

10367/2025

P-09101/25



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of the Document

2/2175720/25

P 934546

30/07/25

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances II Kolkata

30 JUL 2025



**DEVELOPMENT AGREEMENT**

This Memorandum of Agreement/Indenture without possession is

made on this the 30<sup>th</sup> day of JULY, 2025 (TWO THOUSANDS

AND TWENTY FIVE).

-BETWEEN-

117182

AAKash Construction



29 JUL 2025

29 JUL 2025

NAME.....	7/1 Ganga
ADD.....	Main Road
Rs.....	500/-
29 JUL 2025	
<b>S. CHATTERJEE</b>	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

Sutia Baran  
Kalt-700078

↑



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

30 JUL 2025

**SMT. SARMISTHA SAFUI** daughter of Late Bibhu Pada Safui <sup>and wife of Sakhat Si</sup> having  
(**ADHAAR NO. 807829502625**), (**PAN No.ACWPB242M**) by  
Occupation-Service, by Faith-Hindu, by Nationality-Indian, residing at  
158, P.G.H. Shah Road, Jadavpur, District-South 24 Parganas,  
Kolkata-700032, hereinafter called and referred to as the  
**OWNER/LANDLORD** (which term or expression unless excluded by or  
repugnant to the context shall mean and deem to include her heirs,  
executors, successors, administrators, legal representatives and  
assigns) of the **FIRST PART**.

Sarmistha Safui  
Ajanta Safui

**-AND-**

**AAKASH CONSTRUCTION (PAN-AUJPS4548N)** a proprietorship  
Firm, having its office at 7/1, Garfa Main Road, Safui Para, Kolkata-  
700078, represented by its proprietrix, namely, **SMT. AJANTA SAFUI**  
having (**AADHAAR NO. 911986056925**), (**PAN NO.AUJPS4548N**)  
wife of Late Ashis Safui, by Faith - Hindu, by Occupation - Business,  
residing at 7/1, Garfa Main Road, Safui Para, Kolkata-700078,  
hereinafter referred as the intending **"DEVELOPER/PROMOTER"**  
(which expression shall unless excluded by or repugnant to the  
subject or context be deemed to mean and include their respective  
heirs, executors, successors, representatives, administrators and  
assigns) of the **SECOND PART**.

9



S & J.R. 2000

-AND-

**AND WHEREAS**, one Dharendra Nath Safui was the sole and absolute owner in respect of different properties including a property being ALL THAT a piece and parcel of land measuring about 6 Cottahs 25 sq. ft. located and situated at District-South 24 Parganas, Police Station - Sadar Tollygunge thereafter Jadavpur subsequently Kasba now under Garfa Police Station, within sub-registry office at Alipore within Kolkata Municipal Corporation Touzi No-56, R.S. No-2, J.L. No.-19, Mouza-Garfa, sub controller settlement Khatian No-232, Dag No-482 Revisional Settlement Khatian No-253 and Dag No-626.

**AND WHEREAS**, during the entire life tenure of the said Dharendra Nath Safui, he was in peaceful possession of the said property. The said Dharendra Nath Safui died intestate leaving behind his five sons namely Susil Kumar Safui, Himangsu Kumar Safui, Bibhupada Safui, Sukumar Safui, Samir Kumar Safui as his legal heirs. Thereafter by way of inheritance, the said five sons of the said Dharendra Nath Safui became the joint owners in respect of all the properties owned and possessed by the said Dharendra Nath Safui.

**AND WHEREAS**, after the demise of the said Dharendra Nath Safui, the said five sons of the said Dharendra Nath Safui, they jointly decided to amicably part their respective shares in respect of the properties owned

↓

AGENCY OF THE ASSURANCE CO. OF INDIA LTD. KOLKATA

30 JUL 2005



and possessed by the said Dharendra Nath Safui. Having been mutually agreed, the said five sons of the said Dharendra Nath Safui executed a partition deed in the year 1967. The said deed of partition was registered in the office of the district registrar at Alipore being Deed No-4334 recorded in Book No-I, Volume-84, Page Nos-274 to 290.

**AND WHEREAS,** by dint of the aforesaid partition deed, the said Bibhupada Safui became the sole owner in respect of properties as mentioned thereat. Along with the other properties, the said Bibhupada Safui became the sole owner and possessed ALL THAT a piece and parcel of land measuring about 6 Cottahs 25 sq. ft. located and situated at District-South 24 Parganas, Police Station - Sadar Tollygunge thereafter Jadavpur subsequently Kasba now under Garfa Police Station, within sub-registry office at Alipore within Kolkata Municipal Corporation Touzi No-56, R.S. No-2, J.L. No.-19, Mouza-Garfa, sub controller settlement Khatian No-232, Dag No-482 Revisional Settlement Khatian No-253 and Dag No-626, i.e. the Schedule-A mentioned property herein.

