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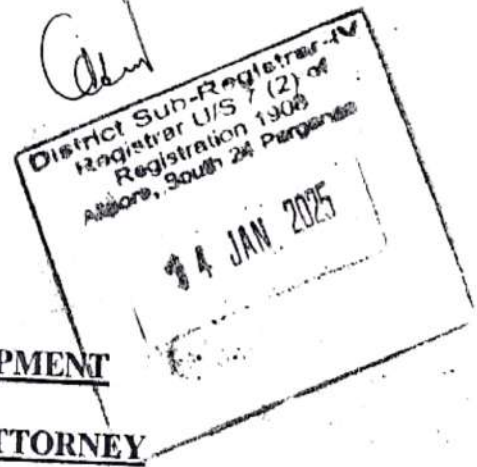


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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19/01/2025
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Certified that the document is advanced in
Registration. The signature shown and the
counterpart sheet attached with the
document are the part of this document.



AGREEMENT FOR DEVELOPMENT
WITH
DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY is made on this the 14th day of January, 2025

BETWEEN

15931

10 JAN 2025

No.....Rs. /- Date.....

Name:- B. C. LAHIRI
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vender

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20/1/25
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(1) SMT. ALPANA SAFUI, (PAN-CTUPS7816R & Aadhaar No.4941 5605 3742), wife of Late Sankar Safui, (2) SRI ABIRLAL SAFUI, (PAN-GBIPS1373D & Aadhaar No.7926 6538 9202), son of Late Sankar Safui, both by faith-Hindu, Indian, by occupation-Housewife & Business, (3) MS. SUBARNA SAFUI, (PAN-GPCPS5491L & Aadhaar No.7717 6396 8666), & (4) MS. SUMANA SAFUI, (PAN-LBHPS8485A & Aadhaar No.7919 3876 2743), both daughter of Late Sankar Safui, all by faith-Hindu, Indian, by occupation-Homemaker, all residing at 18, Garfa Main Road, Safui Para, P.O. Haltu, P.S. Garfa, Kolkata-700 078, hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

M/S. A. R. CONSTRUCTION a Proprietorship firm having its office at 128, Garfa Main Road, P.O. Haltu, Kolkata-700078, represented by its Proprietor, SRI AJOY KUMAR ROY, (PAN-AFKPR5631P & Aadhaar No.7841 9798 8854), son of Late Krishna Kumar Roy by faith-Hindu, by Occupation -Business, residing at 128, Garfa Main Road, P.O. Haltu, P.S. Kasba, now Garfa, Kolkata-700078, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS one Sri Panchkari Mondal was the lawful owners and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 36 Decimals be the same a

more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2, comprised in R.S. Dag No.878, appertaining to R.S. Khatian No.177, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. Kasba now Garfa, Sub-Registry office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written and his name was duly recorded in the finally published Settlement record or right as the absolute owner thereof.

AND WHEREAS while the said Sri Panchkari Mondal enjoyed the said land, died intestate leaving behind his three sons Sri Anil Kumar Mondal, Sri Pulin Kumar Mondal, Sri Ranjit Kumar Mondal and one daughter Smt. Nihar Bala Naskar as his only legal heirs and successors, who jointly inherited the said land, left by the said deceased, as per Hindu Succession Act. 1956.

AND WHEREAS thus the said Sri Anil Kumar Mondal, Sri Pulin Kumar Mondal, Sri Ranjit Kumar Mondal and Smt. Nihar Bala Naskar jointly became the owners of the said land measuring 36 Decimals more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS out of natural love and affection, the said Sri Anil Kumar Mondal, Sri Pulin Kumar Mondal, Sri Ranjit Kumar Mondal and Smt. Nihar Bala Naskar jointly granted, transferred and conveyed a portion of the said land measuring 12 Decimals equivalent to 7 Cottah 4 Chittak be the same a little more or less, more fully described in the First Schedule hereunder written, by a Bengali Deed of Gift, dated 24.06.1983, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.82, page from 194 to 200, Deed No.3427 for the year

1983, unto and in favour of their cousin brother Sri Sankar Safui, since deceased, being the husband of Owner no.1 and father of owner no.2 to 4 herein.

