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পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

17/10/25

ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

A.R.A.  
II



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Registration The Signature Sheet and the  
endorsement sheet attached to this document  
are the part of this Document

Additional Registrar  
of Assurances II, Kolkata

17 OCT 2025

### DEVELOPMENT AGREEMENT

ALONG WITH DEVELOPMENT POWER OF ATTORNEY

POLICE STATION-FORMERLY-TOLLYGUNGE AT PRESENT JADAVPUR,

DISTRICT-SOUTH 24 PARGANAS

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER OF ATTORNEY is made on this 17<sup>th</sup> day of October, Two Thousand Twenty Five(2025)

BETWEEN

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14/10/25

SL. No..... DATE.....

VALUE..... RUPEES..... PAISE.....

NAME..... SARITA DEVELOPERS LLP

ADDRESS..... Uluberia, Howrah

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH

*Sumya Banerjee*  
1 - 500/2

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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

17 OCT 2005



**M/S MAHABIR CONSTRUCTION** a proprietorship firm having its registered office at Village Gopalnagar (East), Post Office and Police Station Singur and District of Hooghly, Pincode- 712409, Being represented by its Sole Proprietor viz. **SRI CHIRANJIT DHARA, (PAN-BSTPD4216R) (AADHAAR NO. 4305 5700 4356 AND Mobile No. 9748043431)**, son of Sri Chandra Mohan Dhara, by faith Hindu, by occupation Business, resident: Village Gopalnagar (East), Post Office and Police Station Singur, District of Hooghly, Pincode-712409, herein called and referred to as **OWNER/PRINCIPAL** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

**M/S SARMITA DEVELOPERS LLP [PAN:AEMFS4749C]**, a Limited Liability Partnership firm incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008, with its registered office at C/O Sumanta Chandra, PO Latibpur, P.S. Uluberia, District Howrah, 711316, duly represented by its designated partner: Mr. Sumanta Chandra Son of Late Rabindranath Chandra [DIN:09252108], [Aadhaar: 8136 6391 2746], [PAN: ADMPC4109P], residing at Durga Garden Complex, P.O Latibpur, P.S. Uluberia, District Howrah -711316 hereinafter called and referred to as the **DEVELOPER/ATTORNEY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

**WHEREAS** The First Part is the sole Owner and occupier of **ALL THAT** piece and parcel of homestead land admeasuring about **03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses standing thereon total measuring about 2500 Sq.ft out of which 1250 Sq.ft.**

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in Ground Floor and 1250 Sq.ft. in First Floor,(all floors are marble flooring and without Lift facility), lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6 together with rights over the common passage and all rights of easements, privileges and appurtenances attached thereto within the jurisdiction of District Sub Registrar and Additional District Sub-Registrar at South 24 Parganas, Alipore, which is morefully and particularly described in the "A" Schedule hereunder written, is the subject matter of this Agreement for Development with POA .

**AND WHEREAS** One Anil Chandra Das was the sole and absolute owner and who was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of rayati sthitiban interest land having an area by estimation measuring about 03 Cottahs 02 Chittacks 34 Sq.ft., be the same a little more or less, being scheme Plot No. 1, comprised in C.S. Dag No. 199 appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue Survey No. 10, Pargana - Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur, within the District Sub-Registry Office & Additional District Sub-registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas. Subsequently by Purchase from the erstwhile recorded owner namely Anil Chandra Das, by virtue of a registered Deed of Conveyance dated 09.06.1953 made between the said Anil Chandra Das, therein referred to as the then Vendor of the One Part and Sri Hem Chandra Banerjee, son of Late Madhusudan Banerjee, therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Joint Sub-registrar, Alipore, District - 24-Parganas and recorded in Book No. I, Volume No. 171, Pages from 28 to 33, Being No. 3776 for the year 1953 against consideration mentioned therein the said deed of conveyance, whereupon since after Purchase of the said property, the said Sri Hem Chandra Banerjee on due mutation of his name before the concerned Municipal authority and on payment of due Govt and municipal rates and taxes, got his said property separately assessed in the concerned Municipal Corporation vide Assessee No. 21-096-02-0067-6 and new separate Municipal Premises No. 37/3, Ibrahimpur Road came into being in the record of concerned Municipal Corporation and situated within its ward no. 96 and accordingly the said Sri Hem Chandra Banerjee on

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due sanction of Building Plan, completed construction of a two storied dwelling house in portion of the said Premises and the remaining portion remained vacant.