**AND WHEREAS,** by dint of a deed of Gift dated December 10, 1986 registered before the Additional Registrar of Assurances-I, Kolkata recorded in Book No.-I, CD Volume No.-390, Pages from 328 to 335 being no.19629 for the year 1986, the aforesaid property as mentioned

9



3 6 Jan 1944

in the Schedule-A hereunder was gifted by the said Bibhupada Safui to her daughter namely Smt. Sarmistha Safui, the owner/landlord herein. Since the day of execution of the said indenture, the said Smt. Sarmistha Safui became the sole and absolute owner in respect of the Schedule-A mentioned property and is also in peaceful possession of the said property.

**AND WHEREAS,** the owner herein being desirous of developing her land by erecting and/or constructing building consisting of several flats/units at the said premises approached the Developer and made an offer to the Developer to develop the said Premises by way of constructing and/or erecting a G+3 storied building at the said premises as described in this instant indenture.

**AND WHEREAS,** the developer has accepted the aforesaid offer of the owner herein and after a joint meeting held between the owner and the developer, the owner has duly appointed the developer herein as the sole and exclusive developer to develop the said premises by way of constructing and/or erecting and/or building a G+3 storied building at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.

9



OFFICE OF THE SECRETARY  
OF ACCOUNTS, KOLKATA

30 JUL 2013

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

1. **ABSOLUTE OWNER :** The First part is the sole and the absolute owner in respect of the scheduled mentioned property, more particularly described under SCHEDULE-A.
2. **BACKGROUND OF THE OTHER PARTY :** The Other Party is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
3. **RELIANCE ON REPRESENTATION :** Relying on the representations of the First Part, the Second Part has offered and agreed to develop and commercially exploit the Schedule-A property by constructing a new G+3 multi-storied building thereon in accordance with the building plan duly sanctioned by the Kolkata Municipal Corporation.
4. **APPOINTMENT AND ACCEPTANCE :** The First Part has duly appointed and the Second Part acknowledges and accepts the appointment as the Developer of the said Part in terms of this instant indenture.
5. **SCOPE OF WORK :** The Second Part at it's own costs and expenses shall have the building plan sanctioned from the concerned

7



3 5 317

department of Kolkata Municipal Corporation with the maximum available Floor Area Ratio (FAR).

6. **POSSESSION** : For the purpose of commencement of the work, the date would be from day the actual, vacant and peaceful possession of the property as described under the SCHEDULE-A would be handed over to the Developer and shall continue for a period as agreed by the parties in this instant indenture.

7. **CONSTRUCTION OF THE NEW MULTI STORIED BUILDING:**

The Developer undertakes to construct a G+3 Multi Storied building strictly as per the sanctioned Building Plan. The said G+3 storied building will be constructed in the following manner ;

- a) Ground Floor - Consists of (8) Eight Covered Car Parking Space each measuring more or less about 135 sq. ft.
- b) First Floor - Consists of Three residential flats. Flat No.A1 ad-measuring about 1100 sq. ft. built up area, Flat No.B1 ad-measuring about 675 sq. ft. built up area, Flat No.C1 ad-measuring about 617 sq. ft. built up area.
- c) Second Floor - Consists of Three residential flats. Flat No.A2 ad-measuring about 1100 sq. ft. built up area, Flat No.B2 ad-

↑



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

30 JUL 2019

measuring about 675 sq. ft. built up area, Flat No.C2 ad-measuring about 617 sq. ft. built up area.

- d) Third Floor - Consists of Three residential flats. Flat No.A3 ad-measuring about 1100 sq. ft. built up area, Flat No.B3 ad-measuring about 675 sq. ft. built up area, Flat No.C3 ad-measuring about 617 sq. ft. built up area.

**8. COMMERCIAL EXPLOITATION :** The Developer will be at liberty to make commercial gains and/or financial gains out of the Developer's allocated portion and the First Part shall have no connection/claim/demand whatsoever in respect thereof.

**9. OWNERS' ALLOCATED PORTION :** The owner will be entitled to get 50 % of the built up area of the entire G+3 storied building.

**10. DEVELOPERS' ALLOCATION AND REFUND OF ADVANCE :**  
The developer will be entitled to get 50 % of the built up area of the entire G+3 storied building. The developer does have absolute right to use and enjoy the common space ad-measuring about 150 sq. ft. located at north-west side of the said building and consequently the owner does not have any right of enjoyment on the said common space.



**11. POWER AND AUTHORITIES :**

- i. Development Power of Attorney : The First Part will grant the Second Part and/or it's nominees a Development Power of Attorney for the purpose of obtaining sanction of the building plan and all necessary permissions from different authorities in connection with the construction of the New Multi-Storied Building and also for the purpose of booking and sale and/or transfer of the flats/car parking spaces, as the case may be from the Developer's allocation.
- ii. Further Acts : Notwithstanding grant of the aforesaid Development Power of Attorney, the First Part also undertakes to execute, as and when necessary, all papers, documents, plans etc. For the purpose of development of the Schedule premises.
- iii. Indemnity by Second Part : The second part/developer agrees to indemnify and keep the First Part saved, harmless and indemnified against and in respect of exercise of all or any of the powers and authorities contained in the said Development Power of Attorney.

