTY LTD, NAYABAD, KOL 94
Mobile: 6291300557
Depositor Status: Others
Query No: 2001755808
Applicant's Name: Mr Tapesh Mishra
Identification No: 2001755808/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001755808/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2001755808/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



সংসদীয় অফিস

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

Query No./Year	2001755808/2022	Office where deed will be registered
Query Date	11/06/2022 1:04:55 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Taposh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 59,66,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article-48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabâd, Premises No: 2752, Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khata Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	59,39,998/-	Width of Approach Road: 40 Ft.
Grand Total :				4.95Dec	1/-	59,39,998/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000/-	



Query No: 2001755808 of 2022, Printed On : Jun 11 2022 1:05PM, Generated from wtregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details
1	Dr Barun Saha Dalal Son of Late Dr Bonbehari Saha Dalal, 11R, Jheel Road, New Land, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AJxxxxxx0L, Aadhaar No.: 71xxxxxxx7118, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details
1	Paul Construction Agency (Sole Proprietorship) ,207, Jadavpur Co-operative Land And Housing Society Ltd, Nayabad,, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 PAN No. bxxxxxx7g, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mrs Kalyani Paul Wife of Mr Laxmi Kanta Paul, 207, Jadavpur Co-operative Land And Housing Society Limited, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Bxxxxxx7G, Aadhaar No.: 67xxxxxxx6327	Paul Construction Agency (as Sole Proprietress)

Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Dr Barun Saha Dalal, Mrs Kalyani Paul

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr Barun Saha Dalal	Paul Construction Agency-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Dr Barun Saha Dalal	Paul Construction Agency-100 Sq Ft

Note:

Query No: 2601755808 of 2022, Printed On : Jun 11 2022 1:05PM, Generated from wregistration.gov.in

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-07-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AJXPS6060L



नाम /NAME

BARUN SAHADALAL

पिता का नाम /FATHER'S NAME

BONBEHARI SAHADALAL

जन्म तिथि /DATE OF BIRTH

14-07-1946

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब. II

Barun Saha Dalal

COMMISSIONER OF INCOME-TAX, W.B. - II

Barun Saha Dalal
15.06.2022



ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন/Enrollment No.: 1040/19770/04503

20107012

To
বরুণ সর্গ দাল
BARUN SAHA DALAL
11/1 JHEEL ROAD
SANTOSH PUR, Santoshpur S.O.
Santoshpur Kolkata
West Bengal 700075

20107012

MN181434105DP



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7112 6115 7118

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বরুণ সর্গ দাল
BARUN SAHA DALAL
পিতা : বনবিহারী সর্গ দাল
Father : BONBEHARI SAHA DALAL
জন্ম তারিখ / Year of Birth : 1946
মাস / Mo : 7

7112 6115 7118



Barun Saha Dalal
15.06.2022

আধার - সাধারণ মানুষের অধিকার



Kalyani Paul





भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2752/92047/51102

To
Kalyani Paul
C/O. Lakshmi Kanta Paul
207 Jadavpur Co Operative Land and Housing Society Ltd.
Nayabad
Kolkata
Panchasayar
Panchasayar
Kolkata, West Bengal - 700064
6281300557
Signature: Kalyani Paul



आपका Aadhaar क्रमांक / Your Aadhaar No.:

6718 7280 6327
VID: 9113 4326 6864 8647

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Kalyani Paul
Date of Birth/DOB: 05/04/1976
Gender: FEMALE

Issue Date: 21/11/2019

6718 7280 6327
VID: 9113 4326 6864 8647

मेरा आधार, मेरी पहचान



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

NOTIFICATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
C/O. Lakshmi Kanta Paul, 207 Jadavpur Co
Operative Land and Housing Society Ltd.,
Nayabad, Kolkata, Panchasayar, Kolkata,
West Bengal - 700064



6718 7280 6327
VID: 9113 4326 6864 8647

SWP 1947 | 1220 India & United States | 001 202 341 0101

Kalyani Paul

Major Information of the Deed

Deed No. :	I-1604-06533/2022	Date of Registration :	16/06/2022
Query No./Year :	1604-2001755808/2022	Office where deed is registered :	
Query Date :	11/06/2022 1:04:55 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details :	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No. : 9836115120, Status : Advocate		
Transaction :	Additional Transactions :		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value :	Market Value :		
Rs. 2/-	Rs. 59,66,998/-		
Stamp duty Paid (SD) :	Registration Fee Paid :		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2752, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha	1/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :					4.95Dec	1 /-	59,39,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

and Lord Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Dr Barun Saha Dalal (Presentant) Son of Late Dr Bonbehari Saha Dalal 11R, Jheel Road, New Land, City:- , P.O:- Santoshpur, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx0L, Aadhaar No: 71xxxxxxxx7118, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Pvt. Residence

Developer Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Paul Construction Agency 207, Jadavpur Co-operative Land And Housing Society Ltd, Nayabad., City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: bixxxxxx7g, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mrs Kalyani Paul Wife of Mr Laxmi Kanta Paul 207, Jadavpur Co-operative Land And Housing Society Limited, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx7G, Aadhaar No: 67xxxxxxxx6327 Status : Representative, Representative of : Paul Construction Agency (as Sole Proprietress)

Identifier Details :

Name	Photo	Finger-Print	Signature
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Dr Barun Saha Dalal, Mrs Kalyani Paul

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Barun Saha Dalal	Paul Construction Agency-4.95 Dec


Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Barun Saha Dalal	Paul Construction Agency-100.00000000 Sq Ft

On 13-06-2022

Certificate of Market Value (WB RVV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,66,998/-


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

On 15-06-2022

Presentation (Under Section 52 & Rule 22A(3) 46(4) W.B. Registration Rules, 1962)

Presented for registration at 19:05 hrs on 15-06-2022, at the Private residence by Dr Barun Saha Dalal, Executant.

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


Execution is admitted on 15/06/2022 by Dr Barun Saha Dalal, Son of Late Dr Bonbehari Saha Dalal, 11R, Jheel Road, New Land, P.O: Santoshpur, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-06-2022 by Mrs Kalyani Paul, Sole Proprietress, Paul Construction Agency (Sole Proprietorship), 207, Jadavpur Co-operative Land And Housing Society Ltd, Nayabad, City:-, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


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

On 16-06-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/06/2022 1:21PM with Govt. Ref. No: 192022230047907768 on 11-06-2022, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 7905127076525 on 11-06-2022, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18188, Amount: Rs.100/-, Date of Purchase: 17/05/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/06/2022 1:21PM with Govt. Ref. No: 192022230047907768 on 11-06-2022, Amount Rs: 6,970/-, Bank: SBI EPay (SBIPay), Ref. No. 7905127076525 on 11-06-2022, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 214103 to 214143
being No 160406533 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.23 12:38:16 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/23 12:38:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)