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

Additional Director Sub-Registrar
Dum Dum, 24-Pol. Diner

07 DEC 2022

REGISTERED DEVELOPMENT AGREEMENT WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF INDENTURE made this the
December Two Thousand Twenty Two (2022).

Y. K.

BETWEEN

Page No.

SMT ANJALI SAHA, (PAN NO. BIRPS7722M), (AADHAR NO. 2549 3586 9459), wife of Sri Ganesh Chandra Saha, by Faith - Hindu, by Nationality - Indian, by Occupation - Household duties, residing at 100 Rastraguru Avenue, P.O. Dum Dum, P.S. Dum Dum,, in the District of North 24 Parganas, Kolkata-700 028, hereinafter called the "**LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include her respective legal heirs, executors, administrators, legal representatives and its successors or successors and assigns) of the **ONE PART**.

AND

MAA MANASHA ENTERPRISE, (PAN NO. AXXPS6140B), a Proprietorship firm represented by its' sole proprietor **SRI RAJIB SAHA, (PAN NO. AXXPS6140B), (ADHAR NO. 2164 8865 7854)**, son of Sri Ram Lal Saha, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 44/22, Shyamnagar Road, P.O. Bangur Avenue, P.S. Dum, Dum, Kolkata - 700 055, District North 24 Parganas, hereinafter called the '**THE DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and assigns) of the **OTHER PART**.

WHEREAS the Land owner herein namely Smt Anjali Saha acquired right, title and interest of land measuring 04 Cottha 12 Chittacks 11.25 Sq.ft. more or less lying and situates at Mouza-Dum Dum House, J.L. No. 19, Re. Sa. No. 237, comprised in R.S. Dag No. 252 under Khatian no. 44, Holding No. 48, Rastraguru Avenue, Kolkata-700 074, P.S. Dum Dum, in the District of North

24 Parganas by virtue of a Registered deed of sale dated 20.11.1974, registered at S.R.O. Cossipore Dum Dum, which was entered in Book No. 1, Volume No. 142, Pages from 176 to 191, Being no. 8809 for the year 1974, executed and registered by Sri Mrinal Kumar Dasgupta, Sri Milan Kumar Dasgupta, Sri tapan Kumar Dasgupta, Sri Swapan kumar Dasgupta, Sri Tarun kumar Dasgupta, Sri Tarit Kumar Dasgupta, Smt Reba Dasgupta, Smt Rekha Dasgupta and Smt Ruta Dasgupta by a valuable consideration stated therein.

AND WHEREAS thus the said Anjali Saha became the owner of the property measuring 04 Cottha 12 Chittacks 11.25 Sq.ft. more or less which is specifically stated in the SCHEDULE "A" hereinunder and recorded her name before the office of the BL & LRO under L.R. Khatian no. 27 and also recorded her name before the local South Dum Dum Municipality bearing Holding No. 108, Rastraguru Avenue, Ward No. 8 and she enjoying and possessing peacefully without any interruption or intervention of the Schedule 'A' property and paying rent and taxes thereof.

AND WHEREAS thereafter the said Anjali Saha during her peaceful possession decided to construct a multistoried building at Holding No. 108, Rastraguru Avenue, Kolkata-700 074, having demolish the existing Building thereon. But due to her lack of experience regarding construction and financial incapability she negotiated with the developer. That upon total discussion by and between the parties herein it is agreed that the developer will construct the proposed multi storied building upon the said land as described in the schedule "A" hereunder with its own cost and in

(4)

lieu of the said land the owner will get her allocation of the constructed area as described specifically in the owner allocation paragraph hereunder. And the rest area of the proposed building shall be the developer's allocation. In view of the same the parties hereby agreed under the following terms and conditions.