†



12. SANCTION AND CONSTRUCTION :

- i. Sanction : The Second Part/Developer shall, at it's own costs in consultation with the First Part, will appoint an Architect within 90 (Ninety) days from the date of obtaining all necessary clearance from the concerned authorities, i.e. the B.L.&L.R.O., Fire Brigade, Pollution Control Board, Urban Lane Ceiling Department, etc. The Second Part, at it's own costs and expenses and through the Architect will prepare the building plan and get the same approved by the One Party and submit the same before the Kolkata Municipal Corporation, building department for it's sanction.
  
- ii. Construction of the New Building: The Other Party/Developer shall at its own costs and without creating any financial or other liability on the One Party, construct, erect and complete the New Multi-Storied Building in accordance with the sanctioned plans. It is clarified that the materials used for construction of the New Multi-Storied Building will be new and first class and the workmanship will be first class. All costs, charges and expenses including Architect's Fees shall be discharged and paid by the Other

7



30 JUL 1944

Party and the One Party shall have no liability in that regard.

iii. Construction Time: The Other Party/Developer shall construct, complete and finish the new multi-storied building within a period of 30 months from the date of obtaining the sanctioned Building Plans subject to force majeure as defined below or subject to any other unforeseen circumstances.

iv. Utilities: The Other Party/Developer shall, at its own costs, install and erect in the new building, pump, water storage tank, overhead reservoir, elevator, temporary electric connection until permanent electric connection is obtained and water and sewerage connection. The Parties/Unit Holders shall equally bear and pay all the costs for bringing individual electric connection to the New Building.

v. Building Materials: The Other Party/Developer shall be at liberty to procure good quality cement, steel, bricks, iron rods, sand, stone chips and other building materials required for the construction of the New Multi-Storied Building but in no circumstances the One Party shall be responsible for their price variation, storage and quality.

9



OFFICE OF THE ADDRESS RESISTANCE  
OF ASSAULTS, KOLKATA  
30 JUL 2023

- vi. Temporary Connections: The Other Party/Developer shall be authorized in the name of the First Parties to apply for and obtain temporary connection of water, electricity, drainage and sewerage.
- vii. Modification: Any amendment or modification to the Building Plans may be made or caused to be made by the Second Part/Developer within the permissible limits of the Kolkata Municipal Corporation, Building Rules provided however no alteration or modification shall be made in the One Party's Allocation without the consent of the First Parties in writing.
- viii. No Obstruction: The One Party shall not do any act, deed or thing whereby the Second Part/Developer is obstructed or prevented from construction of the New Multi-Storied Building.

**13. MUNICIPAL TAXES AND OUTGOINGS:**

- i. Relating to Period Prior to Possession: All rates, taxes and outgoings in respect of the premises relating to the period prior to the date hereof shall be borne, paid and discharged

7



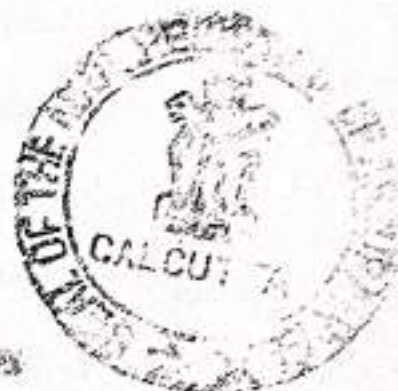
by the One Party. It is also made specifically clear that all outstanding dues prior to the date of this Development Agreement hereof will be treated as the liability of the First Part. If the First Part failed to meet up her liabilities, taxes, dues, and other impositions against the property, in that event the Second Part/Developer will meet up those liabilities and the entire expenses to that effect will be deducted from the ratio of the First Part.

ii. Relating to Period Post handing over Possession: All rates, taxes and outgoings in respect of the premises relating to the period post handing over the possession till obtaining the completion certificate from the concerned department of Kolkata Municipal Corporation will be exclusively borne by the Second Part. It is made clear that from the date of handing over possession of the Owner's Allocation to the First Part, the First Part shall become liable and responsible for rates and taxes and other outgoings with regard to the property mentioned under Owner's Allocation and the Second Part/Developer and/or Its Transferees shall become liable and responsible for rates and taxes and other outgoings with regard to the Developer's Allocation.

7

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

30 JUL 1955



**14. OWNER'S OBLIGATION:**

- i.No obstruction in Dealing with Developer's Allocation: The First Part covenant not to do any act, deed of thing whereby the Second Part/Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.
- ii.No obstruction in Construction: The First Part hereby covenant not to cause any interference or hindrance in the construction of the New Multi-Storied Building.
- iii.No Dealing with Promises: The First Part hereby covenants not to let out, grant lease, mortgage and/or charge the premises or any portions thereof without the consent in writing of the Second Part/Developer, save and except the Owner's Allocation.
- iv.Making out Marketable Title: The First Part hereby covenant to make out a marketable title to the premises to the satisfaction of the Second Part/Developer, by answering requisitions and supplying papers.

