

02607/2025

T-2481/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL  
No. 2/686922/25  
12/3/25

AU 146177

Certified that the instrument is in  
Registration. The signature above is  
entitled to the stamp attached to this  
document, and the sum of One hundred



## DEVELOPMENT AGREEMENT

To develop the Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar Colony, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, Assessee No. 21-100-06-0745-2, KMC Ward No. 100.

This **development agreement** made on this day, month and year written at last hereinafter.

### BY AND BETWEEN

(1) SRI NITYANANDA DAS, son of Late Madhusudan Das, having his PAN : ADGPD 1184 R, Aadhar : 7941 7148 9537,

Sri Nityananda Das

7151

07 JAN 2025

No..... ₹ 100/- Date.....

Name : Adv. Sraboni Ghosh

Address : ..... Advocate

Vendor : ..... ALIPORE JUDGE COURT  
Kolkatat - 700 027

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27



IDENTIFIER

ADVOCATE Sraboni Ghosh  
Alipore Judge Court, KOL-27  
F/1396/1073 of 2019

Sraboni Ghosh



**DOB** : 09-10-1950 and **Mobile** : 9477374779, by faith - Hindu, by nationality - Indian, by occupation-Retired, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(2) SRI BISWANATH DAS**, son of Late Madhusudan Das, having his **PAN** : BTFPD 9273 H . **Aadhaar** : 2313 1502 6567, **DOB** : 19-10-1962 and **Mobile** : 9903280857, by faith - Hindu, by nationality - Indian, by occupation : Self-employed, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(3) SRI SHYAMAL DAS**, son of Late Madhusudan Das, having his **PAN** : AYNPD 6451 H, **Aadhaar** : 7768 5819 0460, **DOB** : 04-01-1964 and **Mobile** : 9874691261, by faith - Hindu, by nationality - Indian, by occupation : Self-employed , residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(4) SMT. HASI DAS**, daughter of Late Madhusudan Das, having **PAN** : AYWPD 4205 G, **Aadhaar** : 6541 2740 2518, **DOB** : 29-09-1958 and **Mobile** : 9051588351, by faith - Hindu, by nationality - Indian, by occupation - Others, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(5) SMT. MANDIRA DAS**, wife of Late Jitendra Nath Das, having her **PAN** : IHZPD 0668 H, **Aadhaar** : 7519 4861 5056, **DOB** : 1-02-1955 and **Mobile** : 8910608068, by faith - Hindu, by nationality - Indian, by occupation-Housewife, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047 and **(6) SMT. JAYA DAS**, daughter of Late Jitendra Nath Das, having **PAN** : AYWPD 9883 E, **Aadhaar** : 3044 2996 0832, **DOB** : 22-08-1977 and **Mobile** : 8910608068, by faith - Hindu, by nationality - Indian, by occupation - Others, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, hereinafter jointly called and referred to as the **LAND OWNERS**

*Anup Sengupta*

(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) **executed and admitted** by self individually **and** hereinafter referred to as the party of the **FIRST PART**.

AND

**M/S. GANPATI CONSTRUCTION**, a proprietorship firm, having its **Mobile** : 9830460470 and having its office at 1/37, Azadgarh, P.S.-Golf Green, formerly Jadavpur P.O.-Regent Park, Kolkata-700040, represent by its **proprietor SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having **PAN** : BTZPS 2046 B, **Aadhaar** : 2173 2103 2005, **DOB** : 09-02-1982 and **Mobile** : 9830460470, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 1/37, Azadgarh, P.S.-Golf Green, formerly Jadavpur, P.O.-Regent Park, Kolkata-700040, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and / or assigns) **admitted and executed** by self **and** hereinafter called to as the party of the **SECOND PART**.

**WHEREAS** the Governor of the State of West Bengal as '**Donor**' by a deed of gift which was registered on 4th day of June 1993, at Additional District Registration Office, Alipore and has been recorded in its Book No. 1, Volume No. 4, Pages from 201 to 204, being No. 276 for the year 1993, transferred, conveyed to **Smt. Bimala Bala Das**, wife of Late Madhusudan Das in respect of **all that** homestead land measuring

*Amit Senapati*

an area of little more or less **02K.-11Ch.** in E.P. No.15, S.P. No. 15, in C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, P.S.-Jadavpur, in the District of South 24 Pgs. within the limit of Kolkata Municipal Corporation Ward No. 100 **and** said Smt. Bimala Bala Das being '**Donee**' accepted the said land by putting her signature in the said deed and also confirm her own possession. After that she constructed one storied residential building thereon **and** the aforesaid property has been recorded before the Kolkata Municipal Corporation as Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, KMC Ward No. 100, Assessee No. 21-100-06-0745-2 **and** hereinafter mentioned to as '**the said gifted property**'.

**AND WHEREAS** during enjoying the aforesaid gifted property, said owner **Smt. Bimala Bala Das** died intestate on 22-02-2003, (her husband Madhusudan Das pre-deceased) a Hindu under Dayabhaga School of the Hindu Law leaving behind her as legal heirs and successors, **four sons** namely (i) Sri Jitendra Nath Das, (ii) Sri Nityananda Das, (iii) Sri Biswanath Das and (iv) Sri Shyamal Das and **two daughters** namely (i) Smt. Bhanu Chowdhury, wife of Digesh Chandra Chowdhury and (ii) Smt. Hasi Das, to inherit the said gifted property of deceased Bimala Bala Das. **Thereafter** one of the above legal heirs, namely **Sri Jitendra Nath Das**, died intestate on 09-02-2004, a Hindu under Dayabagha School of the Hindu Law leaving behind him as legal heirs and successors, **wife** Smt. Mandira Das and **only daughter** Smt. Jaya Das, to inherit undivided unmarked 1/6 share the

*Smt. Sengal.*

said gifted property which left by deceased Jitendra Nath Das. After that other one of the above legal heirs, **Smt. Bhanu Chowdhury** died intestate on 22-01-2010, a Hindu under Dayabagha School of the Hindu Law leaving behind her as legal heirs and successors, **one daughter** Smt. Soumi Mukherjee and **two sons** namely Sri Joyjit Chowdhury and Sri Debojit Chowdhury to inherit undivided unmarked 1/6 share the said gifted property which left by deceased Bhanu Chowdhury.

**AND WHEREAS** thus by virtue of inheritance, the above legal heirs namely (i) Sri Nityananda Das, (ii) Sri Biswanath Das, (iii) Sri Shyamal Das, (iv) Smt. Hasi Das, (v) Smt. Mandira Das, (vi) Smt. Jaya Das, (vii) Smt. Soumi Mukherjee, (viii) Sri Joyjit Chowdhury and (ix) Sri Debojit Chowdhury become the joint owners of **all that** homestead land measuring about 02K.-11Ch. with residential residential structure in E.P. No.15, S.P. No. 15, C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, being Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar, P.S.- Netaji Nagar, formerly Jadavpur, P.O.-Naktala, Kolkata - 700047, KMC Ward No. 100 Assessee No. 21-100-06-0745-2 and hereinafter mentioned to as 'the said joint property'.