ARTICLE - I : DEFINATIONS

1. **OWNER** - shall mean **SMT ANJALI SAHA**.
2. **PROMOTER/DEVELOPER**- shall mean **M/s. MAA MANASHA ENTERPRISE**, represented by its sole proprietor namely **SRI RAJIB SAHA**.
3. **PREMISES** - shall mean Holding No. 48, (Old), 108 (New) Rastraguru Avenue, Kolkata-700 074, P.S. Dum Dum, in the District of North 24 Parganas Mouza-Dum Dum House, J.L. No. 19, Re. Sa. No. 237, comprised in R.S. Dag No. 252, L.R. Dag No. 506 under R.S. Khatian no. 44, L.R. Khatian no. 27, morefully and particularly described in the Schedule "A" hereunder written.
4. **BUILDING** - shall mean the **G+III** storied building to be constructed on the said premises in accordance with plan to be sanctioned by the South Dum Dum Municipality.
5. **COMMON FACILITIES AND AMENITIES** - shall mean corridors, stairways, passage ways, provided by the developer, overhead tank water pump and motor and other facilities which may be mutually agreed upon between the parties and

(5)

required for the establishment location enjoyment maintenance and/or management of the building.

6. **SALABLE SPACE** - shall mean the building available for independent use and occupation after making the provisions for common facilities and space required.
7. **OWNERS'S ALLOCATION** - shall mean 50% of Ground Floor (South-East side), 50% of First Floor (South-East side) and entire Second Floor of the Building Sanctioned area of the proposed G+III storied building and LAND OWNER will get in addition Rs. 5,00,000/- (Rupees Five Lakh) only and out of Rs. 5,00,000/- (Rupees Five Lakh), Rs. 1,00,000/- (Rupees One Lakh) only is non refundable and Rs. 4,00,000/- (Rupees Four Lakh) only is refundable and if any additional floor constructed over the proposed G+III storied building then LAND OWNER will get additional 20% (from North-West side) of Building Sanctioned area.
8. **DEVELOPER'S/PROMOTOR'S ALLOCATION** - shall mean the remaining area of the building to be constructed in the said premises together with the proportionate right, title, interest in the land, in common facilities and amenities including the right to use thereof in the said premises.
9. **ARCHITECT** - shall mean the person or persons who may be appointed by the Developer designing and planning of the said building with the approval of the owners.
10. **BUILDING PLAN** - shall mean the plan to be sanctioned by the appropriate authority with such alteration or

(6)

modifications as may be made by the developer with the approval of the owners from time to time.

11. **TRANSFeree** - shall mean the person, firm limited company, association or persons to whom any space in the building has been transferred.
12. **WORDS IMPARTING** - singular shall include plural vice-versa.
13. **WORDS IMPARTING** masculine gender shall include feminine and neuter genders, link wise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall including masculine and feminine genders.

ARTICLE - II : OWNERS' REPRESENTATION

1. The owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, attachments and lines whatsoever.
2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
3. That the land Owner will hand over all the original deed and documents relating to the Title of the property to the Developer after sanctioned of the building plan and after completion of the building all the original deeds and documents will hand over to the owner by the developer.

(7)

4. It is to be mentioned that LAND OWNER shall have same right after obtaining possession to sell or transfer and/or give rent her share at her choice.

ARTICLE - III : DEVELOPER'S RIGHT

1. The owners hereby granted subject to what had been hereinafter provided the exclusive right to the developer to built construct, erect and complete the said building comprising the various sizes of flats, garages in order to sell the said flats, garages to the member of the public for their residential purpose by entering into agreement for sell and/or transfer and/or construction in respect of the developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and/or modification made or caused by the developer with the appropriate of the owners.
2. The developer shall be entitled to prepare modify or alter the plan and to submit the same to the appropriate authorities for sanction the same but all expenses to be bear and borne by the developer alone.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the owners of the said premises or pay part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the

(8)

developer's allocation in building to be constructed thereon in the manner and subject to the terms hereunder stated.