7



25 42

**15. DEVELOPER'S OBLIGATIONS :**

- i. Time of Completion: The Second Part/Developer hereby agrees and covenants with the First Part to complete the construction of the New Multi-Storied Building within 30 months from the date of obtaining sanction of the Plans, subject to force majeure as defined below or subject to any other unforeseen circumstances.
- ii. No Assignment: The Second Part/Developer shall not transfer and/or assign the benefits of this Agreement or any portion thereof, without the consent in writing of the First Part. It has been clearly agreed and understood between the parties, that Smt. Ajanta Safui will always remain associated with the project and shall look after the due performance of the obligations of the Second Part/Developer under this Agreement.
- iii. Statutory Obligation: All persons employed by the Second Part/Developer for compliance of its obligations hereunder will be deemed to be employees of the Second Part/Developer who shall be solely responsible for their emoluments and other statutory obligations and the Second

9



ADDITIONAL SECRETARY  
OF ACCOUNTS, KOLKATA

30 JUL 2003

Part/Developer hereby agrees to keep the First Part indemnified in this regard.

- iv. No Violation of Law : The Second Part/Developer hereby agrees and covenants with the First Part not to violate or contravene any of the provisions of the rules applicable to construction of the New Multi-Storied Building.
- v. No Obstruction in Dealing with Owner's Allocation: The Second Part/Developer covenants not to do any act, deed or thing whereby the First Part may be prevented from selling and/or disposing of any part or portion of the Owner's Allocation.
- vi. Second Part/Developer's Liability Regarding Conveyance and Mutation : In case the transferees of the Units of the Second Part/Developer's Allocation fail to have registered Deed of Conveyance in their name or have mutated their name in the record of the Kolkata Municipal Corporation, the First Part will have no liability for those Units in respect of any kind tax/taxes payable to the Kolkata Municipal Corporation and other authorities.

**16. ONE PARTY'S INDEMNITY:** It is understood that from time to time to facilitate the uninterrupted construction of the New Multi-Storied Building by the Second Part/Developer, various deeds, matters and things not herein specified may be required to be done by the Second Part/Developer and for which the Second Part/Developer may need authority of the One Party. Further, various applications and other documents may be required to be signed or made by the First Part relating to which specific provisions may not have been made herein. The First Part hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Second Part/Developer for such purpose and the First Part also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Second Part provided however that all such acts, deeds, matters and things do not in any way infringe on the rights of the First Part and/or go against the spirit of this Agreement. The First Part shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

**17. SECOND PART/DEVELOPER'S INDEMNITY :** The Second Part/Developer hereby undertakes to keep the First Part indemnified against all third party claims, actions, suits, costs and proceedings

9



30 MAR 1874

arising out of any act or omission or commission on the part of the Second Part/Developer in relation to the construction of the New Multi-Storied Building and/or for any defect therein or development of the premises.

**18. DEFAULTS :** Except force majeure reasons, in the event of default on either of the parties, the matter shall be refer to Arbitration for redressal of the grievance at the instance of either of the parties and the decision of the Arbitral Tribunal shall be binding on the Parties.

**19. FORCE MAJEURE :** If at any time during the continuance of the instant contract/agreement, the performance in whole or in part by either party of any obligation under this agreement shall be prevented or delayed by the reasons of any war, hostility, acts of the public enemy, epidemics, pandemic, civil commotion, sabotage, fires, floods, explosion, quarantine restrictions, strikes, lockouts, lockdown or act of God, neither party shall be by reasons of such event, be entitled to terminate this instant Agreement/Contract nor shall either party have any claim for damages against the other in respect of such non-performance or the delay in performance, and deliveries under the agreement and shall be resumed as soon as practicable after such event has come to an end or ceased to exist.

9



3 4 36

**20. ARBITRATION :** Any dispute and/or differences arising out of or relating to this agreement including the existence, validity, interpretation, performance, breach or termination thereof shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996. In the event of any dispute and / or differences, sincere endeavour should be made to get the dispute settled amicably prior to referring the matter for arbitration.

**21. AMENDMENT/MODIFICATIONS :** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the parties and expressly referring to the relevant provision of this Agreement.

**22. GOVERNING LAWS :** The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this Agreement to ensure that there is no contravention. If there is any contravention, either party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal Body etc. as a result of non-compliance by either party, will be borne by the defaulting party.