**AND WHEREAS** while the said Sri Hem Chandra Banerjee, was absolutely seized possessed of & otherwise well and sufficiently entitled to and/or acquired the said entire property being land admeasuring about **03 (Three) Cottahs 02 (Two) Chittacks 34 (Thirty Four) Sq. Ft.**, be the same a little more or less being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana Khaspur Touzi No. 244, Police Station - Previously. Tollygunge and presently Jadavpur, within District Sub-Registry Office & Additional District Sub Registry Office Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with own constructed two storied dwelling house in its part thereon, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, by a registered Deed of Settlement dated 31/08/1954, executed by Sri Hem Chandra Banerjee, therein mentioned as Settlor and in favour of her daughter Smt. Leelabaty Mukherjee (who is also known as Smt. Lina Mukherjee alias Leelabati Mukherjee), therein mentioned as beneficiary for life and registered at the office of Sadar Joint Sub-Registrar, Alipore, District 24-Parganas, and recorded in Book No. 1, Volume No.109, Pages from 174 to 177, Being No. 6700 for the year 1954, the said Sri Hem Chandra Banerjee settled a portion of his said property being land admeasuring **01 (One) Cottah 10 (Ten) Chittacks 18 (Eighteen) Sq. Ft.** land out of said **03 (Three) Cottahs 02 (Two) Chittacks 34 (Thirty Four) Sq. Ft.** land, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, In Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana - Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur, within District Sub-Registry Office & Additional District Sub Registry Office Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with portion of building of the said Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, in favour of his childless widow daughter Smt. Leelabaty Mukherjee for the term of her natural life without

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having any right of transfer of such property to her with further provision for reverting back the same with all additions and Improvements thereon (if any during her life) at the end of her natural life on the Settlor and in the event of settlor's death by that time, on his heirs/legal representative, free from all encumbrances.

**AND WHEREAS** Said Hem Chandra Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law and while the said Hem Chandra Banerjee was absolutely seized possessed the remaining of 01 (One) Cottah 08 (Eight) Chittacks 16 (Sixteen) sq.ft., land with structure thereon, lying at and being portion of Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032 (i.e., other than portion settled for life to her widow daughter Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee of course with provisions to revert back such settled portion in his estate with all additions/alterations/development therein), died intestate on 06<sup>th</sup> February, 1962, leaving him surviving his widow Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, his three sons Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, Kalidas Banerjee, and Haridas Banerjee and only childless widow daughter namely Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said Property, specified in schedule hereunder written in equal ratio, each having 1/5<sup>th</sup> ratio of share therein.

**AND WHEREAS** It is pertinent to mention that Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, one of the Co-Owner of undivided 1/5<sup>th</sup> share in the said land admeasuring 01 (One) Cottah 08 (Eight) Chittacks 16 (Sixteen) sq.ft. with structure thereon, lying at and being portion of Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata 700032 (i.e. other than portion settled for life to her widow daughter namely Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee, by her husband Sri Hem Chandra Banerjee (since deceased) during his life time, of course with provisions to revert back such settled portion of her husband's estate with all additions/ alterations / development therein on the said widow daughter's death)], in the meantime

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expired in or about 5<sup>th</sup> April, 1977 leaving her surviving legal heirs Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee and Sri Haridas Banerjee and one childless widow daughter namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, who became the joint owners of her undivided 1/5<sup>th</sup> share therein in equal ratio i.e. @ 1/20<sup>th</sup> share each.

**AND WHEREAS** It is very much pertinent to mention that the life estate of the said childless widow daughter namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, created as per Registered Deed of settlement dated 31/08/1954 executed by father Hem Chandra Banerjee (since deceased), vide Deed No. 6700 for the Year 1954, finally came to an end when she left for her heavenly abode in or about 1<sup>st</sup> November 1987.

**AND WHEREAS** thus with the death of the said Smt. Lina Mukherjee @ Leelabati Mukherjee @ Leelabaty Mukherjee, the settled portion of Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032 as well as her undivided 1/20<sup>th</sup> share in remaining part of the same Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032 (i.e., beyond settled for life therein in her favour) totally devolved on her surviving brothers namely Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee equally and thus the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became the joint owners having 1/3<sup>rd</sup> ratio of share each in all that the said Total land admeasuring 03 (Three) Cottahs 02 (Two) Chittacks 34 (Thirty Four) Sq. Ft., be the same a little more or less being scheme Plat No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station Previously. Tollygunge and presently Jadavpur, within District Sub-Registry Office & Additional District Sub Registry Office, Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, who accordingly on due mutation of name and on payment of Govt. and Municipal rates and Taxes became joint owners and jointly seized possessed of and or otherwise well and sufficiently entitled to the

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said property comprising of land admeasuring 03 (Three) Cottahs 02 (Two) Chittack 34 (Thirty Four) Sq. Ft., be the same a little more or less being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur, within Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, which has been fully and specifically specified in schedule hereunder written and for brevity, hereinafter referred to as the "**Said Property**".

**AND WHEREAS** while the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became joint owners and jointly seized possessed of and/or otherwise well and sufficiently entitled to the said property, specified in schedule hereunder written, one of the Co-Owners of undivided 1/3<sup>rd</sup> share and interest in the said Property, namely Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 30/07/1985, leaving him surviving his widow namely Smt. Bakul Rani Banerjee, Three sons namely Shri Amalendu Banerjee, Shri Bimalendu Banerjee, Shri Kamalendu Banerjee and one daughter namely Smt. Rama Ghosal, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3<sup>rd</sup> share in the said Property, specified in schedule hereunder written in equal ratio, each having 1/15<sup>th</sup> ratio of share therein.