ARTICLE - IV : APARTMENT CONSIDERATION

1. In consideration of the owner's having agreed to permit the developer to sell the flats, garages of the said premises and construct, erect and complete the building at the said premises the developer agrees -
 - a) Developer at his own costs shall obtain all necessary permissions and/or approvals and/or consents.
 - b) To bear all costs, charges and expenses for construction of the building at the said premises. The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLE - V : SHIFTING

That the **LAND OWNER** will get alternative accommodation from the date of vacating possession of the existing building upto the delivery of owners allocation. Be it specifically mentioned herein that one '3BHK' flat/accommodation will be provided according to owners choice and monthly rental cost including maintenance charges if any in the alternative accommodation.

ARTICLE - VI : DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be

(9)

constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belongs to the developer's allocation and will entire in agreement for sale to the intending buyers of the flat, garage etc out of Developer's allocation and after handing over possession to the LAND OWNER, the developer can execute and registrar deed of conveyances to the intending buyers from Developers allocation.

ARTICLE - VII : PROCEDURE

Owner also grant to the developer and/or its nominee or nominees a Development Power of Attorney, which is required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for the purpose of following matter with the appropriate authority or authorities.

ARTICLE - VIII : CONSTRUCTION

The developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE - IX : SPACE ALLOCATION

1. After completion of the building the owner shall be entitled to obtain physical possession of the owners' allocation and the balance constructed area and other portions of the said building

(10)

shall belong to the developer. The developer will procure necessary completion certificate from the concern municipality after completion of the building and handover one photo copy of the said completion certificate to the land owner immediately.

2. The owners shall be entitled to transfer or otherwise deal with the owners' allocation in the building without any claim whatsoever of the developer.

3. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation in connection with transfer etc.

ARTICLE - X : BUILDING

1. The developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. **Such construction of the building shall be completed by the developer within 30 (Thirty) months from the date of obtaining building sanction plan.** It is also stated under any circumstances date of completion of the building shall not be extended beyond the period as stated above other than situation will arise i.e., civil war, earthquake, natural calamity, pandemic situation etc.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tube-well, water storage tank, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtain temporary electric connection shall be provided and other facilities as are required to be provided as residential building self-contained apartment and constructed space for sell and/or residential flats and/or constructed space therein on ownership basis.

4. The developer shall be authorized in the name of the owner in so far as the necessary to apply and obtain quotas, enlistment and other allocations for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage the building and other inputs and facilities required for the construction enjoyment of the building for which purpose the owner also executed and registered in favour of the developer a power of attorney in this deed.

5. The developer shall at its own cost and expenses and without creating a financial or other liability on the owner construct and complete the building and various units and/or apartments herein in modification thereof made caused to be made by the developer with the consent of the owners in writing.

6. The Land owner will vacate tenant possession after sanctioned of the building plan.

ARTICLE - XI : COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoing in respect of the owners' allocation of the said building according to dues as and from the date of handing over vacant possession by the owners till as provided hereafter.
2. It is agreed by the parties that the cost of obtaining of building sanction plan, the revised sanction plan, its amendments and modifications of the entire building including Architect's fees are to be borne by the said Developer. All Municipal rents, rates and taxes of the said property prior to handing over the vacant possession of the said land to the Developer for construction shall be borne by the owner but the developer shall pay the Municipal rents, rates and taxes from the date of taking over of the possession of the said property upto the time of handover of owner's allocation.
3. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upon the portion of the owner's allocation, the developer shall give written notice to the owner requesting the owner to take possession of the owners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the agreement and according to the specification and plan thereof and certificate of the architect herein produced to the effect then after 30(thirty) days from, the date of service of such notice and at all times thereafter the owners shall be other public

outgoings of and impositions whatsoever the (hereinafter for the sake of brevity) referred to as the said rates payable in respect of the owners allocation, the said rates to be apportioned prorate with reference to the saleable space in the building if they are levies on the building as a whole.

4. The owners and the developer shall punctually and regularly pay for their respective allocation of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer and both the parties shall keep each other indemnified against all claims, actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owner of the developer in his behalf.