9



ADDITIONAL SECRETARY  
OF ASSURANCE DEPT., KOLKATA.  
30 JUL 1953

23. **NAME OF NEW BUILDING** : The name of the said G+3 multi storied building shall be named as "BIBHU TOWER".
24. **MISCELLANEOUS** : In the event, the owner seeks assistance of the developer in selling out the owners allocated portion to the intending buyers, the developer will charge facilitation charges @ Rs.200/- per sq. ft. for cost and expenses to be incurred by the developer in order to manage the affairs.

**SCHEDULE - A**

**(DESCRIPTION OF THE ENTIRE PROPERTY)**

ALL THAT a piece and parcel of Bastu land ad-measuring an area about (6) Six Cottahs (25) Twenty Five sq. ft. be the same a little more or less along with a tin shed structure measuring more or less about 100 sq. ft., located and situated at Premises no.362, Garfa Main Road, located and situated in C.S. Dag No.482, L.R. Dag No.-626, J.L. No-19, R.S. Khatian No. -253, L.R. Khatian No.-3354 comprised in Mouza-Garfa, Kolkata Municipal Corporation Ward No. 104, Kolkata Municipal Corporation Assessee No.311041203620, Kolkata-700075 previously under Police Station-Sadar Tollygunge thereafter

7



Jadavpur subsequently Kasba now under Garfa, District-South 24 Parganas at present sub-registry office at Alipore, together with all easement right thereto which is butted and bounded by :-

**On the North :** Land of Smt. Sabita Safui and R.S. Plot No.592.

**On the South :** Land of Smt. Samita Safui.

**On the East :** 15 foot wide K.M.C. Road and Land of Smt. Samita Safui.

**On the West :** R.S. Plot No.592.

#### **SCHEDULE - B**

##### **[DESCRIPTION OF THE OWNER'S ALLOCATION]**

The owner will be entitled to get 50 % of the built up area of the entire G+3 storied building to be constructed over the Schedule-A mentioned land.

#### **SCHEDULE - C**

##### **[DESCRIPTION OF THE DEVELOPER'S ALLOCATION]**

The developer will be entitled to get 50 % of the built up area of the entire G+3 storied building. The developer does have absolute right to use and enjoy the common space ad-measuring about 150 sq. ft. located at north-west side of the said building and consequently the

7



OFFICE OF THE ADDL. SECY. TO GOVT.  
OF ASSAM, DISPUR, ASSAM

30 JUL 1957

owner does not have any right of enjoyment on the said common space.

**FOURTH SCHEDULE**

**[COMMON AREAS AND FACILITIES]**

**A. AREAS :**

- i. Entrance and exists to the Premises and the New Multi-Storied Building.
- ii. Boundary walls and main gate of the Premises.
- iii. Staircase, stair head room and lobbies on all the floor of the New Multi-Storied Building,
- iv. Vertical Shaft.
- v. Entrance lobby, electric/utility room, water pump room, generator room (if any).
- vi. Common installations on the roof.
- vii. Roof above the top floor of the New Building,
- viii. Common lavatory.
- ix. Common elevator.

**B. WATER, PLUMBING AND DRAINAGE:**

- i. Drainage and sewerages lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use)
- ii. Water supply system
- iii. Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save

9



only those as are within the exclusive area of any Unit/or exclusively for its use).

**C. ELECTRIC INSTALLATION:**

- i. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use)
- ii. Lighting of the Common Portions.
- iii. Electrical Installations relating to receiving of electricity from suppliers and meters for recording the supply.

**FIRTH SCHEDULE**

**[SPECIFICATION OF CONSTRUCTION]**

**A. BRICK WORK :**

External Wall: 200/250 mm thick brickwork with cement mortar in proportion (1:8) by using 1<sup>st</sup> class- kiln burnt, brick.

Partition Wall: 75V 125 mm thick brickwork with sand cement mortar in proportion (1:4) by using 1<sup>st</sup> class-kiln burnt bricks.

**B. PLASTERING :**

19 MM/ 12 MM 6 MM of plastering in standard proportion and respective areas, outer and inner surface of walls and ceiling.

**C. CONCRETE WORKS:**

All concrete works in the project, plan or R.C.C. will be done in desired proportion of 1:3:6, 1:2:4 and 1:1.5:3

**D. GRILLS :**

Mild steel flats/square bars will be used.

7



**E. STAIRCASE :**

Stair case will be finished with good quality marble and 75 mm wooden polished railing with 16 mm M.S. Square Bar.

**F. DRAINAGE:**

Necessary water drainage connection as per Kolkata Municipal Corporation requirement (as per approved drawing) with very good quality material.

**G. ROOF TREATMENT:**

10 mm thick mosaic roof tiles of P.C.C with L.P.S. finish of very good quality will be laid on roof.

**H. WATER SUPPLY :**

Water will be made available from K.M.C. supply, Deep tube well may be provided subject to permission of the K.M.C.

**I. PAINTING & FINISHING :**

Outside face of external walls - High quality snowcem

Internal face of the walls- Very good quality plaster of paris/wall putti.

