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प. पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 263362

certified that the document is admitted to registration. The signature sheets and the documents attached with this document are the part of this document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

17 MAY 2023

DEVELOPMENT AGREEMENT WITH DEVELOPMENT

POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT

POWER OF ATTORNEY is made on this the 12nd day of May, in the year Two Thousand Twenty Three (2023)

BETWEEN

Contd....., P/2

SRI SAMIRENDRANATH SARKAR, (PAN - AIQPS6790R) (Aadhaar - 4995 3386 4540), son of Late Durga Kali Sarkar, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 1, Hari Mohan Mukherjee Lane, Post Office - Salkia, Police Station - Golabari, District - Howrah, Howrah - 711106, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

M/S. TRANQUIL DEVELOPERS, (PAN - AAJFT5921E) a Partnership Firm, having its registered office at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, represented by its **either or survivors** partners namely (1) **SRI PARITOSH SHIL**, (PAN - AYWPS6938D) (Aadhaar - 4872 1218 3349), son of Sri Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, (PAN - DGGPS7150N) (Aadhaar - 7603 4343 1416), wife of Sri Paritosh Shil, both by religion - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Police Station -

Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, hereinafter called and referred as to the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

SUBJECT MATTER OF TITLE

WHEREAS one Dhananjay Roy Mondal, was the recorded owner and well sufficiently entitled of land measuring about 66 Sataks more or less, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, ^{LR Khatian no - 367} within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, in the District 24 - Parganas now District South 24 - Parganas and his name has been recorded in Revisional Settlement records.

AND WHEREAS while having absolute seized and possessed the said Plot of land, the aforesaid Dhananjay Roy Mondal, by virtue registered Bengali Bikroy Kobala sold, transferred and conveyed the said land measuring an area of 66 Sataks more or less, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25,

vi. 2. Sataks

S. N. Sen
 Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. ^{L.R. Khatian no - 367.} Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, in the District 24 - Parganas now District South 24 - Parganas, in favour of Lakhi Kanu Mondal (now deceased), which was duly registered in the office of the Sub-Registrar, at Alipore and recorded in Book No. I, Being No. 7633, for the year 1962.

S. N. Sen
AND WHEREAS by way of aforesaid Deed of Bengali Kobala the said Lakhi Kanu Mondal (now deceased) became the absolute sole owner of land measuring an area of 66 Sataks more or less, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. ^{L.R. Khatian no - 367.} Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title and interest over the said plot of land, free from all sorts of encumbrances.

AND WHEREAS while having absolute seized and possessed the aforesaid plot of land, the said Lakhi Kanu Mondal died intestate leaving behind his surviving wife namely Kamala Bala Mondal and three sons namely Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal as his legal heirs and successors who

jointly inherited the aforesaid plot of land, left by the deceased Lakhi Kanu Mondal as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the aforesaid Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of 66 Sataks more or less, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS finding it difficulties to attend day to day affairs in respect of the said huge landed property as and when necessary required, due to their personal reasons, the said Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal, had duly executed a registered Power of Attorney dated 08/03/1996, unto and in favour of Madhu Sudhan Mondal and Madhan Chandra Mondal, for the purpose of day to day affairs and

shall do the acts, deed and things on their behalf including sell, etc. to the intending purchaser or purchasers, by way of registered Deed, attending and signing the deeds in their favour, which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. IV, Volume No. 1, Pages 287 to 290, Being No. 47, for the year 1996.

AND WHEREAS in view of some healthy profit from the aforesaid plot of land, the said Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal through their Attorneys, sub-divided the aforesaid plot of land measuring about 66 Sataks more or less, into several small plots with proper demarcated portion, along with common passage in between the plots, in order to sale the same in favour of the intending purchaser or purchasers.

AND WHEREAS while having seized and possessed the aforesaid the aforesaid Kamala Bala Mondal, Bibhuti Bhusan Mondal, Bipand Barun Mondal and Padhito Baban Mondal through their Attorneys, by way of Bengali Bikroy Kobala sold, transferred and conveyed a portion of land measuring an area of 02 Cottahs, 12 Chittacks & 27 Square Feet more or less, out of 66 Sataks more or less, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25,

Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, in favour of Samirendranath Sarkar, which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 23, Pages 285 to 294, Being No. 884, for the year 1996.