**AND WHEREAS** while the said Amalendu Banerjee, was seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/15<sup>th</sup> inherited share in the said property, specified in schedule hereunder written, the said Amalendu Banerjee, who during his lifetime and at the time of his death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 27.11.1993 leaving behind him surviving his widow Smt. Sunanda

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Banerjee, one son namely Shri Gautam Banerjee and one daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased.

**AND WHEREAS** while the said Smt. Bakul Rani Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/15<sup>th</sup> inherited share of the said property, specified in schedule hereunder written, the said Smt. Bakul Rani Banerjee, who during her lifetime and at the time of his death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 07.01.2002. leaving behind surviving her Two sons namely Shri Bimalendu Banerjee & Shri Kamalendu Banerjee , one daughter namely Smt. Rama Ghosal and One daughter-in-law Smt. Sunanda Banerjee, one grand son namely Shri Gautam Banerjee and one grand daughter namely Smt. Anindita Banerjee (who are the legal heirs of predeceased son Amalendu Banerjee) as her total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided 1/15<sup>th</sup> share in the said Property, specified in schedule hereunder written.

**AND WHEREAS** Subsequently while the said Smt Sunanda Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided inherited share of the said property, specified in schedule hereunder written, the said Smt. Sunanda Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 06.02.2020, leaving her surviving only son namely Shri Gautam Banerjee and only daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided share in the said Property, specified in schedule hereunder written.

**AND WHEREAS** while the said Shri Gautam Banerjee and Smt. Anindita Banerjee were jointly seized possessed of and/or otherwise well and sufficiently entitled to undivided share in the said property, the said Shri Gautam Banerjee, out of love, affection on his sister namely Smt. Anindita Banerjee the, gifted his undivided share in the said property specified in Schedule hereunder written, by a registered Deed of Gift dated 02.09.2023, executed by Sri Goutam Banerjee, a

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resident of USA but an overseas Citizen of India, duly represented through his authorized attorney Mr. Suman Banerjee vide instrument of power authenticated before, Edward Russell, N.P. California, USA and duly stamped at Kolkata by Stamp Superintendent, Calcutta Collectorate in accordance with law, therein described as Donor of the One Part in favour of his own sister namely Smt. Anindita Banerjee and Registered is the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages from 386814 to 386842, Being no. 190211910 for the year 2023, which gift has duly accepted by the said sister namely Smt. Anindita Banerjee on joint execution and Registration of the said Deed of Gift.

**AND WHEREAS** Subsequently another Co-Owner of undivided share in the said Property, specified in schedule hereunder written namely Sri Bimalendu Banerjee, who during his lifetime and at the time of the death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 29.12.2021 leaving him surviving his widow namely Smt. Manju Banerjee and one son namely Sri Abhishek Banerjee, as his total heirs and legal representatives.

**AND WHEREAS** while the said Sri Abhishek Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to inherited share in the said property, specified in schedule hereunder written, the said Abhishek Banerjee, who during her time and at the time of his death was Hindu bachelor guided and governed under Dayabhaga School of Hindu Law died intestate on 01.07.2022, leaving him surviving only mother namely Smt. Manju Banerjee (since Deceased), as his total heir and legal representative.

**AND WHEREAS** while the said Smt. Manju Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided inherited share in the ancestral property specified in schedule hereunder written and belonged to her husband, the said Smt. Manju Banerjee, who during her lifetime and at the time of her death, was a Hindu lady guided and governed under Dayabhaga School of Hindu Law, died intestate on 09.08.2024, leaving her surviving deceased-husband's only surviving brother namely Sri Kamalendu Banerjee and only surviving married sister namely Smt. Rama Ghosal as her total heir and

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legal representative for the undivided inherited share in the ancestral property of her husband, specified in schedule hereunder written.

**AND WHEREAS** On the other hand said Co-Owner namely Sri Kalidas Banerjee having undivided 1/3<sup>rd</sup> share, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 14.01.2011, leaving him surviving one son namely Shri Ajoy Kumar Banerjee and one married daughter namely Smt. Krishna Chatterjee, as his total heirs and legal representatives, (while his wife Smt. Anjali Banerjee pre-deceased him in or about 26.01.2010), who inherited the entire estate left by the deceased including his said undivided 1/3<sup>rd</sup> share in the said Property, specified in schedule hereunder written in equal ratio, each having 1/6<sup>th</sup> ratio of share therein.

**AND WHEREAS** while the said Sri Ajoy Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/6<sup>th</sup> inherited share of the said property, specified in schedule hereunder written along with other property, the said Sri Ajoy Banerjee, out of love and affection on his only sister Smt. Krishna Chatterjee and for diverse bonafide causes, transferred his undivided 1/6<sup>th</sup> share in the said Property along with other property by way of Gift by a Registered Deed of Gift dated the 2<sup>nd</sup> day of January 2013, executed by the said Sri Ajoy Banerjee therein referred to as the Donor of the One Part in favour of the said Smt. Krishna Chatterjee, therein referred to as the Donee of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, and recorded in Book No. I, CD Volume No. 1, Pages from 473 to 487, Being No. 00023 for the year 2013, which gift has been duly accepted by joint execution by Donee with the Donor and has thus duly acted upon.