5. As and from the date of service of notice of possession, the owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both owners' and developer's allocation and the said charges to include proportionate share of premises for insurance of the building, water, fire and savaging charges and taxes light, sanction and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electric and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways,

corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

6. It is agreed by the parties that the Developer shall be entitled to enter into any agreement for sale in respect of their allocated portion to different prospective buyers and simultaneously to sale out those portions either in a manner of flats or covered areas to different buyers against such monetary consideration which the owner shall not be entitled to interfere in any manner whatsoever.

ARTICLE - XII : LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the owners to defend all actions, suits and proceedings which may arise in respect of the development of said premises and all costs charges and expenses incurred for that purpose with the approval of the owners shall be born and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the owners' applications and other documents may be required to be signed of made by the owner's relative to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonable required to be done in the matter and the owners shall executed any such additional power of attorney and/or authorization as may be required by the developer for the developer for the purpose and the owners also undertake to sign and execute all such additional appliance and other documents the case may be provided that all such acts deeds and things do not in any way

infringe of the right of the owners and / or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode or service available demand to have been served on the owners if deliver by hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered Office of the developer.

3. Both the developer and the owners shall frame a scheme for the management and administration of the said building or buildings and / or common parts thereof the owners hereof the owners hereby / association / holding organization do hereby give their consent to abide by the same.

4. The name of the building is mutually settled as "**GANESH BHAWAN**".

5. As and from the date of completion of the building the developer and / or its transferees and the owners and / or their transferees shall be liable to pay and bear proportionate charge on account of ground rent and wealth tax and other taxes payable in respect of their spaces.

6. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being suppressed by this agreement and the owner agreed to indemnify and keep

indemnified the developer against any or all claims made by the third party in respect of the said premises.

ARTICLE - XIII : CONSTRUCTION

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and any unforeseen reasons beyond the control of the developer and shall be suspended from performing the obligation within the stipulated period.

2. Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, pandemic situation, strike and / or other commotion being to the reasonable control of the developer.

ARTICLE - XIV: ARBRITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation or may of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agreed to the case, otherwise to two-arbitrations one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Indian Arbitration and Condition Act, 1996 and its modification time to time.

I, **SMT ANJALI SAHA, (PAN NO. BIRPS7722M), (AADHAR NO. 2549 3586 9459)**, wife of Sri Ganesh Chandra Saha, by Faith - Hindu, by Nationality - Indian, by Occupation - Household duties, residing at 100, Rastraguru Avenue, P.O. Dum Dum, P.S. Dum Dum,, in the District of North 24 Parganas, Kolkata-700 028, appointed **SRI RAJIB SAHA, (PAN NO. AXXPS6140B), (ADHAR NO. 2164 8865 7854)**, son of Sri Ram Lal Saha, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 44/22, Shyamnagar Road, P.O. Bangur Avenue, P.S. Dum, Dum, Kolkata - 700 055, District North 24 Parganas as my true and lawful Attorney and Agent for me, in my name and on my behalf, to execute and perform all or any of the following acts, deeds, matter and things as mentioned hereinafter.

1. That the said attorney shall look after and take care of the aforesaid land in my absence and shall work, manage, control and supervise and management of the property referred to above.
2. To appear before the necessary authorities, including collector of North 24 Parganas and B.L & L.R.O, the local municipal authority concern for the purpose of obtaining necessary permissions for building plan in respect of our above mentioned and below schedule property and to sign necessary documents or in prescribed form issued by the respective authority under the provisions of law and in respect thereof if any payments is to be required he will pay the same with their fund.
3. To appear and act either personally or through agent in the court of civil, revenue or criminal court and before all authorities, government bodies, local authority any statutory body and authority, municipal authority, companies, firms and also before

the arbitrators and necessary payments will made by them.