AND WHEREAS by virtue of aforesaid Bengali Kobala the said Samirendranath Sarkar, became the absolute sole Owner of the said Bastu land measuring an area of 02 Cottahs, 12 Chittacks & 27 Square Feet more or less, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest over the said Bastu land, by construct a 400 Square Feet of tile shed structure thereon, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS thus the said Samirendranath Sarkar (the Owner/Vendor herein) thereto became the sixteen annas Owner of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **12** Chittacks & **27** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute ownership rights over the said property, without any kind of hindrance, objection, obstruction, interference, lispenden, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.

AND WHEREAS the said Owner/Vendor herein, being the absolute Owner and occupier of the aforesaid property, have made up his mind to develop the said property being admeasuring about **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **12** Chittacks & **27** Square Feet more or less, lying and situated at Mouza

- Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, by constructing a residential multi storied building, upon the aforesaid property according to the Rajpur Sonarpur Municipality sanction building plan, but due to insufficiency knowledge as well as less experience and acumen in the field of construction, the Owner/Vendor had sought the professional expertise with financial soundness of Developer or Developers who can undertake the responsibility of construction of such building upon the said property at his/their own arrangement and expenses.

AND WHEREAS upon the aforesaid representation of the Owner and on subject to verification of title of the Owner, concerning the said property, the Developers namely **TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its Partners namely (1) **SRI PARITOSH SHIL**, son of Sri Parimal Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, have agreed to develop the said property by constructing a new building at the said property in accordance with

the proposed with the Rajpur Sonarpur Municipality sanction building plan on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

ARTICLES - I:

1. **DEFINITION:** - For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

ARTICLES - II:

- A. **OWNER/VENDOR:** - shall mean **SRI SAMIRENDRANATH SARKAR**, son of Late Durga Kali Sarkar, hereinafter called and referred to as the Owner/Vendor and her heirs, executors, administrators, legal representatives and/or assigns.
- B. **DEVELOPERS:** - shall mean **TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its Partners namely (1) **SRI PARITOSH SHIL**, son of Sri Parimal Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, hereinafter called and referred as to the Developers and its successors administrators, executors, legal representatives and/or assigns.
- C. **SAID PROPERTY:-** shall mean all the documents of entire of homestead land containing by an estimation of more or less **02**

Cottahs, **12** Chittacks & **27** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, together with all easementary rights, which is more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written.

- D. **PROPOSED BUILDING**: - shall mean the G+4 storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FOURTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.
- E. **BUILDING PLAN**: - would mean such plan to be prepared by the Architect/Engineer for construction of G+4 storied residential building upon the aforesaid property according with sanction plan by the Rajpur Sonarpur Municipality Authority.
- F. **THE ARCHITECT**: - shall mean such qualified person/persons who may be appointed by the Developers for both designing and planning the Building to be constructed on the said property.

- G. **COMMON FACILITIES AND AMENITIES:-** shall mean and include corridors, roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to time and Rules framed there-under or mutually agreed upon by the Owner/Vendor of Flat/s.
- H. **SALEABLE SPACE:** - shall mean flats and the space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- I. **OWNER AND DEVELOPERS:** - the Owner and Developers shall include the Owner and the Developers and also include their respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and Developer's Liability for total construction thereon.
- J. **OWNER'S ALLOCATION:** - shall mean the Owner will be entitled to get (i) Entire First Floor and (ii) 40% of Car Parking Space on the Ground Floor and Top Floor, of the proposed G+4 storied building provided by the Developers as their own costs

and expenses, as fully and particularly set out in the **SECOND SCHEDULE** hereunder written.

- K. **DEVELOPER'S ALLOCATION:** - shall mean the Developers will be entitled to get (i) Entire Second Floor, (ii) Entire Third Floor and (iii) 60% of Car Parking Space on the Ground Floor and Top Floor, at the East Portion (Save and Except the Owner's Allocation), of the proposed G+4 storied building, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written. The Owner shall execute a Development Power of Attorney to the Developers for this purpose.
- L. **SPECIFICATIONS AND AMENITIES:** - materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developers in those flats under reserve portion.
- M. **TIME:** Shall mean the constructing shall be completed within **24 (Twenty Four)** Months from the very day of getting sanctioned plan from the concerned authority. If any Force Majeure came in front of Developers in that event **06 (Six)** months shall be added for any kind of Force Majeure.
2. **COMMENCEMENT:** This Agreement will have effect from the date, month and year at the outset and shall remain in force

until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

ARTICLE - III:

**TITLE AND INDEMNITIES INCLUDING
CONSTRUCTIONAL OBLIGATION**

- (1) That the Owner declare and represent that they have a good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Developers and declare that the original title deeds and relevant documents are lying with them and the Developers or its prospective buyers shall have right to inspect the title deeds and relevant documents as and when such inspection would be required.
- (2) That the said property is free from all sorts of encumbrances and the Owner/Vendor have a good marketable title in respect of the said property without having any claim, in respect of right, title, interest and possession of any person or persons and legally right, title and interest to enter into this agreement with the Developers and Owner/Vendor hereby undertake to indemnify and keep the Developers indemnified against any Third Party's claim and demands whatsoever with regard to the title and Ownership of the Owner/Vendor and the said property is free from all sorts of encumbrances, charges, liens,

lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Owner/Vendor.

- (3) That the Owner/Vendor shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owner as and when required only after satisfying itself that execution of such document shall not cause any harm, damage or financial or any other kind of loss to her and violation of law.
- (4) That all expenses and liabilities for construction which are to be constructed in the said premises shall be borne by the Developers and the Owner shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses and relating to sanctioned plan, Tax Clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- (5) That the Owner herein handover the vacant possession after getting written notice from the Developers in their favour.
- (6) That the Developers shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owner indemnified from and against all Third Party or

Parties claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owner.

- (7) That the Developers shall get the sanctioned building plan proposed to be constructed properly. The Developers shall commence the construction from the very day of obtaining the sanctioned plan and possession from the Owner and shall intimate the actual date of commencement to the Owner by serving a Letter of Commencement of construction and the date so intimated shall deemed to be the Date of Commencement for all purposes in this agreement.
- (8) That the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written is not attracted under Urban Land Ceiling Act, Under Section 27 (2) of the Urban Land (Ceiling & Regulations Act), 1976.

ARTICLE - IV:
EXPLOITATION RIGHT

1. After execution of this Agreement made in terms hereof the Owner grant, exclusive right to the Developers to build upon and to commercially exploit the said plot of land on the basis of the sanctioned plan approved by the Owner by constructing thereon residential flat system building.

2. That the Owner herein will execute a Development Power of Attorney in favour of the Developers in accordance to the terms and conditions of this Agreement only, so that the Developers shall have right to construct such flat system building thereon, to negotiate with the intending purchaser or purchasers of flat to fix-up the price of the flat or flats at its own discretion and receive the booking money or advance payment and full consideration of the flat or flats and car parking spaces in respect of the Developer's Allocation. To appear before any registration authority or authorities for registration of the said flat or flats, car parking spaces together with undivided undemarcated proportionate share of the land nominee or nominees or respective buyer or buyers in respect of the Developer's Allocation.
3. All applications, plan and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner or otherwise at the costs of the Developers and shall pay and bear all submission expenses.
4. That the Developers shall abide by all the laws, by-laws and regulations of the Government, Rajpur Sonarpur Municipality and other statutory authorities.
5. That all documents and registration of all documents that may be necessary and to be executed in accordance with the terms and conditions of the agreement, shall be done at the cost of the Developers.

ARTICLE - V:
BUILDING

1. That the Developers shall commence the construction work immediately after obtaining the sanctioned plan and complete the construction work of the Building including Owner's Allocation within 24 months from the very day of the sanctioned plan from the concerned authority. It is hereby noted that the said period may be further extended for only 06 months in case of any natural calamity such as heavy rain, floods, earthquake, the Developers at its costs and expenses shall obtain "Completion Certificate", Drainage, water connections from the Rajpur Sonarpur Municipality and thereafter shall offer the Owner's Allocation to be delivered to the Owner herein.
2. That the Developers shall first handover possession of flats and car parking space mentioned **SECOND SCHEDULE** hereunder written, to the Owner and shall also handover written letter of possession in favour of Owner and as such Developers also hereby undertake that the Developers will not handover possession to any other person within its Allocations before delivery of the possession to the Owner.

ARTICLE - VI:
CONSIDERATION AND SPACE ALLOCATION

1. In consideration of the Owner having flats and car parking spaces in the proposed new building, the Owner have agreed to grant the exclusive right to the Developers to commercially

exploit the said premises by constructing G+4 storied building thereon, as per sanctioned building plan from the Rajpur Sonarpur Municipality.

2. That the Owner shall be entitled to transfer or dispose of the Owner's Allocation to her nominees without any way disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developers and the Developers or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through of the nominee or nominees of the Owner.
3. That the Developers shall be exclusively entitled to the Developer's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to deed with enter into any Agreement for Sale and transfer the same without any claim, demand, interest whatsoever or howsoever of the Owner and the Owner or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through of the nominee or nominees of the Developers.