**AND WHEREAS** thus the said Smt. Krishna Chatterjee, became the owner of undivided 1/3<sup>rd</sup> share in the said Property, specified in schedule hereunder written partly by inheritance and partly by Gift as aforesaid.

**AND WHEREAS** Another Co-Owners of undivided 1/3<sup>rd</sup> share and interest in the said Property, namely Sri Haridas Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the

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Dayabhaga School of Hindu Law died intestate on 22.07.2012, leaving him surviving his widow Smt. Nilima Banerjee and three married daughters namely Smt Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3<sup>rd</sup> share in the said Property, specified in schedule hereunder written.

**AND WHEREAS** while the said Smt. Nilima Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided inherited share of the said property, specified in schedule hereunder written, the said Smt. Nilima Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 24.03.2018, leaving her surviving the said three married daughters namely Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, as her total heirs and legal representatives, who inherited the entire estate left by the deceased.

**AND WHEREAS** thus on the death of both the parents namely Sri Haridas Banerjee and the said Smt. Nilima Banerjee, the said Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, became joint owners of 1/3<sup>rd</sup> undivided share in the said Property, specified in schedule hereunder written.

**AND WHEREAS** therefore by aforesaid manner said Sri Kamalendu Banerjee, (having undivided 1/8<sup>th</sup> share), Smt. Rama Ghosal, (having undivided 1/8<sup>th</sup> share), Smt. Anindita Banerjee, (having undivided 1/12<sup>th</sup>) share, Smt. Krishna Chatterjee, (having undivided 1/3<sup>rd</sup>) share, Smt. Ratna Acharyya Chaudhuri, (having undivided 1/9<sup>th</sup>) share, Smt. Anuradha Ray, (having undivided 1/9<sup>th</sup>) share and Smt. Sharmila Chakraborty, (having undivided 1/9<sup>th</sup>) share, became the joint owners and jointly seized possessed of and/or otherwise well and sufficiently entitled to the said total land of the Premises admeasuring 03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police

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Station - Previously Tollygunge and presently Jadavpur within District Sub-Registry Office & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being **Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation**, having Assessee No. 21-096-02-0067-6, within District South 24-Parganas, more fully and specifically described in schedule hereunder written and for brevity hereinafter referred to as "the said Property".

**AND WHEREAS** Due to urgent need of money aforesaid owners Sri Kamalendu Banerjee, Smt. Rama Ghosal, Smt. Anindita Banerjee, Smt. Krishna Chatterjee, Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty jointly sold and transferred total land of the Premises admeasuring **03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza-Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, in favour of "ASR PROJECTS AND VENTURES LLP", a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350, dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN - ABTFA7082L and having its Registered Office at 2C, Mahendra Road, Ground Floor, Post Office- Bhowanipore, Police Station - Bhowanipur, District - South 24-Parganas, Pin - 700025, West Bengal and represented by its authorized Designated Partner SRI AMITAVA SINGHA ROY, through a Registered Deed of Conveyance dated 28.02.2025, which was registered before A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2025, Pages from 140699 to**

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*[Signature]*

140734, Being No. 190403058, for the year 2025 and after acquiring the same the present owner have mutated his name before Kolkata Municipal corporation.

**AND WHEREAS** Subsequently due to urgent need of money said "ASR PROJECTS AND VENTURES LLP", a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350, dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN - ABTFA7082L and having its Registered Office at 2C, Mahendra Road, Ground Floor, Post Office- Bhowanipore, Police Station - Bhowanipur, District - South 24-Parganas, Pin - 700025, West Bengal and represented by its authorized Designated Partner SRI AMITAVA SINGHA ROY, while possessing the aforesaid property sold/transferred the said property through a Registered Deed of Conveyance dated 13.06.2025, which was registered before **A.R.A.-I, Kolkata and recorded in Book No. I, Volume No. 1901-2025, Pages from 157926 to 157958, Being No. 190104959, for the year 2025** in favour of the Present Owner namely **M/S MAHABIR CONSTRUCTION** a proprietorship firm having its registered office at Village Gopalnagar (East), Post Office and Police Station Singur and District of Hooghly, Pincode- 712409, Being represented by its Sole Proprietor viz. **SRI CHIRANJIT DHARA, (PAN-BSTPD4216R) (AADHAAR NO. 4305 5700 4356 AND Mobile No. 9748043431)**, son of Sri Chandra Mohan Dhara, by faith Hindu, by occupation Business, resident: Village Gopalnagar (East), Post Office and Police Station Singur, District of Hooghly, Pincode- 712409.