**AND WHEREAS** thereafter 1/6th shareholder of aforesaid joint property, namely Smt. Soumi Mukherjee, Sri Joyjit Chowdhury and Sri Debojit Chowdhury **gifted** their undivided unmarked 1/6th share of the aforesaid joint property in favour of other joint owners namely Sri Nityananda Das, Sri Biswanath Das, Sri Shyamal Das, Smt. Hasi Das, Smt. Mandira Das and Smt. Jaya Das. The said deed of gift was registered on 19th July 2023 at the office of the DSR-IV, Alipore,

*Smt. Soumi*

South 24 Pgs which has been recorded in its Book No. I., Volume No. 1604-2023, being No. 160408972 for the year 2023. **Thus** by virtue of inheritance and by virtue of aforesaid deed of gift, **the party of the First Part herein** Sri Nityananda Das, Sri Biswanath Das, Sri Shyamal Das, Smt. Hasi Das, Smt. Mandira Das and Smt. Jaya Das become the absolute owners of **all that homestead land** measuring an area of little more less **02K.-11Ch.** with residential residential structure thereon in E.P. No.15, S.P. No. 15, in C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, being Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar Colony, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, Assessee No. 21-100-06-0745-2, KMC Ward No. 100 which is morefully explained in the **Schedule-'A'** hereunder written and hereinafter for the sake of brevity referred to as '**the said land and premises**', free from all encumbrances, charges, liens, mortgage and/or any ohter nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in civil and criminal nature is/ are pending of the respective Learned Court or elsewhere.

**AND WHEREAS** after become the joint owners, the party of the First Part herein have decided to develop their said land and premises of **Schedule-'A'** by raising a **four storied residential building** after demolishing the existing old and delapitated one storied residential building over the said land and premises by a competent developer who has enough credential in the arena of development **and** offered the party of the Second Part herein to develope their said land and premises.

*Amrit Sengupta*

**AND WHEREAS** the Second Part / Developer herein after proper inspection of the said land and premises thereon being interested to develop by demolishing the existing structure, a new four storied building thereon and has informed their interest to the First Part / Land Owners herein **and** thereafter the First Part herein considering the proposal of joint venture programme financially viable has agreed to do the same for mutual benefit.

**AND WHEREAS** the First Part / Land Owners and the Second Part / Developer herein have agreed to materialize the said proposal for promotion and development by constructing a four storied building upon the said land and premises of 'Schedule-A' and discussed the matter at length and to avoid disputes & differences in future, they have finally agreed to record the terms and conditions hereinafter mentioned, since verbally agreed.

#### **ARTICLE - I**

Clarification and understanding of this presents the following terms which have already being used for several times and will come number of times shall always mean and include :-

1. **Land Owners** : shall mean Sri Nityananda Das, Sri Biswanath Das, Sri Shyamal Das, Smt. Hasi Das, Smt. Mandira Das and Smt. Jaya Das, the First Part hereinabove, who have got good and absolute marketable right, title and interest in the said premises of Schedule 'A' hereunder **and** during construction period, upon the death of any of the Land Owners herein – his / her / their heirs, successors, administrators, representatives, executors, assignors will step into as Land Owner/s.

*Smt. Senapati.*

2. **Developer** : shall mean M/s. Ganapati Construction, the Second Part hereinabove, who undertakes to build a four storied building.

3. **Title Deed / Details of the Land and Premises** : shall mean the documents referred hereinabove in the recital viz (i) free hold gift deed being No. 276 for the year 1993 and (ii) deed of gift being No. 160408972 for the year 2023, in respect of the title documents of the Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar Colony, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, Assessee No. 21-100-06-0745-2, KMC Ward No. 100, which is clearly mentioned in the Schedule 'A' hereunder.

4. **No Embargo** : shall mean the schedule mentioned property of land and premises hereinbelow is not situated within the Notified and Cantonment area and have no embargo and/or restriction imposed by the Local Authority / Competent Authority / Govt. Authority for transferring the land / flat in-question.

5. **Building Plan** : shall mean such plan to be prepared by the reputed L.B.S. at the cost of the Developer herein for the construction of the new multistoried building as per sanctioned building plan which to be issued by the competent authority of Borough-X, Building Department of KMC with such additions, alterations and modifications as would be deemed necessary.

6. **The Architect** : shall mean such person, firm and / or L.B.S. to be appointed by the Developer for designing, planning and supervising the new four storied building at their own cost.

7. **Saleable Space** : shall mean the space in the new four storied building available for independent use and occupation by the Developer

*Sant Senapati*

after making due provisions for common facilities and space required thereon and after providing the Land Owners' allocation.

**8. Land Owners' Allocation :** shall mean the allocation on the newly constructed four storied building for the Land Owners which is morefully described in the **Schedule 'B'** hereunder written.

**9. Developer's Allocation :** shall mean the remaining portion of the newly constructed four storied building for the Developer which is morefully described in the **Schedule 'C'** hereunder written.

**10. Common Facilities and Amenities :** shall mean and include corridors, stair, ways, passages with open space etc. which will be provided by the Developer in the newly constructed four storied building for all flat owners who shall have right to enjoy the all common facilities and amenities which is morefully described in the **Schedule 'D'** hereunder.

**11. Common Expenses :** shall mean and include all expenses on the common facilities and amenities of the building and/or premises to be incurred proportionately by all flat owners for the management and maintenance which is morefully described in the **Schedule 'E'** hereunder.

**12. Covenants :** shall mean covenants terms, conditions and obligations to be observed and performed by all occupiers of the building wether Land Owners' allocation and Developer's allocation which is morefully described in the **Schedule 'F'** hereunder.

**13. Specification :** shall mean and include the newly constructed four storied building to be completed according to the specification of work schedule mentioned in **Schedule 'G'** hereunder written and will be provided by the Developer in those flats under Land Owners' allocation.

*Amrit Sagar.*

**14. Consideration :** shall mean and include Land Owners' allocation shall be constructed as per specifications at the cost of Developer will be treated as consideration to be given to Land Owners against which the Land Owners shall transfer the undivided proportionate share of land in the said premises attributable to the Developer's allocation to the Developer and /or its nominee/s.

**15. Additional Consideration :** shall mean and include the Land Owners are entitled to receive Rs.5,00,000/- as additional consideration amount from the Developer other than consideration amount mentioned hereinabove.

**16. Development Agreement :** shall mean the instant agreement made between the Land Owners and Developer.

**17. Development Power of Attorney :** shall mean the Land Owners shall execute the power of attorney in favour of Developer after registering the Development Agreement and the drafting of said power clearly mentioned in the Article - IV hereunder.

**18. Force Majure/unavoidable circumstances :** shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by any Force Majure.

*Amrit Soneja,*

**19. Advocate for Developer's Allocation :** shall mean the Advocate appointed by the Developer who will prepare all legal work and documentation for the Developer's allocated area. The deed of conveyance shall be prepared and to be registered only by the appointed advocate of the Developer **because** the entire building is under the Apartment Ownership Act i.e. drafting of the all units of the building shall be same and identical.

**20. Advocate for Land Owners' Allocation :** shall mean the Advocate appointed by the Land Owners who will observe / prepare all legal work and documentation for the Land Owners' allocated area **subject to considering** that all said documents shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D' , Schedule-'E' and Schedule - 'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

**21. Alternative Accommodation :** shall mean the Developer shall provide five alternative accommodations @Rs.42,000/- p.m. during the period of construction of the new four storied building at the said land and premises of Schedule - 'A' hereunder.

**22. Commencement :** this agreement shall be deemed to have commenced with effect from the date of execution of this agreement and till the completion of the venture in all respect.