ARTICLE - VII:
COMMON FACILITIES

As soon as the said Building is completed, the Developers shall first handover the possession of the Owner's Allocation before handing the possession of the intending purchaser or purchasers of the Builder's Allocation in the said building and on and from the date of putting the Owner's in possession of the Owner's Allocation and at all times thereafter the Owner shall be exclusively responsible for payment of all property taxes and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and equally the Developers shall be exclusively responsible for payment of all the said rates payable in respect of the Builder's Allocation. The said rates to be apportioned with reference to the constructed area in the building if that are levied on the Building as a whole.

ARTICLE - VIII:
COMMON RESTRICTIONS

1. The Owner or the Developers or any of their transfer shall not demolish or permit demolition or any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the permission of the management, society / association / holding organization envisaged herein before in this behalf.

2. That the Owner or Developers or any of their transferees shall permit the Owner/Developers or the Management / Society / Association / Holding Organization and its servants and agents with or without workmen or other at all reasonable time to enter into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintain, repairing and testing, drains, gas and water pipes, electric wires and for any similar purposes.
3. As soon as the building is completed and "Completion Certificate" and water/drainage connections etc. are obtained from the Rajpur Sonarpur Municipality, the Developers shall give written notice to the Owner to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owner shall be exclusively responsible for payment of all Corporation Taxes and other taxes and other impositions whatsoever payable in respect of their allocation and the Developers shall be exclusively responsible for payment of all the said taxes payable in respect of the Developer's Allocation.
4. If there is any amendment of Building Rules or any other Rules, which are applicable for this project by the Competent Authority according to Law in that case all the Owner and Developers herein shall abide by all the amended Rules and Regulations as

per Law and all the expenses should be borne by the Developers.

ARTICLE - IX:
MISCELLANEOUS

1. The Owner herein will execute a registered Development Power of Attorney in favour of the Developers so that the Developers can proceed with the constructional work and get building sanctioned plan from the Rajpur Sonarpur Municipality of the said building smoothly and to negotiate with the intending purchaser or purchasers of the flats and car parking spaces out of the Developer's Allocation and to enter into any agreement for sale with the said purchaser or purchasers and to receive the consideration money in respect of the said flats and car parking spaces out of the Developer's Allocation and to deliver possession of the said flats and car parking spaces in favour of the said intending purchaser or purchasers subject to the prior delivery of flats and car parking spaces to the Owner in respect of the Owner's Allocation mentioned hereinabove.
2. It is agreed that from the date of execution of this Agreement, the Developers shall pay the discharge all taxes and outgoings including Rajpur Sonarpur Municipality Taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said property and which would be payable by the Owner. The Developers shall indemnify or keep indemnified the Owner from the Third Party non-payment.

3. That the Developers shall indemnify and keep indemnified the Owner against all losses, damage, costs, charges, expenses that will be incurred by the Developers or account of arising out of any breach of any of those terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
4. The Owner shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by her Engineer.
5. That all risks, responsibilities, liabilities shall be with the Developers viz. the work of construction, loss of life of labours, mistries and allied nature of things and the Land Owner shall not be liable for such things to anyone including matters relating to direct taxes and dealing with the flat buyers.
6. That the Flat of the Owner's Allocation shall be completed as per specification attached herewith and mentioned in the Sketch Plan and this Agreement but any additional works subject to the Engineer's Approval save and except full completion which are to be done at the Owner's Allocation the same would be informed to the Developers for additional works.
7. That regarding construction and regarding legal compliancy, the Owner shall negotiate with the Engineer and the Advocate appointed by the Developers, but however the Owner shall also be at liberty to deal with the matters touching the matters

relating to this Agreement and construction with their appointed Engineers and Advocate.

