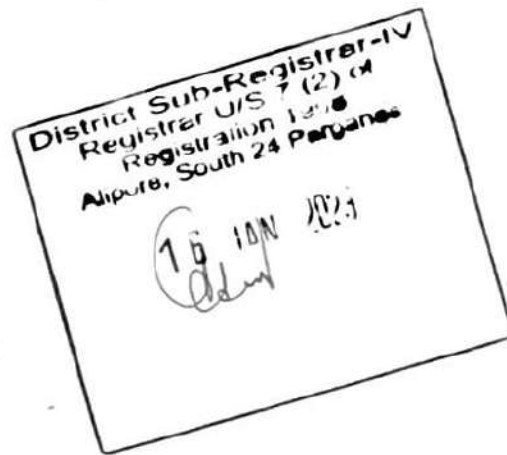




अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AM 646401

16/01/2023
G-2000116466/2023
Certified that the document is submitted for
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.



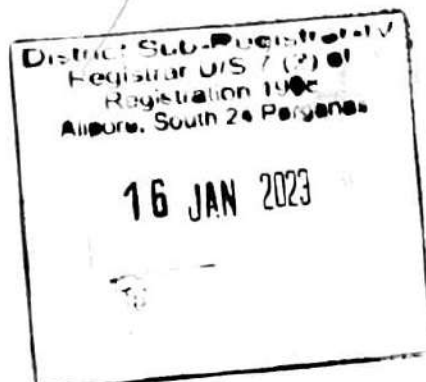
**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT
POWER OF ATTORNEY** is made this the 16th day of January Two
Thousand Twenty Three (2023) **BETWEEN**

Jl. No. 5249 Date 13/01/2023
Sold to.....
of.....
Rupees 100

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Allok safui
Alipore
27

SRI AJAY SINGH, (PAN-ALXPS9121L & Aadhaar No.6740 8299 3091), son of Late Ramdarash Singh, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 72/1,Anandapur, Haldiram Complex, Flat No.2A, P.O.Madurdah, P.S.Anandapur, Kolkata-700107, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

M/S. TRIDENT REALTY, a Proprietorship firm, having its office at 13C Lake Terrace, Santoshpur P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, represented by its Proprietor **SRI AVINASH SINGH**, (PAN-LWCPS3578Q & Aadhaar No. 209329532636), son of Sri Ajay Singh, by faith Hindu, Indian, by occupation-Business, residing at 72/1,Anandapur, Haldiram Complex, Flat No.2A, P.O.Madurdah, P.S.Anandapur, Kolkata-700107, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS by a Deed of Sale, dated 15.02.2022, registered in the office of Dist. Sub-Registrar-II at Alipore and recorded in Book No.I, Volume No.1602-2022, page from 58675 to 58703, Deed No.160201742 for the year 2022, the Owner herein, purchased All That land measuring **3 Cottah 9 Chittak 11 sq.ft.** be the same a little more or less together with structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargna-Khaspur, R.S. No.2, Touzi No.155, comprised in C.S. Dag No.1509



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

16 JAN 2025

appertaining to C.S. Khatian No.917 corresponding to (i) land measuring 02 kathas 14 chittacks 13 square feet in C.S DagNo. 1510, C.S Khatian No. 844 (under R.S Dag No. 1811 under R.S Khatian No. 887)and (ii) land measuring 10 chittacks 43 square feet, under C.S Dag No. 1509, C.S Khatian No. 917 (under R.S Dag No. 1810 under R.S Khatian No. 1234), Total of which comes to land measuring **03 kathas 09 chittacks 11 square feet**, KMC Premises No.883/1, Purbachal Main Road, Assessee No.31-106-16-1721-1, Kolkata -700078, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, from the then lawful owners Smt. Aditi Bandyopadhyay alias Aditi Banerjee, wife of Samarendra Banerjee, & Sri Sameek Banerjee, son of Samarendra Banerjee, both of Flat No.2B, 2nd floor, Purabi Apartment, 28, Rash Behari Avenue, P.S. Tollygunge, Kolkata-700026.