AND WHEREAS the said Sri Sankar Safui mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.220, Garfa Main Road, vide Assessee No.31-106-02-0716-5, Kolkata-700078, upon payment of rates and taxes thereto and constructed a dwelling structure on the said land or part thereof.

AND WHEREAS while the said Sankar Safui enjoyed the said property, died intestate on 14.01.2024 leaving behind him surviving his wife Smt. Alpana Safui, one son Sri Abirlal Safui and two daughters Ms. Subarna Safui and Ms. Sumana Safui, as his only legal heirs and successors, who jointly inherited the said property, left by the said deceased, as per Hindu Succession Act. 1956

AND WHEREAS the Owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said KMC Premises No.220, Garfa Main Road, vide Assessee No.31-106-02-0716-5, Kolkata-700078, upon payment of rates and taxes thereto and recorded their names in the office of the B.L. & L.R.O and the said land is recorded as L.R. Dag No.878 under L.R. Khatian No.3189, 3190, 3191, 3202, in their names in the L.R. Settlement record of right as the absolute owner thereof.

AND WHEREAS thus the Owners herein are in peaceful and uninterrupted possession of the said land net measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a little more or less together with structure

standing thereon and exercising the rights of Ownership thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a III storied building on the said land after demolition of the existing structure, but due to inexperience, the Owners have placed their offer to the Developer to entrust the development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

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

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

ARTICLE - I : DEFINITION

- 1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a more or less together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2, comprised in R.S. & L.R, Dag No.878, appertaining to R.S. Khatian No.177 corresponding to L.R. Khatian No.3189, 3190, 3191, 3202, being KMC Premises No.220, Garfa Main Road, Assessee No.31-

106-02-0716-5, Kolkata-700078, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. Kasba now Garfa, Sub-Registry office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written.

- 1.4 NEW BUILDING: shall mean and include such III storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNERS' ALLOCATION: shall mean and include the Owners herein shall be entitled to get **40% (forty percent)** of the proposed III storied building, comprised of entire **Ground floor flat** and **two car parking spaces** and remaining portion on **Second floor back side**, together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of **Rs.3,00,000/-** (Rupees Three Lakh only) as and by way of forfeiture money, paid by the Developer to the Owners at the time of signing this Agreement for Development.
- 1.7 DEVELOPER'S ALLOCATION : shall mean and include save and except the Owners' allocation, the Developer herein shall be entitled to get **60% (Sixty percent)** of the proposed III storied building together with undivided proportionate share in the land with right to

use and enjoy the common areas and facilities to be provided in the proposed building.

- 1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II: DATE OF COIMMENCEMENT

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

ARTICLE -III: OWNERS' REPRESENTATION

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

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

ARTICLE-IV: DEVELOPER'S REPRESENTATION

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

ARTICLE-V: DEVELOPMENT WORK

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

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

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at its own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the 24 (Twenty Four) months from the date of Sanction Building Plan, to be sanctioned by the Kolkata Municipal Corporation.

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

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

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

ARTICLE-VII: OWNERS' COVENANTS

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

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

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have

no right to claim anything except the Owners' allocation in the said building.

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

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

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the

Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

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

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

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

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

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

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

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date.

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SMT. ALPANA SAFUI**, (PAN-CTUPS7816R & Aadhaar No.4941 5605 3742), wife of Late Sankar Safui, (2) **SRI ABIRLAL SAFUI**, (PAN-GBIPS1373D & Aadhaar No.7926 6538 9202), son of Late Sankar Safui, both by faith-Hindu, Indian, by occupation-Housewife & Business, (3) **MS. SUBARNA SAFUI**, (PAN-GPCPS5491L & Aadhaar No.7717 6396 8666) & (4) **MS. SUMANA SAFUI**, (PAN-LBHPS8485A & Aadhaar No.7919 3876 2743), both daughters of Late Sankar Safui, all by faith-

Hindu, Indian, by occupation-Homemaker, all residing at 18, Garfa Main Road, Safui Para, P.O. Haltu, P.S. Garfa, Kolkata-700 078, hereinafter referred to as the OWNERS/PRINCIPALS of the send greetings.