Window, gate and grills will be painted with two coats of enamel paints over two coats of primer.

**J. FLOOR OF ROOMS :**

White piece marble flooring in all rooms, verandah, toilet, kitchen etc.

**K. TOILET WALLS :**

Upto 6'9" finished with glazed tiles.

7



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
30 JUL 2005

**L. WINDOWS :**

Fully glazed aluminum window of 1.20 meter height with M.S. Grill including painting.

**M. DOOR :**

Door will be made of 12 mm thick or good quality ply shutter panelled by 35 mm thick wooden rail and style fitted on Sal or equivalent wood frame.

**N. SANITARY FITTINGS IN TOILETS :**

Tap with mixing arrangements in toilet

White wash basin (20")

White commode of porcelain of reputed brand

Concealed hot and cold water pipe line with pipes of reputed make

**O. KITCHEN:**

Kitchen platform will be of Green marble and ceramic tiles over the kitchen platform and stainless steel sink will be provided.

**P. ELECTRICAL POINTS-AND FITTINGS :**

Concealed P.V.C. conduits, of reputed make, copper wire of desired cores, MS concealed switch box reputed make switches with earthing.

Separate meters for all Flat owner as well as for common use will be provided at extra cost

**Q. EXTRA WORK AND EXTRA MATERIALS :**

If any extra work is done as per the requirement of the first part/intending purchaser(s) or if any extra materials is used as per

p



the direction of the first part/intending purchaser(s), in that event the first part/intending purchaser(s) will have to bear the extra cost of that materials and the labour cost for that extra work. The bill raised by the developer will be final to that effect.

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

**SIGNED SEALED AND DELIVERED**

At Calcutta in the presence of  
WITNESSES :-

1. Goutam Panda  
Son of Asit Panda  
Vill- Brajalalpur, P.O- Amarsahi  
P.S- Patashpur, Dist- Purba Medinipur.  
Pin- 721454.
2. Tushar Saha

(TUSHAR SAHA)  
Son of Himalay Saha  
Vill- Jogpur, P.O- Dabali  
Pin- 422226, Murshidabad  
Drafted, read over and  
explained by me :

*Aranya Saha*  
Advocate

ARANYA SAHA  
Advocate.  
7, OLD POST OFFICE STREET,  
GROUND FLOOR, ROOM NO-8,  
KOLKATA-700001.  
Regn No. F/1431/2017.  
PH-9674740440.

*Sarmistha Safui*

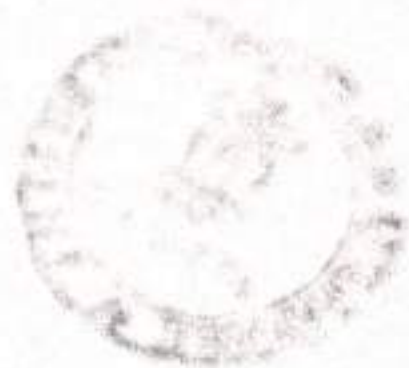
SMT. SARMISTHA SAFUI  
SIGNATURE OF OWNER

AAKASH CONSTRUCTION

*Ajanta Saha*  
Proprietor

SMT. AJANTA SAFUI  
[PROPRIETOR OF AAKASH CONSTRUCTION]

9



# SPECIMEN FORM FOR TEN FINGERPRINTS



Samistha Safui

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Aianta Saha

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



9

UNIVERSITY OF TORONTO  
LIBRARY  
1954



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



300720252018558648

## GRIPS Payment Detail

GRIPS Payment ID:	300720252018558648	Payment Init. Date:	30/07/2025 10:25:19
Total Amount:	39541	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1903318360929	BRN Date:	30/07/2025 10:25:42
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