4. To give letters and writing and/or undertaking as may be required from time to time by the local municipal authority and/or other concerned authorities in respect of my above mentioned and below scheduled property.

5. To negotiate on terms and enter into agreement for sale in respect of Developers allocation absolutely to the intending purchaser or purchasers and to grant valid receipt for the same.

6. To appear and present necessary sale deed in respect of developers allocation for registration and admit execution before the appropriate authority for registration and to do all acts, deed, and things and receive consideration money which my said attorney shall consider necessary for conveying Developers allocation described in Schedule "C" hereinbelow, **save and except owner's allocation.**

7. That the said attorney above named shall have power to represent me and to sign all or any of the document or documents on my behalf in respect of developers allocation and to present the same before the competent court of law and/or before the competent authority and shall have power to defend or prosecute all suits appeals, misc. appeals, case or cases or other proceedings in any other places named above, **save and except owner's allocation.**

8. To sign and verify complaints, written statement, petitions and applications of all kind and to file them in any such court or office in our name on my behalf.

9. That the said attorney above named shall have power to make sign and verify all applications or objections to Municipal

and other appropriate authorities for all and any sanction, permission or consent etc. required by law in connection with the aforesaid case.

10. That I the above named principals also authorize the attorney above named, to accept services of any summons, notice or writ issued and generally to do all lawful acts necessary for the above mentioned case.

11. To appoint leaders, solicitors, advocates to appear and act in any court or in any government's departments and local municipal authority concerned and to revoke such appointments and to any other in then place and stead.

12. **GENERAL TO AND TO PERFORM** all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do the same.

13. That my said attorney has every right to construct the proposed G+III storied building according to the sanctioned building plan.

14. That my said attorney has power to execute agreement for sale and to receive advance and final payments in respect of developers allocation to be constructed on the said land **save and except owner's allocation.**

15. **AND I** do hereby agree that all the acts, deeds and things fully and morefully described in the foregoing paragraphs will lawfully done by my said attorney shall be construed as acts, deeds and things done by me and I undertake to rectify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done by the virtue of this powers hereby given.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of Bastu land measuring **04 Cottha 12 Chittacks 11.25 Sq.ft. more or less** together with cement flooring pucca **Two storied structure** standing thereon, having its covered area measuring **more or less 1600 Sq.ft (800 Sq.ft each floor)** lying and situates at **Premises No. 100, Holding No. 48, (Old), 108 (New) Rastraguru Avenue, Kolkata-700 028, P.S. Dum Dum, in the District of North 24 Parganas Mouza-Dum Dum House, J.L. No. 19, Re. Sa. No. 237, comprised in R.S. Dag No. 252, L.R. Dag No. 506 under R.S. Khatian no. 44, L.R. Khatian no. 27, Ward No. 8 of South Dum Dum Municipality, A.D.S.R.O. Cossipore Dum Dum, which butted and bounded by:**

ON THE NORTH BY : By Jheel;

ON THE SOUTH BY : By Municipal Road.

ON THE EAST BY : By Property of Biswatosh Sen.

ON THE WEST BY : By Property of Probodh Dasgupta.

SCHEDULE "B" ABOVE REFERRED TO

(OWNERS' ALLOCATION)

shall mean **50% of Ground Floor (South-East side), 50% of First Floor (South-East side) and entire Second Floor** of the Building Sanctioned area of the proposed **G+III storied building** and LAND OWNER will get in addition **Rs. 5,00,000/- (Rupees**

Five Lakh) only and out of Rs. 5,00,000/- (Rupees Five Lakh), Rs. 1,00,000/- (Rupees One Lakh) only is non refundable and Rs. 4,00,000/- (Rupees Four Lakh) only is refundable and if any additional floor constructed over the proposed G+III storied building then LAND OWNER will get additional 20% (from North-West side) of Building Sanctioned area.

SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT rest of the total constructed area on the Schedule 'A' property hereinabove as per proposed valid sanction plan together with undivided importable proportionate share or interest over the aforesaid Schedule "A' property save and except the Owner's Allocation more fully described in the Schedule "B" hereinabove along with right of egress and ingress over the main entrance gate and all other common rights in the landings, lobbies, stair cases, passages, sewerages, drainages, electrical installations, top roof of the proposed new building including all amenities, facilities and benefits in respect thereof.

SCHEDULE "D" ABOVE REFERRED TO
(COMMON FACILITIES)

Common facilities and amenities shall mean corridors, lift, roof stair ways, passage, ways, inside the project, pump room, tube well overhead reservoir, water pump and motor, underground reservoir, 24 hours water supply, and other facilities which may be mutually agreed upon among the parties and required for the

establishment, location, enjoyment, maintenance and / or management of the project.

SPECIFICATION OF THE WORKS TO BE EXECUTED IN NEW BUILDING

- 1) **R.C.C. FOUNDATION** and framed structure as per designed by the Structural Engineer and Soil Test. Antitermite Treatment shall be done in the foundation area and where necessary, 18 Mtr. R.C.C. Pilling shall be done. All R.C.C. work shall be of M 20 Concrete proper curing and standard specification of all work shall be maintained.
- 2) **BRICK WORKS**- Outside Walls 8" (1:5), 5 (1:4) with wire netting in alternate layers of brick work.
- 3) **FLOORING**- All floors with 4" skirting will be made of Standard Quality Marble (Size - 600 x 600) or Vitrified tile (600 x 600) Johnson Marbonite or equivalent, marble (special; marwar)
- 4) **DOORS**:- All door frames 4" x 2.5" will be Malaysian Sal Wood. All door pallahs 35 mm (excluding Main Door made of C.P. Teak Wood), Flash door on the other room, PVC door on Toilet, One Godrej Lock will be provided for main entrance of the flat. 12" & 6" Tower Bolt (Brass), handle (Brass 2 Nos.) will be provided for inside doors.
- 5) **WINDOWS**- All windows will be made of Aluminum Open type system with necessary fittings.

- 6) **KITCHEN**- Granite Platform with Stainless Steel Sink and colored Glazed Tiles (15" x 12") up, to 3 Ft. level ht. above the cooking platform.
- 7) **INTERIOR WALLS**:- All the interior walls, ceiling will be finished by PUTTY.
- 8) **TOILETS**- Colored Glazed tiles up to 06', one White Parrywear European Commode with one Shower, Hot and Cold line with ESCO fittings of Jaguar Company in Two toilets shall be provided and One wash basin will be provided on the each of the Dining room of the Land owner's allocation flats.
- 9) **ELECTRIC**- Adequate electrical points considering plan/feasibility will be provided in each floor which includes 15 Amp. socket point in which Two A.C. point in Two Bed Room and Two Geyser Point in Two Toilets will be provided and 4 Nos. other 15 Amp. Socket Point in different places for Fridge/Micro-Oven/Chimney & Cable/T.V. (Concealed) points shall be provided in respective area.

All electrical points switches will be Legrand/Anchor/Roma switches Three (3) Phase D.B. Box will be provided in each flat earthing of flats, Lift will be provided in the building Cables shall be used Finolex/Havells Copper insulated wire.

- 10) **Reinforcement**- Reinforcement will be used for the building ISI Branded Rod.

- 11) **CEMENT-** ACC/Ambuja/LTT/ Ultratech/Birla Super will be used for the building. All cement will be of O.P.C.
- 12) **ANTITERMITE TREATMENT** will be done before sand filling and after foundation casting and where necessary as per site condition. Roof treatment with proper material
- 13) One Collapsible Gate at the main entrance of the building.
- 14) All Grills will be minimum 12 mm x 12 mm Sq. Bar. All Windows Grills and will be applied two coats of synthetic enamel paint over one coat of primer.
- 15) Internal concealed water pipe will be of Supreme CPVC Pipe all external pipe will be UPVC Pipe.
- 16) Front Elevation shall be done from Aesthetic and Modern Point of View & external wall of the building will be provided by Weather Shield Exterior Paints. Alcov, cupboard/wall almirah shall be provided for proper storing where required/possible.
- 17) One Deep Tube Well with pump and motor shall be provided for water distribution through overhead water tank and also municipal water connection in underground reservoir.
- 18) One 5 passenger Lift with License will be provided as common facility.
- 19) Boundary wall Parapret wall shall be completed with proper

illumination, Roof treatment shall be done.