*Amrit Senapati*

**ARTICLE - II**

**Title, indemnity, declarations, rights and obligations of the party of Land Owners as under :-**

- 1. That** the schedule mentioned property of land and premises hereinbelow is not situated within the Notified and Cantonment area. The schedule mentioned property have no embargo and/or restriction imposed by the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction previls, in that event Land Owners will be held responsible for correction of that.
- 2. That** the Land Owners hereby undertake by indemnify and keep the Developer indemnified against any or every part of claim, action and demand whatsoever that may arise in respect of the title of the Land Owners relating to the said property or premises of Schedule 'A' hereunder.
- 3. That** the Land Owners herein declare that they have got good and absolute marketable title, right and interest at the said Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar Colony, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, Assessee No. 21-100-06-0745-2, KMC Ward No. 100, which is morefully described in the Schedule 'A' hereunder written without any claim of other/s. The Land Owners are legally entitled to enter into this development agreement with the Developer herein
- 4. That** the right, title and interest of the Land Owners in the premises of Schedule 'A' free from all encumbrances, charges, liens, lispendens, mortgage, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and in the mean time they have not received any notice/s to

*Amrit Senapati*

the effect that the said land and premises of Schedule - 'A' is affected by any scheme of the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction prevails, in that event Land Owners will be held responsible till execution of this instrument. The entirety of the premises is in khas possession of the Land Owners and the Land Owners have not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said land and premises of Schedule 'A' or any part thereof. The Land Owners also assures and declare that there is no excess vacant land within the meaning of Urban Law (Ceiling and Regulation) Act 1976 in the Urban Agglomeration Area.

**5. That** the Land Owners are entitle to receive Rs.5,00,000/- as **additional consideration** amount from the Developer on the day of registration the development agreement and development power of attorney in favour of the Developer herein.

**6. That** the Land Owners hereby grant exclusive and sole right to the Developer to build a four storied building on the said land and premises of Schedule 'A' in accordance with the building plan and on the other hand the Land Owners shall not bear any such liability whatsoever in respect of the completion of the entire new four storied building. The copy of building plan shall handedover to the Land Owners immediately after finalised by the reputed L.B.S.

**7. That** the Land Owners hereby agreed and declare that the Developer shall use the existing water connection line for the project purpose and thereafter the Developer shall arrange the water connection,

*Amit Seneviratne*

if newly needed, for the new building from the proper authority of KMC water department at the cost of Developer AND also agreed that the Developer shall use the existing electric meter after execution of the instrument for the project purpose and thereafter Developer shall install main service electric metre at the cost of Developer and individual unit meter in the name of the Land Owners and/or their nominee/s at the proposed new building for the flat of the Land Owners shall install at cost of the Land Owners but under the supervision of the Developer.

8. **That** at the time of execution of this agreement, the Land Owners hereby agreed to handover all the original title deeds and documents in connection with the title of said premises of Schedule 'A' mentioned hereinabove to the Developer against proper receipt from the Developer and all said documents shall return back to the Land Owners by the Developer either after completion of handover the possession of the Developer's allocation in favour of intending flat buyers or after completion of registration the Developer's allocation in favour of intending flat buyers. Be it mentioned here that after return back the all said original documents to the Land Owners, if any need to verify the original documents – at that event the Land Owners are duty bound to show the all said documents for verification. That in no circumstances the Developer the original title documents will be mortgage to any financial authority for sanction of the individual loan and / or mortgage for individual flat of the intending flat buyer of the Developer's allocation.

9. **That** the Land Owners shall handover peaceful vacant possession of the land and premises of Schedule-'A' in favour of

*Amrit Sengar*

Developer either on the day of registering the development agreement and development power or as and when the land is required for the Developer for construction of new four storied building. After handover of vacant possession of land as above to the Developer, the Developer shall demolish the present existing building standing upon the said premises of Schedule-'A' at their own cost and shall enjoy the debris out of its own accord.

10. **That** the Land Owners shall pay and bear all property taxes and other dues and outgoings in respect of the said land and premises of Schedule-'A' accruing due before date of handing over the same to the Developer. After completion of the new four storied building the Land Owners are liable to pay municipal taxes after getting possession of respective Land Owners allocation in respect of their share.

11. **That** the Land Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building whereby the Developer shall be prevented from construction and completion of the said new building. The Land Owners shall not do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion of the Developer's allocation in the new building. Be it mentioned here that the Land Owners shall have right to visit and see the construction of the building whether the Developer is construting the building as per building plan and as per specification of work schedule mentioned hereunder.

12. **That** the Land Owners hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charges the

*Suree Suresh*

allocated portion of the Developer mentioned in Schedule-'C' hereunder **but** shall have all right to let out grant, sale, lease, mortgage and/or charges their allocated portion mentioned in Schedule-'B' to any person/s, company/ies, firm/s i.e. save and except the Developer's allocation mentioned in Schedule-'C' hereunder.

13. **That** the Land Owners shall be entitled absolutely to those areas which is clearly mentioned in the Land Owners' allocation of Schedule-'B' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Land Owners shall have the right & liberty to sell and transfer the respective areas of Schedule-'B' hereunder to any intending buyers in such a price and in such terms & conditions **SAVE THAT** the Land Owners shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D' , Schedule-'E' and Schedule - 'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

14. **That** in the event, if a co-operative society and/or association be formed, the Land Owners shall become the member of the said society and/or association as the case may be and shall be liable to pay and bear proportionate maintenance charges as well as service charges for maintenance of the common areas and facilities etc. including municipal property taxes in respect of respective Land Owners' allocation and / or Land Owners' portions.

15. **That** the Land Owners shall help the Developer to construct the boundary wall for demarcation of land of Schedule-'A' hereunder at the time of preparation of land plan at the cost and expenses of Developer.

*Amrit Sevak*

**16. That** for smooth functioning of the development work and for the purpose of construction of the proposed new building, the Land Owners are duty bound to make the **development power of attorney** in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats & car parking spaces of the building to any intending buyers only relating to Developer's allocation and further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developers allocation. The Development Power of Attorney is clearly mentioned in the **Article-IV** hereunder.

**17. That** the Land Owners hereby agrees and covenants with the Developer, the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and intending buyers for Developer's allocation in manner whatsoever and further the Land Owners shall not be entitled to claim the profit and / or any liabilities of the said venture on Developer's allocation of Schedule-'C' hereunder.

**18. That** the Land Owners shall lend their names and signatures in all papers, plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of Land Owners.

**19. That** if the project fails without creating any damage of the properties through for no fault of the Developer, the Land Owners are legally liable to pay back the additional consideration amount which paid by the Developer to the Land Owners forthwith without interest but with

*Amrit Sehgal*

all other expenses which to be incurred by the Developer but without any damage cost to the Developer.

20. **That** the Land Owners herein declare and assures that in the demise of any one or two or all of the Land Owners during the subsistence of this, heir/s of the said demise Land Owner/s shall become Land Owner/s and is / are duty bound to sign and execute all papers and/or documents AND shall register a development agreement with development power of attorney in favour of the Developer herein for further construction and completion of the new building being the subject matter of this agreement.

### **ARTICLE - III**

**Indemnity, declarations, rights and obligations of the party of Developer mentioned hereunder :-**

1. **That** the Developer undertakes to build a new four storied building over the said land and premises of Schedule 'A' in accordance with the building plan and in conformity with the specification herewith at their own costs and expenses without claiming any part of investment from the Land Owners in connection with the cost of the proposed building/project including preparation of building plan and all other incidental cost & expenses to be incurred for the said building/project. Be it mentioned here that the Developer shall have to appoint a professional Civil Engineer or L.B.S. or Firm as Architect to supervise the construction.