AND WHEREAS after physical measurement land is found **03 Katttas 02 Chittaks 02 sq.ft.** more or less out of total land measuring about **03 kathas 09 chittacks 11 square feet** more or less and peaceful possession, occupation of said land without any disturbance.

AND WHEREAS after such purchase, the Owner herein mutated his name in the office of the Kolkata Municipal Corporation in respect of the said KMC Premises No.883/1, Purbachal Main Road, Assessee No.31-106-16-1721-1, Kolkata-700078, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, in the District of South 24-Parganas, upon payment of rates and taxes thereto.



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

16 JAN 2014

AND WHEREAS thus the Owner herein seized and possessed of the said land measuring **03 Katttas 02 Chittaks 02 sq.ft** be the same a little more or less together with 100 sq.ft. tile shed structure, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owner is desirous of constructing a **Straight Three** building on the said land, but due to insufficiently fund, the Owner has placed his offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

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

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

ARTICLE – I : DEFINITION

- 1.1 **OWNERS**: shall mean and include the party of the First Part and his respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring **03 Katttas 02 Chittaks 02 sq.ft** be the same a little more or less together with 100 sq.ft. tile shed structure, situated at Mouza-Garfa, J.L. No.19, Pargna-Khaspur, R.S. No.2, Touzi No.155, comprised in C.S Dag No. 1510, C.S Khatian No. 844 (under R.S Dag No. 1811 under R.S Khatian



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
16 JAN 2023

No. 887) and under C.S Dag No. 1509, C.S. Khatian No. 917 (under R.S Dag No. 1810 under R.S Khatian No. 1234), being KMC Premises No.883/1, Purbachal Main Road, Assessee No.31-106-16-1721-1, Kolkata-700078, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, in the District of South 24-Parganas, fully described in the First Schedule hereunder written .

1.4 NEW BUILDING: shall mean and include such Straight Three building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.

1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNER'S ALLOCATION: shall mean and include **entire Second floor and one unit of 2(two)BHK on the Ground Floor** of the proposed **Straight Threestoried** building with 3(three) Car Parking Spaces together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

1.7 DEVELOPER'S ALLOCATION: shall mean and include **entire First floor and one unit of 1(one) BHK on the Ground Floor** of the proposed **Straight Three**building, with 2(two) Car Parking Spaces, comprised of several flats and spaces together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.



District Sub-Registrar
Registrar U/S
Registration
Alipore, South 24 Parganas

16 JAN 2021

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

ARTICLE- II; DATE OF COIMMENCEMENT

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

ARTICLE –III: OWNER' REPRESENTATION

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

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

ARTICLE-IV: DEVELOPER'S REPRESENTATION

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



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

16 JAN 2023

ARTICLE –V; DEVELOPMENT WORK

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

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

ARTICLE –VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner' allocation as stated hereinbefore within the **24(Twenty Four)** months from the date of this Agreement.

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

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



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

16 JAN 2023

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

ARTICLE-VII: OWNERS' COVENANTS

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

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



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

16 JAN 2023

7.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owner' allocation in the said building.

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

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

ARTICLE-VIII: CONSTRUCTION

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

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

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



District Sub-Registrar's Office
Registration
Alipore, South 24 Parganas
16 JAN 2024

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owner shall not in any manner would be made responsible or liable.

ARTICLE-IX: SPACE ALLOCATION

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

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

ARTICLE-X: RATES & TAXES

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

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

ARTICLE-XI: JOINT DECLARATION



District Sub-Registrar
Registrar (R/S) 7 (1) 01
Registration 100
Alipore, South 24 Parganas
16 JAN 2024

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

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

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

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

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

11.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the



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

16 JAN 2023

Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

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

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

ARTICLE-XII:ARBITRATION & JURISDICTION

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

DEVELOPMENT POWER OF ATTORNEY

I, **SRI AJAY SINGH**, (PAN-ALXPS9121L & Aadhaar No.6740 8299 3091), son of Late Ramdarash Singh, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O. Madurdah, P.S. Anandapur, Kolkata-700107, hereinafter referred to as the **OWNER/PRINCIPAL** of the send greetings.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