AND WHEREAS for the purpose of construction of the proposed III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, I, the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer M/S. A. R. CONSTRUCTION a Proprietorship firm having its office at 128, Garfa Main Road, P.O. Haltu, Kolkata-700078, represented by its Proprietor, SRI AJAY KUMAR ROY, (PAN-AFKPR5631P & Aadhaar No.7841 9798 8854), son of Late Krishna Kumar Roy by faith-Hindu, by Occupation - Business, residing at 128, Garfa Main Road, P.O. Haltu, P.S. Kasba, now Garfa, Kolkata -700078, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 3 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate our said Attorney shall deem fit and proper.

- 4 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 5 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions, as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 6 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

7 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

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

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

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a more or less together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2, comprised in R.S. & L.R, Dag No.878, appertaining to R.S. Khatian No.177 corresponding to L.R. Khatian No.3189, 3190, 3191, 3202, being KMC Premises No.220, Garfa Main Road, Assessee No.31-106-02-0716-5, Kolkata-700078, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. Kasba now Garfa, Sub-Registry office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : 12'ft. wide K.M.C. Road,

On the South : Land of R.S. Dag No.878,

On the East : Land of R.S. Dag No.871,

On the West : Land of R.S. Dag No.885, 884, 879,

SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

ALL THAT the Owners herein shall be entitled to get 40% (forty percent) of the proposed III storied building, comprised of entire Ground floor flat and two car parking spaces and remaining portion on Second floor back side, together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of Rs.3,00,000/- (Rupees Three Lakh only) as and by way of forfeiture money, paid by the Developer to the Owners at the time of signing this Agreement for Development.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the Developer herein shall be entitled to get 60% (Sixty percent) of the proposed III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.
3. Aluminium channel sliding window 3/8 bar steel grill with glass panes and other necessary fittings will be provided in the window.
4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.

5. Flooring will be of 2' x 2' size white marble/Tiles and normal dado of.
6. In the kitchen 6'ft x 12'-6" black stone slab cooking platform with steel sink and glazed tiles up to 3'ft height from the side of black stone slab.
7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode , and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet.
- 8 Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-
 - Bed room – Two light point, one fan point and one 5 Amp plug
 - Dining – One 15 amp plug point, two light point, one fan point.
 - Kitchen - one light point, one power point, one exhaust fan point.
 - Toilet - One light point and one exhaust fan point
 - Balcony – one light point.
9. Plaster of parish on the walls inside the flat.
10. Outer walls will be weather coat.
11. Concealed pipe line with low down cistern in the toilet.
12. All pipe line will be of plastic high density.
13. All masonry, sanitary, structural electrical painting work will be done as per specification of the Engineer to be engaged by the Developer.
14. That Balcony will be covered up to 2'ft. 6" inch and balance will open.
15. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:-

1. *[Signature]*

Alpana Sanyal

Alvin Lal Sanyal
Sumana Sanyal
Subarna Sanyal

OWNERS/PRINCIPALS

2. *[Signature]*
Alipore Police Court
28.11.18

A. R. CONSTRUCTION

[Signature] Proprietor
DEVELOPER/ATTORNEY

Drafted by:-

[Signature]
Advocate,
Alipore Police Court,
Kolkata-700027.

RECEIVED from the within named Developer the within mentioned sum of **Rs.3,00,000/-**-(Rupees Three Lakh)only, being the forfeiture money, paid by the Developer as per memo below :-

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
paid by	Cheque		Rs. 3,00,000/-

Total... Rs.3,00,000/-

(Rupees Three Lakh) only

WITNESSES:-

1. *Alpana Safui*

Alpana Safui

Abir Lal Safui
Sumana Safui

Subarna Safui
OWNERS

2. *Pratik Saha*

		Thumb	1 st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *Sumona Saha*

		Thumb	1 st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *A. Animesh Ray*

		Thumb	1 st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature:

		Thumb	1 st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *Alhanna Safi*

		Thumb	1 st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *Alvin Lal Sufi*

		Thumb	1 st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *Subarna Safi*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 12234 to 12265
being No 160400332 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.01.14 13:09:32 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 14/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.