2. **That** from the day of handover, the Developer shall be entitled to hold and remain in possession of the premises of Schedule-'A' and

*Amit Sehgal*

it shall always be deemed that the Developer is in possession of the entirety of premises in part of performance of this agreement during the subsistence hereof and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever. The Developer shall be entitled to use the premises for setting up a temporary site office and / or quarters for its watch ward and other staff. The Developer shall demolish the present existing structure standing upon the said premises of Schedule-'A' at its own cost & expenses and shall enjoy the debris and salvages out of its own accord.

**3. That** the Developer is obligated to pay **Rs.5,00,000/-** as **additional consideration amount** to the Land Owners of First Part herein on the day of registering the development agreement with development power of attorney in favour of the Developer by the Land Owners.

**4. That** in connection with the alternative accommodations, it is agreed that five alternative accommodations to be provided by the Developer to the Land Owners @Rs.42,000/- p.m. (out of which @Rs.9,000/- x 4 accommodations and @Rs.6,000/- x 1 accommodation) during the period of construction of the new four storied building at the said land and premises of Schedule - 'A' hereunder **till the Developer offers possession** of the Land Owners' allocation of Schedule-'B' hereunder. **Be it mentioned here** that the security deposit and monthly rent payable to the landlords of the alternative accommodations shall pay by the Developer **but** all other outgoings, viz, maintainance etc. in connection therewith shall bear and pay by the aforesaid the Land Owners separately during the period of their occupation thereof **and** within 60 (sixty) days of notice from the Developer in respect of completion

*Anup Sehgal*

of entire building in habitable condition, the aforesaid the Land Owners and their family members shall vacate the alternative accommodations and shall shift to their respective flats from the Land Owners' allocation with possession letter. Failing which, after the expiry of the said 30th day of the notice, the Developer shall cease to be responsible for payment of the rent for the aforesaid five alternative accomodations and the said the Land Owners and their family members are liable for all costs and consequences arising therefrom.

**5. That** the Developer shall pay and bear all property taxes and outgoing in respect of the said property of land and premises of Schedule-'A' accruing due as and from the date of handing over vacant possession of the said property of Schedule-'A' by the Land Owners to the Developer. After completion of the new building, the Developer shall liable to pay the property taxes in respect of Developer's allocation of Schedule-'C' hereunder.

**6. That** the Developer shall complet the construction of the new four storied building within 24 (twentyfour) months from the day of starting the construction work of the four storied building. In case the Developer fails to deliver the possession of the entirety of the Land Owners' allocation within the period stipulated hereinabove, then and in such event the Developer shall be granted an extension of a maximum period of 6(six) month and the Developer shall have to complete the project. **Be it mentioned here** that the entire building whether the Land Owners' allocation and / or the Developer's allocation shall be completed at the same time in habitable condition to reside the flat owners at a time. But due to any unavoidable circumstances which are beyond the control of

*Amrit Sevak.*

Developer i.e. Force Majure mentioned in Article - I hereinabove, in that event the time shall be extended after discussion between the parties herein. **If the Developer deliberately fails** to handover the possession of Land Owners' allocation within the specified extended time subject to considering force majure, in that event the Developer shall have liable to pay amount Rs.1,500/- only p.m. to each one of the Land Owners as compensation till the date of handover the peaceful vacant and complete possession of the Land Owners' allocation mentioned hereinafter. **Be it mentioned here** that the rent of the five alternative accommodations shall be continued till handover.

7. **That** the Developer shall on completion of the new four storied building put the Land Owners in undisputed possession of the Land Owners' allocation. As soon as the new building is completed, the Land Owners shall inspect the Land Owners' allocation of Schedule-'B' hereunder and shall take possession and at all times thereafter the Land Owners and/or their nominee/s shall exclusively responsible for payment of all municipal property taxes, rates, duties and other outgoing and imposition whatsoever payable in respect of the Land Owners' allocation togetherwith liability to pay common expenses for the common areas & Utilities. At the time of offering the possession in favour of Land Owners, the Developer shall issue and give a 'Letter of Possession' to the Land Owners. The Developer shall be the confirming party in sale deed and sale agreement in respect of the Land Owners' allocation if the same becomes necessary at the instance of the Land Owners.

8. **That** the Developer shall install electric main service metre for the new building at its cost. Unit meter for the flats of Land Owners

*Amrit Sagar*

allocated area shall install at the cost of Land Owners but under the supervision of the Developer herein.

9. **That** the Developer shall be entitled absolutely to those areas which is clearly mentioned in the Developer's allocation of Schedule-'C' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Developer shall have the right and liberty to sell and transfer the respective areas of Schedule-'C' hereunder to any intending buyers in such a price and in such terms & conditions as determined by the Developer ~~SAVE THAT~~ the Developer shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in ~~Schedule-'D'~~, Schedule-'E' and Schedule - 'F' hereinbelow for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

10. **That** the Developer shall be entitled to receive the entire consideration amount from the intending buyers against issuing proper receipt thereof from the Developer's allocation without affecting the Land Owners' allocation or Land Owners' interest. Be it mentioned here that the Land Owners are not liable and / or obligated to the aforesaid intending buyers of the Developer's allocation to make refund any amount which the Developer shall receive for the all said intending buyers.

11. **That** the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyer/s in manner whatsoever for Developer's allocated area and further the Land Owners shall not be entitled to claim the profit of the said venture made between the Developer and intending buyer/s.

*Sunit Sengar,*

12. **That** the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer/s and/or shall be entitled to settle any matter with any intending buyer in respect of payment of consideration amount or in any issue in any term as the Developer may thing fit and proper.

13. **That** the Developer shall be entitle to deliver the peaceful vacant physical possession of the flats / car parking spaces to the intending buyers pertaining to the Developer's allocation free from all encumbrances whatsoever from the Land Owners without any obstruction from any quarter. **Be it mentioned here** that the handover of the Developer's allocation in favour of the intending buyers either with the same time of handover the Land Owners' allocation in favour of the Land Owners or after the handover the Land Owners' allocation in favour of the Land Owners.

14. **That** for smooth functioning of the development work and for the purpose of construction of the proposed new building, the Developer have right to take the **development power of attorney** from the Land Owners in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats and all others spaces of the building to any intending buyer/s which related only to Developer's allocation **and** further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation. The Development Power of Attorney is clearly mentioned in the **Article-IV** hereunder and this model of drafting to be followed on the registered general power of attorney.

*Amrit Senapati*

15. **That** the Developer shall be entitled to take financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the construction of new building **by virtue of the Developer's allocation** as envisaged in this agreement in Schedule-'C' hereinbelow without infringing the Land Owners' right and interest of the Land Owners' allocation of Schedule-'B' hereunder in any manner whatsoever **i.e.** only the Developer's allocation shall be mortgaged and never the Land Owners' allocation shall be mortgaged and charged. The Land Owners shall not raise any objection in this respect because Land Owners' allocation is free from all encumbrances whatsoever nature. It is however clarified that in this respect the Land Owners' allocation of Schedule-'B' hereunder as envisaged in this agreement shall not be utilised or be held liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their family members **i.e.** the liabilities in regard to the said loan shall create responsibilities only upon the Developer's allocation. **Be it mentioned here** that the above subject matter whether maintaining or not, the Land Owners have right to see the all original title documents time to time at the office of the Developer.