- 20) One Caretaker Room (for living) shall be constructed if so required.
- 21) All common ground floor areas shall be finished by decorative Chequered tiles etc.
- 22) Any point seemed to necessary may be incorporated with agreement.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature on this Agreement on the day, month and year first above.

SIGNED, SEALED AND DELIVERED

By the parties at **DUM DUM**

In the presence of

1. Chandrasekhar Bhattacharya
19/33, Mall Road, K. S. Saram
P.S. Dum Dum,
KOL. 700 030.

Anjali Saha.

SIGNATURE OF THE LAND OWNER

2. Jagjit Chatterjee
17/6, K. S. Saram
P.S. Dum Dum
KOL. 700 030

ANJALI SAHA ENTE
Anjali Saha
Prop

SIGNATURE OF THE DEVELOPER

Anjali Saha

**SIGNATURE OF THE ATTORNEY
HOLDER**

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the said sum of **Rs. 5,00,000/- (Rupees Five Lakh) only** out of that Rs. 1,00,000/- (Rupees one Lakh) only is non refundable and Rs. 4,00,000/- (Rupees Four Lakh) only is refundable Security money

Anjali Saha

SIGNATURE OF THE LAND OWNER

WITNESSES: -

1) *Chandrasekhar Bhattacharya*

2) *Sujit Bhattacharya*

DRAFTED BY :

Soumitra Bhattacharya
Soumitra Bhattacharya

Advocate,

**Barasat Judges' Court, Barasat
(F/No. 458/460/88).**

TYPED BY -

Rupak Das
**Rupak Das,
9, Thana Road,
Kolkata-700 028.**

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : ANJALI SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Anjali Saha

Signature of the Presentant

Executant/Calmant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RAJIB SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Rajib Saha

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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



192022230204611171

GRN Details

GRN:	192022230204611171	Payment Mode:	Online Payment
GRN Date:	06/12/2022 14:51:56	Bank/Gateway:	State Bank of India
BRN :	IK0BZRIUL7	BRN Date:	06/12/2022 14:53:45
GRIPS Payment ID:	061220222020461116	Payment Init. Date:	06/12/2022 14:51:56
Payment Status:	Successful	Payment Ref. No:	2003417195/3/2022

[Query No**/Query Year]

Depositor Details

Depositor's Name:	SAUGATA BHATTACHARJEE
Address:	13/6, K B SARANI
Mobile:	9681357727
Email:	saugbhat39@gmail.com
Depositor Status:	Others
Query No:	2003417195
Applicant's Name:	Mr SOUMITRA BHATTACHARYA
Identification No:	2003417195/3/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	06/12/2022
Period To (dd/mm/yyyy):	06/12/2022

Payment Details

Sl No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003417195/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	19571
2	2003417195/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	5028
			Total	24599

IN WORDS: TWENTY FOUR THOUSAND FIVE HUNDRED NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1506-15727/2022	Date of Registration	07/12/2022
Query No / Year	1506-2003417195/2022	Office where deed is registered	
Query Date	03/12/2022 6:06:32 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SOUMITRA BHATTACHARYA 31/12, KHUDIRAM BOSE SARANI, P.O. MALL ROAD, KOLKATA-700080, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700080, Mobile No. : 9681357727, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value	Rs. 30,00,000/-	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Stamp duty Paid (SD)	Rs. 20,071/- (Article:48(g))	Market Value	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	Rs. 1,05,15,935/-	
		Registration Fee Paid	
		Rs. 5,028/- (Article:E, E, E.)	