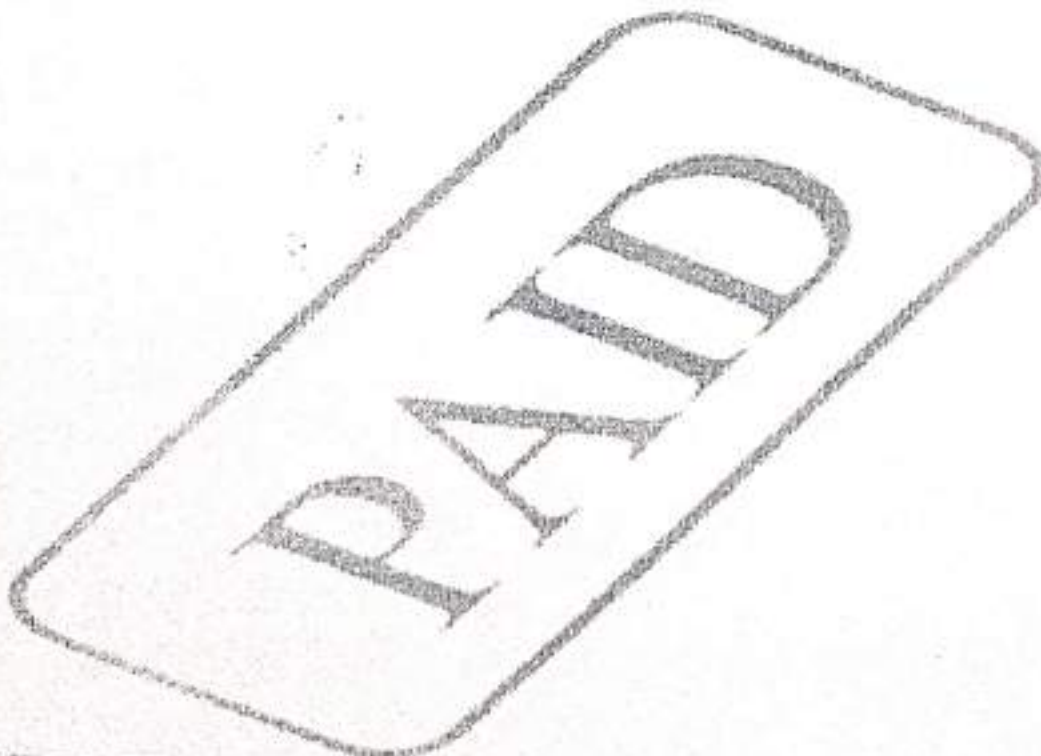
Depositor's Name: Mr Sandip Mondal  
Mobile: 9564224625

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260185586498	Directorate of Registration & Stamp Revenue	39541
<b>Total</b>			<b>39541</b>

IN WORDS: THIRTY NINE THOUSAND FIVE HUNDRED FORTY ONE ONLY.

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





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



192025260185586498

GRN Details

GRN: 192025260185586498 Payment Mode: SBI Epay  
GRN Date: 30/07/2025 10:25:19 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 1903318360929 BRN Date: 30/07/2025 10:25:42  
Gateway Ref ID: 252115060290 Method: HDFC Bank - Retail NB  
GRIPS Payment ID: 300720252018558648 Payment Init. Date: 30/07/2025 10:25:19  
Payment Status: Successful Payment Ref. No: 2002175720/2/2025  
[Query No\*/Query Year]

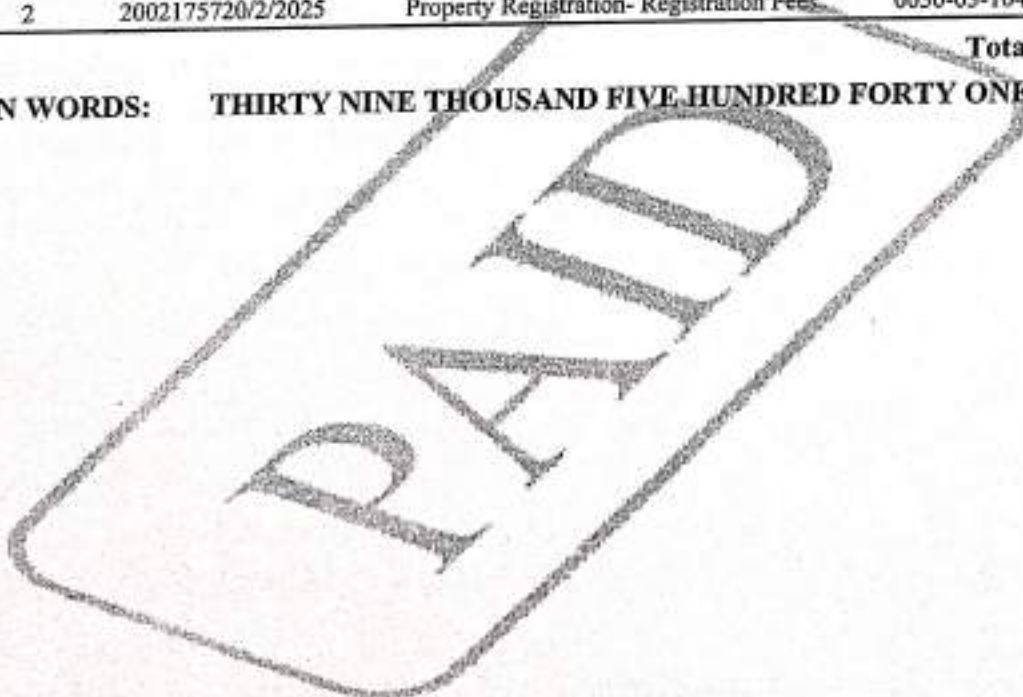
Depositor Details

Depositor's Name: Mr Sandip Mondal  
Address: 6, Old Post Office Street  
Mobile: 9564224625  
Period From (dd/mm/yyyy): 30/07/2025  
Period To (dd/mm/yyyy): 30/07/2025  
Payment Ref ID: 2002175720/2/2025  
Dept Ref ID/DRN: 2002175720/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002175720/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	39520
2	2002175720/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>39541</b>

IN WORDS: THIRTY NINE THOUSAND FIVE HUNDRED FORTY ONE ONLY.