16. **That** in so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the Land Owners for which purpose the Land Owners undertakes in Article-'II' hereinabove to give the Developer a registered development power of attorney in a form and manner reasonable required by the Developer. It being understood

*Amrit Lerner*

however that such dealing shall not in any manner fasten or create any financial or legal liabilities upon the Land Owners nor there shall be any clause inconsistent with or against the terms mentioned in the agreement. The said registered power of attorney shall remain irrevocable during the subsistence hereof subject to complys of the terms and conditions of this agreement.

17. **That** the Developer shall act as an independant contractor in constructing the building and hereby undertakes to keep the Land Owners indemnified against all third party claims including any govt., quasi govt., local authorities, electric supply, telephone etc and actions arising out of any sort of act of commission of the Developer or in relation to the construction of the said new building.

18. **That** the Developer hereby undertakes to keep the Land Owners indemnified against all action, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises of Schedule 'A' and/or in the matter of construction of the building and/or any defect therein.

19. **That** the Developer shall be liable for any income tax, capital gain tax, wealth tax, goods & GST or any other taxes for transfering the Developer's allocation and the Developer shall have to keep the Land Owners indemnified and re-imbersed against all actions, suits, proceedings and expenses in respect thereof.

20. **That** the Developer shall abide by all the safety norms during construction of the new building and follow all statutory and legal norms

*Sunit Gopal*

and keep the Land Owners indemnified until handing over the Developer's allocation to the intending flat buyers.

21. **That** the Developer shall indemnify and keep the Land Owners indemnified in respect of all costs, expenses, liabilities, claims and / or proceedings arising out of any acts done in pursuance of the registered power of attorney as aforesaid.

22. **That** the Developer shall indemnify the Land Owners against all claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever include any accident or other loss. The Developer shall indemnify the Land Owners from any local problems at the time of construction of the building.

23. **That** the Developer shall indemnify the Land Owners against any demand and/or claim made by any unit holder in respect of the Developer's allocation.

#### ARTICLE - IV

Power of Attorney executed by the Land Owners in favour of Developer :-

**That** M/s. Ganpati Construction, hereinafter referred to as the **lawful attorney**, to do the following acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture and shall remain in force till the completion of the venture, that is to say :-

(a) **that** to raise, erect, built the new residential building on the said land and premises of Schedule-'A' as per building plan and as per terms & conditions of the development agreement.

*Anil Ganpati.*

(b) **that** to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) **that** to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) **that** to appoint and engage or suspend any worker for the construction work as per development agreement.

(e) **that** to settle any dispute arising in respect of the said premises.

(f) **that** to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

(g) **that** to settle, compromise of suits of disputes arising out of and/or in connection with aforesaid land & premises on such terms and conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on our behalf.

(h) **that** to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.

(i) **that** to take all necessary steps for preparing plan/s and sign all the said plan/s including revised plan, modified plan **and** if necessity arises to get the same sanctioned from competent authority of KMC and to complete all relating works according to said plan and sign any

*Anup Senapati*

type of declaration and / or affidavit on my behalf in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan and the attorney has also empower to sign on the proposed building plan on behalf of us which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) **that** to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the **Developer's alocation** and sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorney which the attorney think proper and/or to cancel and/or repudiate the same.

(l) **that** to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said sell of **Developer's allocation** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt

*Anu Sevap*

and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(m) **that** to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said **allocation of Developer** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of said allocation of Developer alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(n) **that** the Developer herein is hereby empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength of the **Developer's allocation** as envisaged in the registered development agreement and the Land Owners shall not raise any objection in this respect. It is however clarified that in this respect the Land Owners' allocation as envisaged above shall not be utilised or be held liable for such loan amount and the liabilities in regard to the said

*Amrit Senapati*

and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(m) **that** to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said **allocation of Developer** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of said allocation of Developer alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(n) **that** the Developer herein is hereby empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength of the **Developer's allocation** as envisaged in the registered development agreement and the Land Owners shall not raise any objection in this respect. It is however clarified that in this respect the Land Owners' allocation as envisaged above shall not be utilised or be held liable for such loan amount and the liabilities in regard to the said

*Sunit Sehgal*

loan in no way shall create any liability or responsibility upon the Land Owners and their family members in any manner whatsoever. It is also assured by the Developer that the original title deed and other original documents in respect of the property of schedule hereunder written shall not be handed over to anybody or any bank or any financial institution but if necessity arises, the Developer shall take prior permission from the Land Owners on written assurance that the Land Owners' allocation shall not be utilised for such hypothecation at the financial institution.

**AND** we the Land Owners hereby agreed that all acts, deeds and things lawfully done by said attorney by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things:

**AND** we the Land Owners hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. **Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the Developer on the schedule of land and premises more fully describe hereinbelow.**

**AND** specifically stated that the schedule mentioned property of land and premises hereinbelow is not situated within the Notified and Cantonment area. The schedule mentioned property have no embargo and/or restriction imposed by the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction

*Amit Sehgal,*

previls, in that event Land Owners will be held responsible for that but the aforesaid problem shall be solved by the decission of the both parties.

**AND** after completion of the venture mentioned in the said registered development agreement i.e. after registering and handover of Developer's allocation in favour of intending buyers, these power of attorney **shall be considered as revoked.**

**AND** we the Land Owners hereby ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of **Developer's allocated area** under and by virtue of this power of attorney.

## **ARTICLE - V**

### **Miscellaneous :-**

**1. That** if the Developer shall require these development agreement to be registered then and in that event upon seven days notice being given to that effect the Land Owners shall remain present at the appropriate registration office to admit & execution of these development agreement and the Developer shall provide proper stamp duty and will make payment all incidental expenses and in no event the Land Owners shall be liable and/or responsible for the same.

**2. That** the Land Owners and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construct as partnership between the parties. The parties can proceed with this development agreement to complete the entire project successfully.

*Anil Sehgal*

3. **That** in case any of the parties hereto commit any default in fulfilment of his obligations contained herein **and** all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be entitled to specific performance and/or damages before the competent authority of local jurisdiction of court.

4. **That** both the parties do hereby undertake to co-operate with each other in all respect to materialize the development project within the stipulated time as per terms and conditions mentioned hereinabove and both the parties agreed to discuss between them in respect of any disputes and differences between the parties hereto before any suit at the proper authority of local jurisdiction of court.

5. **That** this agreement contains the entire agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this agreement be terminated or waived except by written consent of both the parties. Both the parties acknowledge upon signing this agreement, that there are no other conditions, stipulations, representations, guarantees or warranties that have been made by the parties.