8. That the Developers shall be at liberty to advertise in the daily Newspaper for sale of the flats to be constructed on the said land to put their Banners on the land to employ Security or Durwan, Caretakers for safety of the project, to invite the application from the intending purchaser or purchasers and to do all the deeds, acts and things as may be necessary or negotiate with the intending buyers to prepare the necessary Deeds of Sale, after collection of the payment from the buyers as per agreement between themselves on the Developer's Allocation only PROVIDED that the terms and conditions of such agreement of sale deed shall not affect any reasonable interest or right of the Owner relating to the possession of the Owner's Allocation PROVIDED that all costs and expenses, incidental charges to all acts, deeds and things shall be borne by the Developers or intending buyers.
9. All costs, taxes, charges and expenses including sanction fees to Engineer's Fees etc. shall be discharged and paid by the Developers and the Owner shall not be responsible in this context.
10. That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building at their own discretion.
11. That the Flats of the Owner shall be completed as per specification attached herewith this Agreement but any

additional works save and except full completion which are to be done at the Owner's Allocation, the same would be done at the Owner's Allocation, the same would be informed to the Developers for such additional works.

12. The Developers shall demolish the existing structure at their own costs and expenses and will take all the broken materials (debris). The Owner herein shall have no right over the said broken materials.
13. The Developers shall clear all the outstanding rates and taxes to the concerned authority in respect of the said property with his own cost and expenses.
14. Soon after clearance all the rates and taxes the Developers shall started the process of construction work on the said property, the Owner shall not interference in any manner whatsoever.
15. The Owner will be liable to sign all the necessary documents and papers in respect of the said property for the purpose of construction work including the sanction building plan.
16. After clearance all the documents and papers and sanction building plan if the Owner interference, objection, obstruction, claim and/or demand whatsoever from the Developer in that event the Owner shall refund the entire amount with 10% interest, which is spent by the Developer for the purpose of clearance of rates and taxes along with fees of architect and fees of sanction building plan within 10 days from the date of interference, objection or obstruction of the construction work.

ARTICLE - X:
FORCE MAJEURE

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.

ARTICLE - XI:
POWER OF ATTORNEY

AND WHEREAS The said **SRI SAMIRENDRANATH SARKAR**, son of Late Durga Kali Sarkar, the Principal HAVE DECIDED TO EMPOWER the said Developers TO CARRY OUT THE CONSTRUCTIONAL WORK AND APPOINT, NOMINATE AND CONSTITUTE M/S. TRANQUIL DEVELOPERS, a Partnership Firm, having its registered office at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, represented by its either or survivors partners namely (1) **SRI PARITOSH SHIL**, son of Sri Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, both residing at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Police Station - Purba Jadavpur,

Kolkata - 700099, District South 24 - Parganas, hereinafter called the **DEVELOPERS, to be the true and lawful ATTORNEYS** in the name and on behalf of the Principal for the purpose of development of the "said premises" as per the terms and conditions of the "**Registered Development Agreement**" to do and execute all the following acts, deeds and things:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Kheydaha II Gram Panchayat, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board etc. in accordance with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.
2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorney except the Owner's Allocation and to receive payments, from the intending

Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement, save and except the Owner's Allocated Portion.

3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces of the Developer's and Owner's Allocation of the said proposed building to be constructed by the Attorney on behalf of the Principal at the said property.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, South 24 - Parganas, District Registrar, A.D.S.R. at Sonarpur or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's and Owner's Allocation of any spaces or parts or portion to be constructed by the said Developers at the said property on behalf of the Principal, save and except the Owner's Allocation.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.

6. To develop the said land by construction of Ground plus Four Storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Rajpur Sonarpur Municipality, Fire Brigade, West Bengal Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principal from any Court / Rajpur Sonarpur Municipality / Tribunal and/or any other Competent Authority and / or persons.

11. To pay or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and / or persons including the said Rajpur Sonarpur Municipality being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents including sanction fees of Rajpur Sonarpur Municipality Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and / or other moneys including compensation of any nature from requisition and / or acquisition authorities only in the name of the Principal and to grant valid receipts and / or discharges thereof.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developers.
15. To advertise in the newspapers for procuring buyers for selling the allocation of the Developer's only the proposed G+4 storied building on behalf of the Principal.

16. To enter into any Agreements for the proposed Flats, Car Parking Spaces and to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of the Developers in respect of the said spaces and the undivided proportionate impartiable share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the Principals' to such intending Purchaser/s in respect of Developer's save and except the Owner's Allocation.
17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principals before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority / Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorney in any manner concerning the Agreements / Conveyance in the said premises, relating to the Developer's and Owner's Allocation.

19. To apply for C.C/occupancy certificate drainage and water supply department from Rajpur Sonarpur Municipality and to accept the same on my behalf.
20. To apply the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Rajpur Sonarpur Municipality building sanction department.

AND the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "Development Agreement..

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of Bastu land measuring an area of **02** Cottahs, **12** Chittacks & **27** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon, being Scheme Plot No. APA-113, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S.