16 JAN 2023

AND WHEREAS for the purpose of construction of the proposed III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, I the Principal herein do hereby nominate, constitute, authorise and appoint the said Developer, **M/S. TRIDENT REALTY**, a Proprietorship firm, 13C Lake Terrace, Santoshpur P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, represented by its Proprietor **SRI AVINASH SINGH**, (PAN-LWCPS3578Q & Aadhaar No. 209329532636), son of Sri Ajay Singh, by faith Hindu, Indian, by occupation-Business, residing at 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O.Madurdah, P.S.Anandapur, Kolkata-700107, as my true and lawful **ATTORNEY** to do and execute inter alia the following acts, deeds and things:-

1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on our behalf and in our name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said



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

16 JAN 2023

plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in my name and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering



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

16 JAN 2023

authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by my Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

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

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

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



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

16 JAN 2023

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about **03 Kattas 02 Chittaks 02 sq.ft** be the same a little more or less together with 100 sq.ft. tile shed structure, situated at Mouza-Garfa, J.L. No.19, Pargna-Khaspur, R.S. No.2, Touzi No.155, comprised in C.S Dag No. 1510, C.S Khatian No. 844 (under R.S Dag No. 1811 under R.S Khatian No. 887) and under C.S Dag No. 1509, C.S. Khatian No. 917 (under R.S Dag No. 1810 under R.S Khatian No. 1234), being KMC Premises No.883/1, Purbachal Main Road, Assessee No.31-106-16-1721-1, Kolkata-700078, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : 12'ft. wide Road,

On the South : Land of Bishnupada Chakraborty and others,

On the East : 10'ft. wide Road,

On the West : Premises No.882, Purbachal Main Road,

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT Entire Second floor and one unit of 2(two)BHK on the Ground Floor of the proposed **Straight Threewith** 3(three) Car Parking Spaces, building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.



District Sub-Registrar-ly
Registrar U.S. 7 (2) of
Registration 100
Alipore, South 24 Parganas

16 JAN 2021

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THATentire First floor and one unit of 1(one) BHK on the Ground Floor of the proposed Straight Three ,with 2(two) Car Parking Spaces, comprised of several flats and spaces together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.
3. Aluminium channel sliding window 3/8 bar steel grill with glass panes and other necessary fittings will be provided in the window.
4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet
5. Flooring will be of 2' x 2'size white marble/Tiles and normal dado of
6. In the kitchen 6'ft x 12'-6"black stone slab cooking platform with steel sink and glazed tiles up to 3'ft height from the side of black stone slab.
7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode , and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet.



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

16 JAN 2023

8 Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-

Bed room – Two light point, one fan point and one 5 Amp plug

Dining – One 15 amp plug point, two light point, one fan point.

Kitchen, - one light point, one power point, one exhaust fan point.

Toilet - One light point and one exhaust fan point

Balcony – one light point.

9. Plaster of parish on the walls inside the flat.

10. Outer walls will be snowcem.

11. Concealed pipe line with low down cistern in the toilet.

12. All pipe line will be of plastic high density.

13. All masonry, sanitary, structural electrical painting work will be done as per specification of the Engineer to be engaged by the Developer.

14. That Balcony will be covered up to 2'ft. 6"inch and balance will open. 15. All extra work of fittings can be provided subject to approval of the engineer with extra cost.



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

16 JAN 2023

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

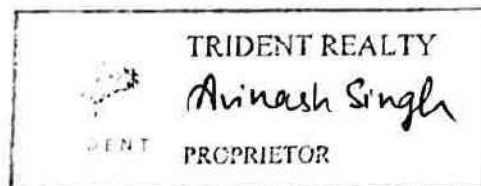
SIGNED SEALED & DELIVERED

In presence of:-

1. *Adv. S. S. S.*

Ajay Singh
OWNER

2. *P. K. S.*
Deputy Police
Officer



DEVELOPER/ATTORNEY

Drafted by:-

Adv. S. S. S.
Advocate,
Alipore Police Court,
Kolkata-700 027
Ph 60/99



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

16 JAN 2023

		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..... Ajay Singh
 Signature..... Ajay Singh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... AVINASH SINGH
 Signature..... Avinash Singh