SCHEDULE 'A' ABOVE REFERRED TO

(the said land and premises)

**ALL THAT** homestead land measuring an area of little more or less **02K.-11Ch.** with cement finished one storied residential building measuring about **850 sq.ft.** in E.P. No.15, S.P. No. 15, in C.S. Plot

*Amrit Sevak*

No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, being Premises  
No. 37/15, Naktala Road, postal address 37/15, Arabinda Nagar Colony,  
P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, KMC Ward No. 100,  
Assessee No. 21-100-06-0745-2, District - South 24 Parganas, S.R. &  
D.R. Office at Alipore, butted and bounded in the manner following :-

On the North - E.P. No. 14      On the South - E.P. No. 16  
On the West - E.P. No. 17 & 18      On the East - 16' wide road

**SCHEDULE 'B' ABOVE REFERRED TO**

(the Land Owners' allocation)

**ALL THAT** save and except the Developer's allocation as described in the Schedule - 'C' herunder, the Land Owners of First Part herein jointly are entitle to hold & enjoy **four residential flats** with **two shops** and one office space at the multistoried building, out of which as follows :-

(i) one residential flat on the 3rd floor from back side measuring about 483 sq.ft. covered area, (ii) one residential flat on the 3rd floor from front side measuring about 633 sq.ft. covered area, (iii) one residential flat on the 2nd floor from back side measuring about 483 sq.ft. covered area and (iv) one residential flat on the 1st floor from back side measuring about 483 sq.ft. covered area and two shops measuring about 50 sq.ft. each shop on the ground floor and one office space measuring about 77 sq.ft. covered area on the ground floor **togetherwith** undivided proportionate share in the land of the premises of Schedule 'A' hereinabove **togetherwith** common right on the common portion as

Amrit Senapati

described in the Schedule 'D' hereunder **togetherwith** liabilities to pay proportionately on common expenses for the common portions as described in the Schedule 'E' hereunder **togetherwith** covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building as described in the Schedule 'F' hereunder.

**SCHEDULE 'C' ABOVE REFERRED TO**  
**(the Developer's allocation)**

**ALL THAT** save and except the Land Owner's allocation as described in the Schedule - 'B' hereinabove, the Developer is entitled to hold and enjoy all other flats with car parking spaces of the four storied building **togetherwith** undivided proportionate share in the land of the premises of Schedule 'A' hereinabove **togetherwith** common right on the common portion as described in the Schedule 'D' hereunder **togetherwith** liabilities to pay proportionately on common expenses for the common portions as described in the Schedule 'E' hereunder **togetherwith** covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building as described in the Schedule 'F' hereunder.

**SCHEDULE 'D' ABOVE REFERRED TO**  
**(common rights on the common portion for all unit owners)**

- (i) staircase on all floor.
- (ii) staircase landings on all floors,
- (iii) common passage,
- (iv) water pump, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.

*Amrit Seepersad*

- (v) common electrical wiring, fittings and fixtures.
- (vi) drainage and sewers.
- (vii) boundary walls and main gates.
- (viii) such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan.
- (ix) roof on the top floor.
- (x) caretaker room and toilet.

#### SCHEDULE 'E' ABOVE REFERRED TO

The expenses proportionately shall inter-alia include all expenses for maintaining, operating, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing, insurance, litigation, rates & taxes and outgoings and staff expenses for the said building. Any other expenses that may be incurred for rendering maintenance and operation of all the common parts, utilities, facilities, amenities and any other amenities not specifically mentioned.

#### SCHEDULE - 'F' ABOVE REFERRED TO

(Covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building)

1. **That** the common areas and facilities shall remain undivided and no owner of any flat or portion of the said building shall be entitled to make partition or division and/or cause to obstruct and do any act or things

*Ans<sup>t</sup> Sealed*

whereby the use and enjoyment of the common parts of the said building and/ or said premises be in any way prejudicially effected or vitiated thereof.

2. **That** the all flat owners will enjoy the ultimate roof for their day to day purposes and the said roof will be maintained by all the flat owners of the said building. Without permission of the flat owners association, all other purpose on the ultimate roof shall be restricted.

3. **That** none owners or occupiers of the flat in the said building shall at any time demolish or remove or damage or cause to be damaged, the flats and/ or any parts thereof for any addition & alteration except for repair and/or replace any fixture and fittings and/or reconstruction in case its becoming heavily damaged in the elevation or outside colour scheme of the flat.

4. **That** none flat owners/occupiers shall throw or accumulate or cause to be thrown or accumulated any dirt, rubbish or other refuses within the compound of the premises or any portion of the said building or permit the same to be thrown into sinks, baths, lavatories, cisterns or waste.

5. **That** none flat owners shall keep and store in their flat any goods or hazardous or inflammable or combustible nature for which are so heavy as to adversely affect the construction of the structure of the said building excepting the cooking gas or kerosene for cooking purpose.

6. **That** the all flats / units will use only for residential purpose and not for commercial purpose and not to use the flat or any part thereof for any purpose as to cause nuisance, annoyance to the owners and occupiers of the other flats nor shall use or allow the flat to be used for any illegal or immoral purpose.

*Amrit Sehgal*

7. **That** not to make any noise by use or play on any musical instrument, radio, television or amplifiers beyond permissible limits as per law or do any work to act conduct himself/herself/themselves in such a way that may reasonably cause irritation, annoyance or disturbances to any other resident or neighbour.

8. **That** flat owner/s shall have no right to park any two wheeler at the entrance gate of the building and also shall not use the said space to keep his/their cycle.

**SCHEDULE - 'F', ABOVE REFERRED TO**

(Specification of work schedule)

**Foundation/Concrete** : All RCC works in foundations, columns, beams, slabs, lintels, chajjas etc. will be done in 4:2:1 ratio. R.C.C. Work (1:2:4) column base and beam.

**Structural Frame** : R.C.C. Work (1:2:4) in column, beam and slab.

**External Wall** : 8" thick brick work with a standard brick in cement morter 1:5.

**Interior / Partition Wall** : 3"/5" thick brick work with a standard brick in cement morter 1:4.

**External / Internal Plaster** : (a) 12mm thick inside plaster with sand cement mortar in 6:1 ratio, (b) 19 mm thick outside plaster with sand cement mortar in 4:1 ratio.

**Door Frame / Flush** : 33mm thick Black Wood of good quality to be hung on 100mm x 65mm size Wood Frame. 35 mm thick commercial flush door.

*Anand Senapati*

**Flooring :** All rooms of the flats are to be finished either by marble or 2'-0" x 2'-0" vitrified tiles.

**Stair Case :** Ground to ultimate roof, entire staircase shall be finished either by marble or 2'-0" x 2'-0" vitrified tiles.

**Window :** Alluminium Channel base windows.

**KITCHEN :** Cooking platform top will be of black stone and kitchen wall upto 3ft height from kitchen top will be of glazed tiles with C/P bib cock provided in the kitchen for water supply, one 15 amp plug point for mixure machine/micro-oven, one exhaust fan point and one point for filter water and one plug point.

**TOILET :** Glazed tiles upto 6' height from the top of the floor with concealed pipe line for water supply, Geyser point (15 amp. plug point), shower point, one general water point, one basin for hand wash, comode with cistern with C/P bib cock provided, one exhaust fan point, one light point and one plug point.

**DRAWING-CUM-DINING ROOM :** Concealed cable and connecting points will be provided, two fan point, two light points, one 15 amp. plug point for frize and one plug point.

**BED ROOM :** One fan point, two light points, one plug point and only one A.C. point per flat.

**ELECTRICAL WIRING :** All wires will be concealed and shall be completed by 1st class quality.

**WATER SUPPLY :** Corporation water connection will be provided in the complex and a 1 HP pump set with motor will be provided for lifting water from under ground reservoir to overhead reservoir and shall be connected with the flat for smooth supply.