L.R Khatian no - 367.

Dag No. 26, appertaining to R.S. Khatian No. 50_A within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

ON THE NORTH : Land of Plot No. 112;
ON THE SOUTH : Land of Plot No. 105;
ON THE EAST : Land of Plot No. 111;
ON THE WEST : 25' Feet Wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT the Owner will be entitled to get (i) Entire First Floor and (ii) 40% of Car Parking Space on the Ground Floor and Top Floor, of the proposed G+4 storied building provided by the Developers as their own costs and expenses, together with proportionate common easement rights, being Scheme Plot No. APA-113, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50_A within the limit of the Rajpur, Sonarpur Municipality, Police Station -

L.R Khatian no - 367.
Now Khepoda - 1 Gorum Panchayat.

S.V. Santhan.

S.V. Santhan.

Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS'S ALLOCATION)

ALL THAT the Developers will be entitled to get (i) Entire Second Floor, (ii) Entire Third Floor and (iii) 60% of Car Parking Space on the Ground Floor and Top Floor, at the East Portion (Save and Except the Owner's Allocation), of the proposed G+4 storied building, including proportionate share in the common facilities and amenities, together with common easement right in common areas, being Scheme Plot No. APA-113, lying and situated at Mouza - Mukundapur, J.L. No. 4, Pargana - Magura, R.S. No. 25, Touzi No. 12, comprised in R.S. Dag No. 26, appertaining to R.S. Khatian No. 50, ^{L.R. Allocation no - 367.} within the limit of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur and D.S.R. at Alipore, in the District South 24 - Parganas, on pro-rata basis, to be sold to the intending Purchasers from Developers' Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(CONSTRUCTION)

ALL THAT the residential Ground plus Four Storied Building, having several flats on the different floors and car parking spaces in ground floor, together with other constructions such as passage, stair-case,

S. V. Sonar

ultimate roof, lift for five persons, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON SPACES AND COMMON AREAS)

1. Motor pump for water lifting.
2. Meter room.
3. Elevator for 5 persons & Lift room upto roof top.
4. Underground & Overhead Reservoir.
5. Sewerage and drainage connection.
6. Water pipe line and rain water pipe line connection.
7. Electric, wiring, meter, all private drive ways, curves wide walls, interior conduits utilities line underground storage tank, utilities line, telephone and electric system, foundations, columns, beams, supports, exterior walls beyond the said unit or interior load bearing walls within the building or concrete floor slab, roof and a door with M.S. angle and sheet will be provided at the entrance of the roof.
8. Stair, Staircase, ultimate roof of the building will collapsible gate at the entrance of the staircases.
9. Common passage and lobby at ground floor except car parking space and other vacant common space/spaces at ground floor.
10. Common walls and boundary wall.

11. Other common portion of the building.
12. One common toilet with tap connection at the ground floor and one tap connected also on the roof.
13. Septic Tank.
14. One common light point on the roof. Necessary provision of electric light point at the common passage as per required.
15. Caretaker room and toilet.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

COST EXPENSES, OUTGOINGS AND OBLIGATIONS for which all Co-Owner' of the flats including owner are to be contributed proportionately.

1. The Owner and other co-Owner of the flats will pay the common charges including maintenance, repairing, white washing, monthly remuneration of durwan, sweeper, caretaker after delivery of possession in respect of Owner's Allocation.
2. The Owner and other co-owner of the flats will pay the proportionate share of electricity charges over the meter using as common after delivery of possession in respect of the Owner's Allocation.
3. That the Owner and other co-owner of the flats will pay the proportionate share of building tax in respect of their allocation till separation and mutation of flats with their names at the office of the Rajpur Sonarpur Municipality.

SPECIAL CONDITIONS/STIPULATIONS

The Owner and the Developer are agreed that

1. If the Developer herein fails or is unable to complete the total construction of the proposed G+4 storied building on the FIRST SCHEDULE property, within the maximum time limit i.e. 24 Months from the date of getting sanction Building Plan.
2. The Developers shall make arrangement for insurance to cover the Building under Insurance from very day of its starting of construction.
3. The Developer shall make arrangement for insurance to cover the accidental benefit of his labours, who will remain engaged in the construction work of the proposed Building, from the day of starting the said construction work.
4. That for the constructional work of the proposed Building, if the Developer takes Loan from Bank or any concern, the Owner shall not be held responsible for the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO**(SPECIFICATION OF CONSTRUCTION)**

- # STRUCTURE: Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the Developers with the approval and satisfaction of the Owner, R.C.C. column, foundation (1:2:4).