Land Details :



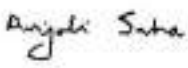
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Rastraguru Avenue, Mouza: Dumdum House, Premises No: 100, , Ward No: 8, Holding No:108 JI No: 19, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-506 (RS -)	LR-27	Bastu	Bastu	4 Katha 12 Chatak 11.25 Sq Ft	25,00,000/-	94,35,935/-	Property is on Road
Grand Total :					7.8633Dec	25,00,000 /-	94,35,935 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	5,00,000/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	5,00,000 /-	10,80,000 /-	



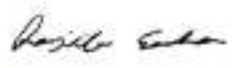
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANJALI SAHA Wife of Mr GANESH CHANDRA SAHA Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
100, RASTRAGURU AVENUE, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: B1xxxxxx2M, Aadhaar No: 25xxxxxxxx9459, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA MANASHA ENTERPRISE 44/22, SHYAMNAGAR ROAD, City:- Dum Dum, P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AXxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJIB SAHA (Presentant) Son of Mr RAM LAL SAHA Date of Execution - 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:23PM	 LTI 07/12/2022	 07/12/2022
44/22, SHYAMNAGAR ROAD, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx0B, Aadhaar No: 21xxxxxxxx7854 Status : Representative, Representative of : MAA MANASHA ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAUGATA BHATTACHARJEE Son of Late BYOMOKESH BHATTACHARJEE 31/12, K.B. SARANI, City:- Dum Dum, P.O:- MALL ROAD, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080			
	07/12/2022	07/12/2022	07/12/2022

Identifier Of Mrs ANJALI SAHA, Mr RAJIB SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJALI SAHA	MAA MANASHA ENTERPRISE-7.86328 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJALI SAHA	MAA MANASHA ENTERPRISE-1600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Rastraguru Avenue, Mouza: Dumdum House, Premises No: 100, , Ward No: 8, Holding No:108 JI No: 19, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 506, LR Khatian No:- 27	Owner:অঞ্জলি সাহা, Gurdian:গনেশ চন্দ্র সাহা, Address:মিড Classification:বাড়, Area:0.07880000 Acre,	Seller is not the recorded Owner as per Applicant.

On 07-12-2022

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.

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

Presented for registration at 14:18 hrs on 07-12-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RAJIB SAHA ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,15,935/-

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

Execution is admitted on 07/12/2022 by Mrs ANJALI SAHA, Wife of Mr GANESH CHANDRA SAHA, 100, RASTRAGURU AVENUE, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Mr SAUGATA BHATTACHARJEE, , Son of Late BYOMOKESH BHATTACHARJEE, 31/12, K.B. SARANI, P.O: MALL ROAD, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

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

Execution is admitted on 07-12-2022 by Mr RAJIB SAHA, PROPRIETOR, MAA MANASHA ENTERPRISE (Sole Proprietorship), 44/22, SHYAMNAGAR ROAD, City:- Dum Dum, P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SAUGATA BHATTACHARJEE, , Son of Late BYOMOKESH BHATTACHARJEE, 31/12, K.B. SARANI, P.O: MALL ROAD, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,028.00/- (B = Rs 5,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 2:53PM with Govt. Ref. No: 192022230204611171 on 06-12-2022, Amount Rs: 5,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZRIUL7 on 06-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 19,571/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1169, Amount: Rs.500.00/-, Date of Purchase: 05/11/2022, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 2:53PM with Govt. Ref. No: 192022230204611171 on 06-12-2022, Amount Rs: 19,571/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZRIUL7 on 06-12-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 533600 to 533634

being No 150615727 for the year 2022.



Digitally signed by KAUSTAVA DEY

Date: 2022.12.09 11:32:10 +05:30

Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/12/09 11:32:10 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)

Digitally signed.