*Amrit Senapati*

**SANITARY :**

- (a) G.I. Fittings and pipes of standard quality for concealed water line and H.D.P. Pipes of best quality for External water line.
- (b) Porcelain Pan-European Orissa or Gujrat style will be provided in bathrooms.
- (c) Concealed internal hot and cold lines as necessary in kitchen and Toilet.
- (d) CP stopcock, bibcock, angular stop cock, pillar cock etc. in bathrooms and kitchen as necessary.
- (e) Porcelain Hand Wash Basin in each toilet and stain-less steel sink and kitchen.
- (f) Necessary Drain/Sewerline, Inspection Pits with connection complete with Main Municipal Sewer line.
- (g) Water pump coupled with motor 1 to 1.5 BHP as necessary for lifting water to Overhead reservoir from Undergroup Reservoir.
- (h) P.V.C. rainwater pipe for roof water disposal.

**PAINTING :**

- (a) All interior walls would be plaster of paris.
- (b) Weather coat colour based paint will be used on outside walls.
- (c) Synthetic primer will be done on all wooden and steel work of doors and windows.

**ELECTRIFICATION :** Concealed or semi-concealed wiring, built-in-switch-board and piano switch will be provided.

**ROOFING :**

I.P.S. finish over the roof.

**Extra charges for any extra work other than the specifications.**

*Amrit Sevaa*

**IN WITNESS** we, the said Land Owners and Developer have hereto put our signatures on this the ..12<sup>th</sup> day of March 2025.

Signed, sealed and delivered in the presence of following witness.

**Full signature with complete address of the following witness.**

1. *Sraboni Ghosh*  
Adv.  
Alipore Judges Court  
Kol-92

2. *Roy Chowdhury*  
8A, Palisree, Kol-92

1. *Nityananda Das*

2. *Biswanath Das*

3. *Shyamal Das*

4. *Hasi Das*

5. *Mandira Das*  
Signature of Mandira Das, by  
the pen of Adv. Sraboni  
Ghosh, Identifier

6. *Jaya Das*

**Signature of the Owners / Vendors**

Sri Nityananda Das,

Sri Biswanath Das

Sri Shyamal Das

Smt. Hasi Das

Smt. Mandira Das

Smt. Jaya Das

*Amit Senapati*

**Signature of Developer**

M/s. Ganapati Construction

signed by its proprietor

Sri Amit Senapati

As per available documents and informations supplied by parties herein  
Drafted by me at my office :

*Sraboni Ghosh*  
Miss. Sraboni Ghosh  
Advocate

Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court  
Office : 9/29 Netaji Nagar, Kol-92  
Mobile : 8697502211

Compared the drafting by me with the relevant documents supplied by parties herein and readover before the parties.

*Roy Chowdhury*  
Mr. Punyabrata Roy Chowdhury  
Senior Advocate

Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Palisree, Kol-92,  
Mobile : 98303 29585



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... NITYANANDA DAC

Signature Nityananda Dac



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BISWANATH DAC

Signature Biswanath Dac



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHYAMAL DAC

Signature Shyamal Dac



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name H. A. G. T. DAC

Signature H. A. G. T. Dac



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....

*Name of Mandira Dasi, by the pen of Ashish Ghosh, JD.*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....

PHOTO

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



120320252044293537

**GRIPS Payment Detail**

GRIPS Payment ID:	120320252044293537	Payment Init. Date:	12/03/2025 12:25:12
Total Amount:	11942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7297010620433	BRN Date:	12/03/2025 12:25:55
Payment Status:	Successful	Payment Init. From:	Department Portal

**Depositor Details**

Depositor's Name: Mr AMIT SENAPATI  
Mobile: 9830460470

**Payment(GRN) Details**

Sl. No.	GRN	Department	Amount (₹)
1	192024250442935388	Directorate of Registration & Stamp Revenue	11942
Total			11942

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO 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



GRN Details

GRN:	192024250442935388	Payment Mode:	SBI Epay
GRN Date:	12/03/2025 12:25:12	Bank/Gateway:	SBlePay Payment Gateway
BRN :	7297010620433	BRN Date:	12/03/2025 12:25:55
Gateway Ref ID:	CHS7988449	Method:	State Bank of India NB
GRIPS Payment ID:	120320252044293537	Payment Init. Date:	12/03/2025 12:25:12
Payment Status:	Successful	Payment Ref. No:	2000686922/1/2025

[Query No\*][Query Year]

Depositor Details

Depositor's Name:	Mr AMIT SENAPATI
Address:	1/37, AZADGARH, JADAVPUR
Mobile:	9830460470
Period From (dd/mm/yyyy):	12/03/2025
Period To (dd/mm/yyyy):	12/03/2025
Payment Ref ID:	2000686922/1/2025
Dept Ref ID/DRN:	2000686922/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000686922/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000686922/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				11942

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



শহীদ জয়তে

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

Query No / Year	2000686922/2025	Office where deed will be registered
Query Date	07/03/2025 8:03:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 5,00,000/-]
Set Forth value		Market Value
Rs. 4/-		Rs. 54,75,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 7,021/- (Article:48(g))		Rs. 5,021/- (Article:E, E, B)
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: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, Premises No: 37/15, Ward No: 100, Pin Code : 700047

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	2 Katha 11 Chatak	2/-	48,37,500/-	Width of Approach Road: 16 Ft..
	Grand Total:			4,4344Dec	2 /-	48,37,500/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	2/-	6,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	850 sq ft	2 /-	6,37,500/-	

Query No: 2000686922 of 2025, Printed On: Mar 12 2025 209PM, Generated from [registration.gov.in](http://registration.gov.in)

AS- 1 of 4

### Major Information of the Deed

Deed No :	I-1604-02481/2025	Date of Registration	12/03/2025
Query No / Year	1604-2000686922/2025	Office where deed is registered	
Query Date	07/03/2025 8:03:37 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status: Advocate		
Transaction	Additional Transaction [0110] Sale, Development Agreement or Construction agreement [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 54,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, Premises No: 37/15, Ward No: 100 Pin Code : 700047

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	2 Katha 11 Chatak	2/-	48,37,500/-	Width of Approach Road: 16 Ft.
	Grand Total :			4,4344Dec	2/-	48,37,500/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	2/-	6,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	850 sq ft	2/-	6,37,500/-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr NITYANANDA DAS</b> Son of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.: ADxxxxxx4R, Aadhaar No: 79xxxxxxxx9537, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
2	<b>Mr BISWANATH DAS</b> Son of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
37/15, ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.: BTxxxxxx3H, Aadhaar No: 23xxxxxxxx6567, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
3	<b>Mr SHYAMAL DAS</b> Son of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.: AYxxxxxx1H, Aadhaar No: 77xxxxxxxx0460, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