- # NATURE OF CONSTRUCTION: Load bearing/frame structure as per drawing and design.
- # ROOF FINISH: 2"/3" (average) the I.P. will be provided over roof slab 3' - 0" height parapet wall will be provided all round the roof slab waterproof.
- # WALLS: External 8" and internal 3" with brick and medium coarse sand.
- # PLASTER: Cement plaster done by medium coarse sand for outer wall and inner wall ration of cement and sand (5:1) for ceiling plaster (4:1).
- # INTERNAL FINISH: Sand cement plaster to walls with plaster of paris without decoration finish, inside of the stair room will be finished by plaster of paris with one coat primer.
- # EXTERNAL FINISH: Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # FLOORING: All rooms, toilets, kitchen and verandah will be finished with tiles with 4" skirting all around, stair case will be finished with stone with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5' - 0" from skirting and wall fitted with tiles upto 2' - 0" from kitchen slab, kitchen self is to be made by black stone with one sink.

DOORS:

- A) Frame: Sale wood or gammar wood and doors are to be commercial flush door, main door shall have one safety lock, magic eye bolts and handle on doors.
- B) DOOR SHUTTER: 30 mm. thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.
- C) P.V.C. doors in toilet.

WINDOWS: Square Bar Grill with Aluminium sliding window and fitted with 4 mm. glass.

KITCHEN: One Kitchen having one cooking counter with granite stone, Gas Slab, with 2' - 0" tiles over gas slab and steel sink for washing.

BATH-CUM-PRIVY/TOILET: Toilet will be provided with the P.V.C. pipes white porcelain basin and I.P.N.C. with cistern C.P. fittings, Marble floor, white glazed tiles upto 5' height all around the surface of the bath area and all external pipe line with P.V.C. pipe.

PLUMBING: In Toilet-cum-W.C., one white porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water

tap point with attached one white western type commode with one water tap point with shower, water line made by Blue pipe, outside plumbing waste line with supreme pipe, tap and shower should be steel taps.

ELECTRICAL: All electrical wiring will be concealed and following points will be provided in each flat. The switches and cables will be good brand.

- a) Bed room 1 fan point, 2 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/point in each room.
- b) Room (Dining-Drawing): 2 fan points, 4 light points, 1 No. 15 Amp. Plug point, 1 No. 5 Amp. Plug point.
- c) Kitchen: 1 light point, 2 No. 15 Amp. Plug point from the main line, 1 Exhaust fan point from main line.
- d) Toilet (2nd): 2 light points, 2 exhaust holes, 1 geyser point.
- e) Verandahs (2nd): 1 light points, 1 Fan point.

ELECTRIC METER: A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The Developers shall be provided for the electric meter for common lighting at its cost but the

amount of cost shall proportionately be recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney etc. whenever required.

EXTRA WORK: In addition to the above items if the Land Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item, shall be supplied by the Developers and the Land Owner have to pay the total amount in advance to carry out these additional / changed item's within their allocation.

BE IT NOTED that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money for Developer's Allocation by executing Agreement/Final Document for Transfer of Property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final Document for Transfer of property nor a partnership between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.

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

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

- 1) Soumika Sarkar.
D/o, Samarendra Nath Sarkar.
1, Hari Mohan Mukherjee Lane,
Saltia, Howrah - 711106.

- 2) Rahul Dhor
404 Naya
Kolkata - 75

Drafted by:

Sarfaraz Ahmed
2-11/10/03

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.

Sarfaraz Ahmed
Sarfaraz Ahmed.

S. N. Sarkar
(SAMIRENDRA NATH SARKAR)
**SIGNATURE OF THE
OWNER/VENDOR**

Tranquil Developers

Ranjit Singh

Authorised Signatory

**SIGNATURE OF THE
DEVELOPERS**

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name SAMIRENDRA NATH SARKAR.

Signature S. N. Sarkar.