### Major Information of the Deed

Deed No.	I-1902-09101/2025	Date of Registration	30/07/2025
Query No./Year	1902-2002175720/2025	Office where deed is registered	
Query Date	29/07/2025 3:03:42 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Aranya Saha 11/1A Northern Avenue, Thana : Chitpur, District : Kolkata, WEST BENGAL, PIN - 700037, Mobile No. : 9674740440, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value	Rs. 2,44,70,621/-
Stamp duty Paid (SD)	Rs. 40,020/- (Article:48(g))	Registration Fee Paid	Rs. 101/- (Article:E, E)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :



District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road, Road Zone : (KMC Ward-104 – KMC Ward-104 (Thakur Ramkrishna Lane)) , , Premises No: 362, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 25 Sq Ft	1/-	2,44,40,621/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>9.9573Dec</b>	<b>1/-</b>	<b>244,40,621/-</b>	

#### 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/-	30,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>30,000/-</b>	



**Land Lord Details :**

Sl No	Name	Photo	Finger Print	Signature
1	<b>Mrs SARMISTHA SAFUI</b> (Presentant ) Wife of Saikat Si Executed by: Self, Date of Execution: 30/07/2025 , Admitted by: Self, Date of Admission: 30/07/2025 ,Place : Office	 <small>30/07/2025</small>	 Captured <small>LTI 30/07/2025</small>	Sarmistha Safui <small>30/07/2025</small>
101/3, Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxx9G, Aadhaar No: 95xxxxxxxx1491, Status :Individual, Executed by: Self, Date of Execution: 30/07/2025 , Admitted by: Self, Date of Admission: 30/07/2025 ,Place : Office				

**Developer Details :**

Sl No	Name	Address	Photo	Finger print and Signature
1	<b>AAKASH CONSTRUCTION</b> 7/1, Garfa Main Road, Safui Para, City:- , P.O:- Garfa, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-1XX4 , PAN No.:: AUxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name	Address	Photo	Finger print and Signature	
1	<b>Mrs AJANTA SAFUI</b> Wife of Late Ashis Safui Date of Execution - 30/07/2025, , Admitted by: Self, Date of Admission: 30/07/2025, Place of Admission of Execution: Office		 <small>Jul 30 2025 4:27PM</small>	 Captured <small>LTI 30/07/2025</small>	Ajanta Safui <small>30/07/2025</small>
7/1, Garfa Main Road, Safui Para, City:- , P.O:- Garfa, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AUxxxxxx8N, Aadhaar No: 91xxxxxxxx6925 Status : Representative, Representative of : AAKASH CONSTRUCTION (as PROPRIETOR)					

**Identifier Details :**

NAME	Photo	Finger Print	Signature
<b>Mr Aranya Saha</b> Son of Mr Goutam Saha 7, Old Post Office Street, City:- , P.O:- Cosalpara, P.S:-Cosalpur, District-North 24-Parganas, West Bengal, India, PIN:- 700002		 Captured	
	30/07/2025	30/07/2025	30/07/2025

Identifier Of Mrs SARMISTHA SAFUI, Mrs AJANTA SAFUI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SARMISTHA SAFUI	AAKASH CONSTRUCTION-9.95729 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SARMISTHA SAFUI	AAKASH CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190209101 / 2025

On 30-07-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 43 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:27 hrs on 30-07-2025, at the Office of the A.R.A. - II KOLKATA by Mrs SARMISTHA SAFUI, 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 2,44,70,621/-

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

Execution is admitted on 30/07/2025 by Mrs SARMISTHA SAFUI, Wife of Saikat Si, 101/3, Garfa Main Road, P.O: Santoshpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Identified by Mr Aranya Saha, , Son of Mr Goutam Saha, 7, Old Post Office Street, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-07-2025 by Mrs AJANTA SAFUI, PROPRIETOR, AAKASH CONSTRUCTION (Sole Proprietorship), 7/1, Garfa Main Road, Safui Para, City:- , P.O:- Garfa, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Aranya Saha, , Son of Mr Goutam Saha, 7, Old Post Office Street, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2025 10:25AM with Govt. Ref. No: 192025260185586498 on 30-07-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 1903318360929 on 30-07-2025, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 39,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 117182, Amount: Rs.500.00/-, Date of Purchase: 29/07/2025, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2025 10:25AM with Govt. Ref. No: 192025260185586498 on 30-07-2025, Amount Rs: 39,520/-, Bank: SBI EPay ( SBIPay), Ref. No. 1903318360929 on 30-07-2025, Head of Account 0030-02-103-003-02

  
Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 426241 to 426277

being No 190209101 for the year 2025.



Digitally signed by SATYAJIT BISWAS  
Date: 2025.08.04 11:23:49 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 04/08/2025

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.