**AND WHEREAS** In the manner as aforesaid the present Owner/First Part namely **MAHABIR CONSTRUCTION** a proprietorship firm having its registered office at Village Gopalnagar (East), Post Office and Police Station Singur and District of Hooghly, Pincode- 712409, Being represented by its Sole Proprietor viz. **SRI CHIRANJIT DHARA, (PAN-BSTPD4216R) (AADHAAR NO. 4305 5700 4356 AND Mobile No. 9748043431)**, son of Sri Chandra Mohan Dhara, by faith Hindu, by occupation Business, resident: Village Gopalnagar (East), Post Office and Police Station Singur, District of Hooghly, Pincode-712409 herein has become sole Owner and Occupier of the aforesaid property and since he has been enjoying and possessing the said property peacefully and uninterruptedly

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till date and the said property remains free from all encumbrances and after acquiring the same the present owner has mutated his name before Kolkata Municipal Corporation vide Assessee no. 210960200676;

**AND WHEREAS** for security and to get more profit from the said property, the Owner/ 1st Party herein desirous to construct new masonry building upon the said property and therefore the said owner has also obtained a Multistoried building plan vide B.P. no 2025100101 dated 27.08.2025 issued by Kolkata Municipal Corporation, but due to lack of experience he was in search of a good, experienced and financial capable Developer who could do the needful construction on the said property.

**AND WHEREAS** the terms and conditions of raising the building has been verbally settled amongst the parties but to avoid all future complications, the parties hereto have through desirable to recite the terms and conditions in writing as mentioned herein below. However, the Developer shall start the construction with the existing aforesaid sanctioned building plan and/or any new building plan sanctioned from the authority of Kolkata Municipal Corporation as well as after demolition of the existing structure standing thereon at their own costs and expenses.

**NOW THIS AGREEMENT HEREBY AGREED BY AND BETEEN THE PARTIES HERETO AS FOLLOWS :**

**ARTICLE-I**  
**DEFINITIONS**

In this agreement the following terms and conditions unless when contrary to or to the context mean and include the follows :-

1.1 **OWNER:** shall mean and include the Party of the First Part and his heirs, executors, administrators, legal representatives and assigns.

1.2 **DEVELOPER:** shall mean and include the Parties of the Second Part, and its heirs, executors, administrators, successors, legal representatives and assigns.

1.3 **PREMISES:** shall mean, **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring more or less **03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft.** be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199,

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appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, which is morefully and particularly described in the "A" Schedule hereunder written.

1.4 **BUILDING:** shall mean the new building to be constructed on the said plot of land in accordance with the sanctioned plan by Kolkata Municipal Corporation.

1.5 **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the space required thereof.

1.6 **ARCHITECT:** shall mean any person or persons firm or firms appointed by or nominated by the Developers as architect of the building.

1.7 **UNIT:** shall mean include the Flat/Shop/office etc. with proportionate share of land underneath and the said Flat/Shop/Office and common parts/ space in the said premises.

1.8 **BUILDING PLAN:** shall mean the plan vide B.P. No. 2025100101 dated 27.08.2025 issued by Kolkata Municipal Corporation and/or any additional Plan and/or revised plan as may be sanctioned by the sanctioning authority of Kolkata Municipal Corporation.

1.9 **COVERED AREA:** shall mean the plinth area of the building measuring at the floor level of the basement or any storey and shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ Flats/ office, then only half of depth wall thickness to be included for computing the area of each separate portion/ Flat/ Shop room.

1.10 **COMMON AREA:** shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress and egress from any portion/ Flat for the use of the Co-Owner of the Flat/shop/office i.e. water pump on the ground floor etc. as per sanctioned building plan or plans.

1.11 **COMMON PORTIONS:** shall mean and space for common installation in the building for common use and utility i.e. plumbing, electricity, drawing and

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other installations fittings, fixtures and machinery which are not exclusive for any portion/ Flat and which are specified as common by the Developers.

**1.12 COMMON FACILITIES AND AMENITIES:** shall include corridor and stair-case, water pump, pump house, overhead water tank, and such other facilities which may be mutually agreed by and between the parties and required for the purpose of location from enjoyment maintenance upkeep and / or proper management of the building.

**1.13 OWNERS' ALLOCATION :** The Owner shall get Rs 50,00,000/- (Rupees Fifty Lakh) Only as ~~Refundable~~ amount, out of Rs. 5,00,000/- (Rupees Five Lakh) has paid at the time of execution of this agreement as per memo herein below and rest amount i.e; Rs. 45,00,000/- (Rupees Forty Five Lakh) will be paid during time of Construction work of "A" schedule property and the owner shall also get One Residential Flat being No "D" on the Third Floor and One Car Parking Space on the Ground Floor of the proposed Multistoried building.

**1.14 DEVELOPERS' ALLOCATION:** Developer's allocation shall mean the balance area of the proposed building after deducting the share of the Owner's allocation which will be delivered out of total construction area to be made at the Said Property together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely being to the Developer including the absolute right in the part of the Developer for sale, transfer lease or in any part of the Developer for sale, lease or in any part with deal with the same and the ownership of the ultimate roof shall always remain with the owner and the Developer as per their ratio including the purchasers of Developer's allocation shall have right to use the said roof of the building for installation of T.V. Antena, over head reservoir or for occasion all purpose for only family members of proposed flat Owners according to the law relating thereto.