4	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Smt HASI DAS</b>                      Daughter of Late  <b>MADHUSUDAN DAS</b>                      Executed by: Self, Date of                      Execution: 12/03/2025                      Admitted by: Self, Date of                      Admission: 12/03/2025 ,Place                      : Office                 </td><td>                        12/03/2025                 </td><td>                        Captured                 </td><td>                        12/03/2025                 </td></tr> </tbody> </table> <p>37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: AYxxxxxx5G, Aadhaar No: 65xxxxxxxx2518, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt HASI DAS</b> Daughter of Late <b>MADHUSUDAN DAS</b> Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
Name	Photo	Finger Print	Signature						
<b>Smt HASI DAS</b> Daughter of Late <b>MADHUSUDAN DAS</b> Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025						
5	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Smt MANDIRA DAS</b>                      Wife of Late JITENDRA  <b>NATH DAS</b>                      Executed by: Self, Date of                      Execution: 12/03/2025                      Admitted by: Self, Date of                      Admission: 12/03/2025 ,Place                      : Office                 </td><td>                        12/03/2025                 </td><td>                        Captured                 </td><td>                        12/03/2025                 </td></tr> </tbody> </table> <p>37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: IHxxxxxx8H, Aadhaar No: 75xxxxxxxx5056, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt MANDIRA DAS</b> Wife of Late JITENDRA <b>NATH DAS</b> Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
Name	Photo	Finger Print	Signature						
<b>Smt MANDIRA DAS</b> Wife of Late JITENDRA <b>NATH DAS</b> Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025						
6	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Smt JAYA DAS</b>                      Daughter of Late  <b>JITENDRA NATH DAS</b>                      Executed by: Self, Date of                      Execution: 12/03/2025                      Admitted by: Self, Date of                      Admission: 12/03/2025 ,Place                      : Office                 </td><td>                        12/03/2025                 </td><td>                        Captured                 </td><td>                        12/03/2025                 </td></tr> </tbody> </table> <p>37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: AYxxxxxx3E, Aadhaar No: 30xxxxxxxx0832, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt JAYA DAS</b> Daughter of Late <b>JITENDRA NATH DAS</b> Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
Name	Photo	Finger Print	Signature						
<b>Smt JAYA DAS</b> Daughter of Late <b>JITENDRA NATH DAS</b> Executed by: Self, Date of Execution: 12/03/2025 Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025						

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GANPATI CONSTRUCTION</b> 1/37 AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX5 , PAN No.: BTxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### Representative Details :

Sl 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> <b>Mr AMIT SENAPATI (Presentant)</b>            Son of Mr DUKHO HARAN SENAPATI            Date of Execution - 12/03/2025, Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office         </td><td>   <small>Mr 12 2025 3:21PM</small> </td><td>   <small>Captured</small> </td><td>   <small>12/03/2025</small> </td></tr> <tr> <td colspan="4">           1/37 AZADGARH, City:-, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No.: BTxxxxxx6B, Aadhaar No: 21xxxxxxxxx2005 Status : Representative, Representative of : GANPATI CONSTRUCTION (as SOLE PROPRIETOR)         </td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr AMIT SENAPATI (Presentant)</b> Son of Mr DUKHO HARAN SENAPATI Date of Execution - 12/03/2025, Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 <small>Mr 12 2025 3:21PM</small>	 <small>Captured</small>	 <small>12/03/2025</small>	1/37 AZADGARH, City:-, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No.: BTxxxxxx6B, Aadhaar No: 21xxxxxxxxx2005 Status : Representative, Representative of : GANPATI CONSTRUCTION (as SOLE PROPRIETOR)			
Name	Photo	Finger Print	Signature										
<b>Mr AMIT SENAPATI (Presentant)</b> Son of Mr DUKHO HARAN SENAPATI Date of Execution - 12/03/2025, Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 <small>Mr 12 2025 3:21PM</small>	 <small>Captured</small>	 <small>12/03/2025</small>										
1/37 AZADGARH, City:-, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No.: BTxxxxxx6B, Aadhaar No: 21xxxxxxxxx2005 Status : Representative, Representative of : GANPATI CONSTRUCTION (as SOLE PROPRIETOR)													

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Miss SRABONI GHOSH</b> Daughter of Mr BASUDEB GHOSH ALIPORE JUDGES COURT, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>12/03/2025</small>	 <small>Captured</small>	 <small>12/03/2025</small>

Identifier Of Mr NITYANANDA DAS, Mr BISWANATH DAS, Mr SHYAMAL DAS, Smt HASI DAS, Smt MANDIRA DAS, Smt JAYA DAS, Mr AMIT SENAPATI

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NITYANANDA DAS	GANPATI CONSTRUCTION-0.739062 Dec
2	Mr BISWANATH DAS	GANPATI CONSTRUCTION-0.739062 Dec
3	Mr SHYAMAL DAS	GANPATI CONSTRUCTION-0.739062 Dec
4	Smt HASI DAS	GANPATI CONSTRUCTION-0.739062 Dec
5	Smt MANDIRA DAS	GANPATI CONSTRUCTION-0.739062 Dec
6	Smt JAYA DAS	GANPATI CONSTRUCTION-0.739062 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NITYANANDA DAS	GANPATI CONSTRUCTION-141.66666700 Sq Ft
2	Mr BISWANATH DAS	GANPATI CONSTRUCTION-141.66666700 Sq Ft
3	Mr SHYAMAL DAS	GANPATI CONSTRUCTION-141.66666700 Sq Ft
4	Smt HASI DAS	GANPATI CONSTRUCTION-141.66666700 Sq Ft
5	Smt MANDIRA DAS	GANPATI CONSTRUCTION-141.66666700 Sq Ft
6	Smt JAYA DAS	GANPATI CONSTRUCTION-141.66666700 Sq Ft

Endorsement For Deed Number : I - 160402481 / 2025

On 12-03-2025

**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 : 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 15:10 hrs on 12-03-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr  
AMIT SENAPATI.

**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  
54,75,000/-.

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

Execution is admitted on 12/03/2025 by 1. Mr NITYANANDA DAS, Son of Late MADHUSUDAN DAS, 37/15  
ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047,  
by caste Hindu, by Profession Retired Person, 2. Mr BISWANATH DAS, Son of Late MADHUSUDAN DAS, 37/15,  
ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047,  
by caste Hindu, by Profession Others, 3. Mr SHYAMAL DAS, Son of Late MADHUSUDAN DAS, 37/15 ARABINDA  
NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste  
Hindu, by Profession Others, 4. Smt HASI DAS, Daughter of Late MADHUSUDAN DAS, 37/15 ARABINDA NAGAR,  
P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by  
Profession Others, 5. Smt MANDIRA DAS, Wife of Late JITENDRA NATH DAS, 37/15 ARABINDA NAGAR, P.O:  
NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by  
Profession House wife, 6. Smt JAYA DAS, Daughter of Late JITENDRA NATH DAS, 37/15 ARABINDA NAGAR, P.O:  
NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by  
Profession Others

Identified by Miss SRABONI GHOSH, , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES 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 12-03-2025 by Mr AMIT SENAPATI, SOLE PROPRIETOR, GANAPATI CONSTRUCTION  
(Sole Proprietorship), 1/37 AZADGARH, City:- , P.O: REGENT PARK, P.S-Jadavpur, District-South 24-Parganas,  
West Bengal, India, PIN:- 700047

Identified by Miss SRABONI GHOSH, , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES 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 5,053.00/- ( B = Rs 5,000.00/- E = Rs 21.00/-  
,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online - Rs 5,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/03/2025 12:25PM with Govt. Ref. No: 192024250442935388 on 12-03-2025, Amount Rs: 5,021/-, Bank:  
SBI EPay ( SBEPay ), Ref. No: 7297010620433 on 12-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,921/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 7151, Amount: Rs.100.00/-, Date of Purchase: 07/01/2025, Vendor name: Subhankar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2025 12:25PM with Govt. Ref. No: 192024250442935388 on 12-03-2025, Amount Rs. 6,921/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7297010620433 on 12-03-2025, Head of Account 0030-02-103-003-02



Debasish Dhar  
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 1604-2025, Page from 61777 to 61830  
being No 160402481 for the year 2025.



Digitally signed by Anupam Halder  
Date: 2025.03.13 11:20:28 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 13/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