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature Parilosh Sin

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302001176843/2023

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	Mr Samirendranath Sarkar 1, Hari Mohan Mukherjee Lane, City:- , P.O:- Salkia, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN:- 711106	Land Lord			S. N. Sarkar 12/05/23
2	Mr Paritosh Shil 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kalikapur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [Tranquil Developers]			Paritosh Shil 12/05/23
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rahul Dhar Son of Late Ranjit Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700099	Mr Samirendranath Sarkar, Mr Paritosh Shil			Rahul Dhar 12/05/23

(Jaideb Pal)

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



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



192023240051270118

GRN Details

GRN:	192023240051270118	Payment Mode:	SBI Epay
GRN Date:	12/05/2023 18:20:28	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0608204092015	BRN Date:	12/05/2023 18:20:44
Gateway Ref ID:	IGAPOQWFL5	Method:	State Bank of India NB
GRIPS Payment ID:	120520232005127010	Payment Init. Date:	12/05/2023 18:20:28
Payment Status:	Successful	Payment Ref. No:	2001176843/4/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Tanmoy Dhar
Address:	Ajoynagar
Mobile:	8981314794
Period From (dd/mm/yyyy):	12/05/2023
Period To (dd/mm/yyyy):	12/05/2023
Payment Ref ID:	2001176843/4/2023
Dept Ref ID/DRN:	2001176843/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001176843/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	6570
2	2001176843/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	60
Total				6630

IN WORDS: SIX THOUSAND SIX HUNDRED THIRTY ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120520232005127010

GRIPS Payment Detail

GRIPS Payment ID:	120520232005127010	Payment Init. Date:	12/05/2023 18:20:28
Total Amount:	6630	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0608204092015	BRN Date:	12/05/2023 18:20:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr Tanmoy Dhar
Mobile:	8981314794

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192023240051270118	Directorate of Registration & Stamp Revenue	6630
Total			6630

IN WORDS: SIX THOUSAND SIX HUNDRED THIRTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Major Information of the Deed

Deed No :	I-1630-01507/2023	Date of Registration	17/05/2023
Query No / Year	1630-2001176843/2023	Office where deed is registered	
Query Date	10/05/2023 1:35:32 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9838926280, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set/Forth value	Market Value		
Rs. 2/-	Rs. 41,25,043/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E,)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAH-I, Mouza: Mukundapur, JI No: 4, Pin Code : 700099

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-26 (RS :-)	LR-367	Bastu	Bill	2 Katha 12 Chatak 27 Sq Ft	1/-	40,98,043/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					4.5994Dec	1 /-	40,98,043 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth 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: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Samirendranath Sarkar (Presentant) Son of Late Durga Kali Sarkar 1, Hari Mohan Mukherjee Lane, City:- , P.O:- Salkia, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aibxxxxx0r, Aadhaar No: 49xxxxxxxx4540, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tranquil Developers 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: aaxxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Paritosh Shil Son of Mr Parimal Chandra Shil 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ayxxxxxx8d, Aadhaar No: 48xxxxxxxx3349 Status : Representative, Representative of : Tranquil Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099			
Identifier Of Mr Samirendranath Sarkar, Mr Paritosh Shil			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Samirendranath Sarkar	Tranquil Developers-4.59938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Samirendranath Sarkar	Tranquil Developers-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-I, Mouza: Mukundapur, JI No: 4, Pin Code : 700099

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 26, LR Khatian No:- 367	Owner:সমীরেন্দ্র নাথ সরকার , Gurdian:দুর্গা কানী, Address:নিজ , Classification:বিল, Area:0.04000000 Acre,	Mr Samirendranath Sarker

On 12-05-2023

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

Presented for registration at 20:00 hrs on 12-05-2023, at the Private residence by Mr. Samirendranath Sarkar, Executant.

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 41,25,043/-

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

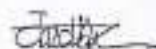
Execution is admitted on 12/05/2023 by Mr Samirendranath Sarkar, Son of Late Durga Kali Sarkar, 1, Hari Mohan Mukherjee Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Service

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

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

Execution is admitted on 12-05-2023 by Mr Paritosh Shil, Partner, Tranquil Developers (Partnership Firm), 28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1, 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 15-05-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 60/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 6:20PM with Govt. Ref. No: 192023240051270118 on 12-05-2023, Amount Rs: 60/-, Bank: SBI EPay (SBlePay), Ref. No. 0608204092015 on 12-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by by online = Rs 6,570/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 6:20PM with Govt. Ref. No: 192023240051270118 on 12-05-2023, Amount Rs: 6,570/-, Bank: SBI EPay (SBlePay), Ref. No. 0608204092015 on 12-05-2023, Head of Account 0030-02-103-003-02



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DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 17-05-2023

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10782, Amount: Rs.500.00/-, Date of Purchase: 11/05/2023, Vendor name: Subhankar Das



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