**1.15 PROJECT:** shall mean the development of land by constructions of the proposed multi storied for selling of the Flat/Shop of the building as envisaged hereunder either for commercial or for residential purpose.

**1.16 SINGULAR:** shall include the plural and vice versa.

**1.17 MASCULINE:** shall include the feminine and vice versa.

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1.18 **TRANSFEREES:** shall mean the person, firm, limited company association of persons to whom any space/ shop/ office in the building is proposed to be transferred to on ownership basis for residential as well as commercial purpose.

1.19 It is intended and agreed to by the parties hereto that the agreement shall be a complete record of the agreement between the parties regarding the subject matter hereof.

**ARTICLE-II**

**COMMENCEMENT AND FIELD OF THIS AGREEMENT**

2.1 This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.

2.2 Field of this agreement means and include all act and in connection with the promotion and implementation of the said project till the execution and registration of respective Deeds of conveyance or transfer by the Owner in favour of the Developers or their nominee/ nominee in terms of the agreement in respect of the Flat/ portion in the proposed building together with undivided right, title interest in the land of the said premises.

2.3 This agreement shall remain in force till such time the proposed building will be constructed and till sale of entire Developers' allocation.

**ARTICLE-III**

**OWNERS' REPRESENTATION**

3.1 The Owner are absolutely seized and possessed and/or well sufficiently entitled to the said property.

3.2 That none other than the Owner i.e. the Parties of the First Part herein, have any right, title over and in respect of the said property and / or any portion thereof.

3.3 That the Developer i.e. the Parties of the Second Part hereto being satisfied with the right, title, interest and possession of the Parties of the First Part in respect of the property as mentioned in the Schedule hereunder, have agreed to do the proposed development of the said holding in accordance with the terms and conditions as contained herein.

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### ARTICLE-IV

#### OWNER' RIGHT AND OBLIGATION AND REPRESENTATION

- 4.1 The Owner have absolute right and authority to develop the said premises.
- 4.2 The Owner shall hand over the possession of the concerned premises on as in where as basis in connection with the proposed construction work and the Owner shall have to deliver the possession of the concerned premises within ONE WEEK from the date of execution of this Agreement.
- 4.3 The Owner hereby grant subject to what has been herein above provided the exclusive right to the Developer to built, construct complete and deliver the possession of the Owner's' allocation, which will be allotted within **24 (Twenty Four) months** from the date of delivery of Vacant possession by the owner but if any dispute arise in respect of the title of the property either civil or criminal, then the agreement period will be extended for a further disputed period otherwise the period shall not be extended in any manner whatsoever.
- 4.4 The Owner shall clear up all the taxes to the authority and Khajnas to the Government of West Bengal upto date of execution of this agreement and if there be any due and payable by the Landlord/ Owner that shall be adjusted from the Owner's allocation. But from this day and upto the date of handover the completion certificate, the Developer shall bound to pay all the taxes and khaznas.

### ARTICLE-V

#### DEVELOPERS' RIGHT AND RESPONSIBILITIES

- 5.1 The construction of the new building with all ancillary service and specification thereof that would be sanctioned by the authority of Kolkata Municipal Corporation and new building shall be at liberty to construct with both residential and commercial use, whereas the Developers' responsibilities will include coordinating with all other statutory authorities and to complete the construction of the building plumbing, electrical and sanitary fittings, and installations by providing good and standard materials.
- 5.2 All funds and/or finance to be required for completion of the entire project shall be provided and arranged by the Developer. The Owner will have no liability and / or responsibility, in this context in any manner whatsoever.
- 5.3 The Developer will be entitled to get the plan sanctioned and modify or

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alter the plan and to submit the same to the concerned authority in the name of the Owner and the Developer will pay and bear all fees payable to the said authority and other bodies statutory for sanctioning the revised plan, if necessary.

5.4 The Developer will be entitled to recover all costs, charges, expenses incurred by the Developer towards construction of the building in addition to its profits from the prospective purchaser of the flat/ shop/ office of the constructed area and the Owner and/or any person claiming through them shall not have any right, title, interest claim and demand whatsoever or howsoever in respect of Developer portion.

5.5 The Developer will be the only and the exclusive builder during subsistence of this agreement and shall have the sole authority to sell the said Flat/ Shop/ office of Developers' allocated area/ portion in the proposed building at the said premises and / or all or any portion / portions thereof, other than the Owners' allocated area including common areas and facilities together with the undivided right, title, interest and possession of the land in the common facilities and amenities including the right to use thereof and the Developer shall complete the construction of the building with the good and standard materials as would be available to in the market and that the Developer only will be liable for any misappropriation of money.

5.6 The Developer hereby undertake to indemnify and keep indemnified the Owner from and against any and all actions, charges, claim and demand and third Parties arising out of the due to the negligence or non compliance of any law, bye-laws, rules and regulations of the Kolkata Municipal Corporation and other Govt. or local bodies as the case may be all will attend to answer and be responsible for any deviation, commission, violation and/or breach of any accident in or relating to the construction of the said building all acts, deeds and things and charges in this regard shall be paid by the Developers', the Owner will have no such liability and responsibility.