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
16 JAN 2023



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



192022230254380631

GRN Details

GRN:	192022230254380631	Payment Mode:	Online Payment
GRN Date:	15/01/2023 16:13:28	Bank/Gateway:	AXIS Bank
BRN :	325956603	BRN Date:	15/01/2023 16:14:13
GRIPS Payment ID:	150120232025438062	Payment Init. Date:	15/01/2023 16:13:28
Payment Status:	Successful	Payment Ref. No:	2000116460/1/2023
[Query No./Query Year]			

Depositor Details

Depositor's Name:	Avinash Singh
Address:	72/1 Anandapur
Mobile:	9163829887
Depositor Status:	Others
Query No:	2000116460
Applicant's Name:	Mr Alok Safui
Identification No:	2000116460/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	15/01/2023
Period To (dd/mm/yyyy):	15/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000116460/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2000116460/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



सत्यमेव जयते

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

cel
✓

Query No / Year	2000116460/2023	Office where deed will be registered
Query Date	15/01/2023 3:11:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,07,23,999/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 883/1, , Ward No: 106, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 2 Sq Ft		1,06,96,999/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.1608Dec	0 /-	106,96,999 /-	

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.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	



Query No 2000116460 of 2023, Printed On : Jan 15 2023 3:11PM, Generated from wbregistration.gov.in

Lord Details :

No	Name & address	Status	Execution Admission Details :
1	Mr Ajay Singh Son of Late Ramdarash Singh, 72/1, Anandapur, Haldiram Complex, Flat No.2A, City:- , P.O:- Madurdah, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. alxxxxxx1l, Aadhaar No.: 67xxxxxxx3091, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	TRIDENT REALTY (Sole Proprietorship) ,13C, LAKE TERRACE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. LWxxxxxx8Q, Aadhaar No.: 20xxxxxxx2636, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AVINASH SINGH Son of Mr AJAY SINGH 72/1, ANANDAPUR, HALDIRAM COMPLEX, FLAT NO.2A,, City:- , P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. LWxxxxxx8Q , Aadhaar No.: 20xxxxxxx2636	TRIDENT REALTY

Identifier Details :

Name & address
Mr ALOK SAFUI Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Ajay Singh, Mr AVINASH SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajay Singh	TRIDENT REALTY-5.16083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajay Singh	TRIDENT REALTY-100 Sq Ft



and Land or Building Details as received from KMC :

No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No. : 311061617211 Premises No. : 883/1 Ward No. : 106 Street Name : PURBACHAL MAIN ROAD	Reference Deed No. : I-160201742 Date of Registration. : Feb 15, 2022 Office Where Registered : DSR- II,ALI	Owner Name : SRI AJAY SINGH Owner Address : 72/1, ANANDAPUR, HALDIRAM COMPLEX , FLAT NO- 2A , P.O- MADURDAH, P.S- ANANDAPUR, KOLKATA- 107 Pin No. : 700107	Character of Premises: Vacant Land Total Area of Land: 03 Cottah, 09 Chatak, 11 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-02-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-02-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



प्रायः लेखा संख्या /PERMANENT ACCOUNT NUMBER
ALXPS9121L

नाम /NAME
AJAY SINGH

पिता का नाम /FATHER'S NAME
RAM DARASH SINGH

जन्म तिथि /DATE OF BIRTH
13-03-1971

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, प.सं. XI
COMMISSIONER OF INCOME TAX, W.P. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

LWCPS3578Q



नाम
AVINASH SINGH

पिता/पति/प्राप्तकर्ता का नाम
AJAY SINGH

06/11/2000



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

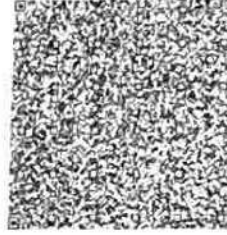
তালিকাভুক্তির আই ডি / Enrollment No. : 0013/15014/11014

To
Avinash Singh
অবিনাশ সিং
72/1 HALDIRAM COMPLEX,
ANANDAPUR,
VTC: E.K.T, PO: E.k.i,
Sub District: Circus Avenue, District: Kolkata,
State: West Bengal, PIN Code: 700107,
Mobile: 9163829887

26868021



KF268680219FI



আপনার আধার সংখ্যা / Your Aadhaar No. :