5.7 The Developer shall take the value of demolished materials.

5.8 That the Developer shall bear the entire cost for Tax, parcha, mutation and others expenses till delivery of possession.

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SCHEDULE-VI  
CONSIDERATION

6.1 In consideration of the Owner having granted the Developer an exclusive contract to develop the said premises provided herein.

6.2 The Developer shall bear the following expenses :- All other relevant expenses, such as expenses for clearing / improving the land for building purposes for the date of execution of this agreement all costs for construction of the proposed building and including all fittings and fixtures as well as the charges for obtaining completion certificate of the said multi storied building.

ARTICLE-VII  
PROCEDURE

7.1 The Owner will/ shall execute any further Deed or Deeds which is required for the purpose of all necessary permission and sanction from all different authorities in connection with the construction of the building for perusing following up the maters with the statutory authorities and to do all acts, deeds, regarding construction work and also to negotiate with the prospective buyers to enter into an agreement for sale to receive consideration money and part and/.or full and execution of registered sale deed for the Developers' allocated area or for all flats/ shops / office for fulfillment and smooth completion of the entire project as well as for procuring for finance for the purpose of completion of the project.

ARTICLE-VIII  
POSSESSION

8.1 Immediately on execution of these presents the Owner shall handover the vacant possession of the said premises and / or the said plot of land to the Developer after sanction plan to enable the Developers to take all necessary action for development of the premises by way of construction according to sanctioned plan and the Developer will hold, the same hereunder without interference or disturbance of the Owner or any person or persons claiming under them.

ARTICLE-IX  
CONSTRUCTION

9.1 The Owner or any persons claiming through him shall not in any way interfere with the quite and peaceful possession of the said premises or holding thereof to the Developer to construct and complete the said building within the

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stipulated period subject to completion of the project in terms of this agreement.

9.2 The Developer at his own cost and on the basis of specification as per sanctioned building plan shall construct, erect and complete the building and the common facilities and amenities at the said premises with good and standard material and in a workman like manner.

9.3 The Developer shall install and erect, pump, water storages, over head reservoir, electrification within the said land at his own cost, whereas if any permanent electric connection is necessary to take from electricity authority for the Owner or the occupiers of the allocated area of the Owner, in that case the security deposit and charges for installation of the new connection by electricity authority will be paid and / or borne by occupiers separately. But the Owner shall not bear the proportionate cost for installation of transformer.

9.4 The Developer shall at his own cost and expenses and without creating any financial or other liability on the said property and/or upon the newly constructed building and complete the building in accordance with the building plan and any amendment thereto or modification thereof made by the Developer during the period of construction subject to the sanction of the appropriate authorities.

9.5 All costs and charges and expenses relation to or in any way connected with the construction of the said holding and development of the said building or premises including charges for other bodies shall be paid discharged and borne by the Developer all other of this agreement and Owner shall have no liability whatsoever in this context.

### ARTICLE -X ALLOCATION

10.1 In completion of the building the Owner will be entitled to retain his allocated area of new constructed building as mentioned in the 1.13 OWNERS' ALLOCATION whereas the Owner shall be liable to pay all rates and taxes for payable to the concerned authority for his area from the date of obtaining possession.

10.2 On completion of the proposed new building the Developer will be entitled to entire constructed are in the proposed building in terms of this agreement as

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mentioned in clause hereof and shall have the right to enter into any lawful agreement with the prospective purchaser/ Purchasers at his own choice in respect of his separate allocated portion in the proposed building at his own cost and risk and responsibility for sale transfer, delivery of possession or disposal of the specification mentioned herein before the Owner hereby agree to be vendor to all such prospective agreement, if necessary, it is also agreed by and between the Owner and Developer that the Owner shall not raise any question or demand any money or consideration out of the said sale proceed of the said portion and the Developer shall be entitled to receive the entire consideration thereof.

10.3 That during the period of construction work the First Party shall have to grant license to the Other Party to use the electricity through his meter, subject to payment of proportionate electric charges to the Owner/ First Party when shifted by the Developer/ Other Party. The cost of electric bill will be paid by the Developer on behalf of the Owner proportionately and the Developer.

**ARTICLE-XI**  
**RATES AND TAXES**

11.1 The Developer hereby undertake and agree to pay the Property Tax before the Competent Authority, water and all other taxes as being paid by the Owner under this agreement with the development of the property from the date of this agreement.

11.2 On completion of the building and subsequent delivery of possession thereof the Developer hereto and/or his respective transferees shall be responsible for the payment of the all taxes and rates and the other outgoing in respect of Developers' allocated area.

**ARTICLE-XII**  
**SERVICES AND CHARGES**

12.1 On completion of the building and after taking possession of the respective allocated area of the parties hereto in the building the Owner and the Developer and / or the proposed transferees shall be responsible to pay and bear and service charges for the common facilities in the building.

12.2 The service charges shall be include utility charges, maintenance of mechanical, electrical sanitary and other equipment for common use and maintenance and general management of the building.