2093 2953 2636

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 16/04/2014



অবিনাশ সিং
Avinash Singh
জন্ম তারিখ / DOB: 06/11/2000
পুরুষ / Male

2093 2953 2636

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

অজয় সিং
AJAY SINGH
পিতা : রাম দারশ সিং
Father : Ram Darash Singh

জন্ম তারিখ/DOB: 13/03/1971
পুরুষ / Male

6740 8299 3091

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

আধার
Prakasa, / হালদিরাম কমপ্লেক্স
অনন্দপুর, ই.কে.টি, ই.কে.টি, কলকাতা
পশ্চিম বঙ্গ,
Address: 72/1 HALDIRAM
COMPLEX, ANANDAPUR,
E.K.T, Kolkata, E.k.t, West
Bengal, 700107

6740 8299 3091

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1604-00435/2023	Date of Registration	16/01/2023
Query No / Year	1604-2000116460/2023	Office where deed is registered	
Query Date	15/01/2023 3:11:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
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. 1,07,23,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

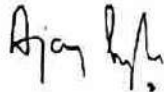
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 883/1, , Ward No: 106 Pin Code : 700078

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	3 Katha 2 Chatak 2 Sq Ft		1,06,96,999/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.1608Dec	0 /-	106,96,999 /-	

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.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Lord Details :**Name,Address,Photo,Finger print and Signature**

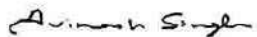
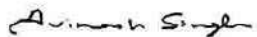
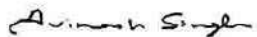
Name	Photo	Finger Print	Signature
Mr Ajay Singh (Presentant) Son of Late Ramdarash Singh Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office			
	16/01/2023	LTI 16/01/2023	16/01/2023

72/1, Anandapur, Haldiram Complex, Flat No.2A, City:- , P.O:- Madurdah, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: alxxxxxx1l, Aadhaar No: 67xxxxxxxx3091, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023
 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TRIDENT REALTY 13C, LAKE TERRACE, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: LWxxxxxx8Q, Aadhaar No: 20xxxxxxxx2636, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AVINASH SINGH Son of Mr AJAY SINGH Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 16 2023 11:44AM</td> <td>LTI 16/01/2023</td> <td>16/01/2023</td> </tr> </tbody> </table> 72/1, ANANDAPUR, HALDIRAM COMPLEX, FLAT NO.2A,, City:- , P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: LWxxxxxx8Q, Aadhaar No: 20xxxxxxxx2636 Status : Representative, Representative of : TRIDENT REALTY	Name	Photo	Finger Print	Signature	Mr AVINASH SINGH Son of Mr AJAY SINGH Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office					Jan 16 2023 11:44AM	LTI 16/01/2023	16/01/2023
Name	Photo	Finger Print	Signature										
Mr AVINASH SINGH Son of Mr AJAY SINGH Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office													
	Jan 16 2023 11:44AM	LTI 16/01/2023	16/01/2023										

Details :

	Photo	Finger Print	Signature
ALOK SAFUI Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	16/01/2023	16/01/2023	16/01/2023
Identifier Of Mr Ajay Singh, Mr AVINASH SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajay Singh	TRIDENT REALTY-5.16083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajay Singh	TRIDENT REALTY-100.00000000 Sq Ft

16-01-2023

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.

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

Presented for registration at 11:41 hrs on 16-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Ajay Singh ,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 1,07,23,999/-

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

Execution is admitted on 16/01/2023 by Mr Ajay Singh, Son of Late Ramdarash Singh, 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O: Madurdah, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-01-2023 by Mr AVINASH SINGH,

Indetified by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 Cash Rs 32.00/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2023 4:14PM with Govt. Ref. No: 192022230254380631 on 15-01-2023, Amount Rs: 28/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325956603 on 15-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5249, Amount: Rs.100.00/-, Date of Purchase: 13/01/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2023 4:14PM with Govt. Ref. No: 192022230254380631 on 15-01-2023, Amount Rs: 19,970/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325956603 on 15-01-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 16003 to 16031
being No 160400435 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.01.16 12:23:06 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/01/16 12:23:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)