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12.3 The Developer in consultation with the Owner and other prospective transferees shall frame with such scheme for the management from the Ownership association amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/ maintenance and other scheme as well as association of Owner of the respective flat as and when formed.

### ARTICLE-XIII COMMON RESTRICTIONS

13.1 The transferees and occupier in any event will not use the allotted area or any portion thereof to store as a godown any inflammable or combustible articles/ materials such as kerosene, diesel oil etc. which any cause fire hazard to the said building.

13.2 None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

13.3 Subject to the Developer fulfillment of the obligation and commitment as specified herein, the Owner will not do anything whatsoever by which the Developer will be prevented from construction and/or completion of the said building.

### ARTICLE-XIV LEGAL COMPLIANCE

14.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with the all other legal formalities and execute all documents as shall be required under the law to this purpose.

14.2 The Owner shall be bound to sign and execute such agreement deed documents papers writing and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of different flats, portion or portions of the said building as aforesaid together with proportionate undivided share or interest in or right to in the land and to register the same wherever necessary without being required to meet the costs and charges for preparation execution and/or registration of the same. The Developer or his representatives shall be duly authorized and / or empowered by the Owner by and under a duly executed Development power of Attorney to

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sign, execute and register all such deeds papers writing and documents on behalf in the name of the Owner in respect of Developers' allocation.

### ARTICLE-XV TITLE DEEDS

15.1 The Owner shall keep ready all original documents and the title Deeds/Deeds with them and on execution of these presents shall handover all the original of the said document and title deed/deeds to the Developer and the Developer shall give receipt for the same to the Owner herein.

### ARTICLE-XVI MISCELLANEOUS

16.1 The Owner and the Developer have entered into this agreement purely on contractual basis and nothing continued herein shall be deemed to construe as partnership between the Developer and the Owner but as joint venture between the parties hereto.

16.2 Any notice required to be given by the Developer shall without prejudice to any other mode or service available deemed to have a serve on the Owner. If delivery by hand and fully acknowledgement due and shall likewise any notice required and given by the Owner shall be deemed without prejudice to the Owner mace or service available to have been served on the Developer. If delivered by hand and duly acknowledged and / or sent by prepaid registered post to the office of the Developer.

16.3 There is no existing agreement regarding the development and/or the sale to the said premises and that all other arrangement prior to this agreement have been cancelled and/or being superseded by this agreement. The Owner hereby declare that he has not entered into any agreement with anybody for development of the said premises except the Developer herein.

16.4 This Agreement will be valid till the completion of the building and till the disposal of the Units / Flats in respect of the Developers' allocation by the Developer.

16.5 That if the construction work will be stopped because of the Owner in that case the Owner will be liable to pay the entire construction work till that along with interest thereof.

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ARTICLE-XVII  
FORCE MAJEURE

17.1 The Parties hereto shall not be considered to be liable for any obligation there under to the extent the performance of the relating obligation prevented by the existent of the force majeure and shall be suspended from the obligation during of the force majeure.

17.2 Force majeure shall mean Flood, Earthquake, riot war storm tempest, Civil commotion , strike, lock out, and / or any other act or commission beyond the Control of the parties thereto provided in case of strike or lockout if the same exceed for further period of time.

ARTICLE-XVIII  
JURISDICTION

18.1 Courts of South 24 Parganas, Alipore along shall have the jurisdiction of entertain any try all action suit and proceedings arising out of these presents between the parties hereto.

ARTICLE-XIX  
GENERAL CONDITION

19.1 All appendices mentioned in this agreement are integral part of this agreement.

19.2 All amendments and/or addition to this agreement are valid only if made in writing and sign by the both parties.

19.3 This agreement or benefit for hereunder shall not transfer or assignable by the Owner as well as Developer.

-: POWER OF ATTORNEY :-

**NOW KNOWN ALL MEN** for smooth working of development Work by these presents that I, the above named Appointer/ Owner/ First Part do hereby nominate, constitute and appoint **M/S SARITA DEVELOPERS LLP** [PAN:AEMFS4749C],a Limited Liability Partnership firm incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008, with its registered office at C/O Sumanta Chandra, PO Latibpur, P.S. Uluberia, District Howrah, 711316, duly represented by its designated partner: Sumanta Chandra S/O Late Rabindranath Chandra [DIN:09252108], [Aadhaar: 8136 6391 2746], [PAN: ADMPC4109P], residing at Durga Garden Complex, P.O Latibpur, P.S. Uluberia, District Howrah -711316, referred to as the **APPOINTEES/SECOND PART** as

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my true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of my property more fully and particularly described in the Schedule hereunder written as mentioned below in my name and on my behalf that is to say.

1. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the meassuages tender hereditaments premises or any part thereof and also take possession and to administer all the effects thereof in my name and on my behalf.
2. To appoint any architect, contractor, Mistiri, for the construction of any building/ buildings on the land comprised in the said property or any portion thereof the good view and greater interest of my family in my name and on my behalf.
3. To receive consideration money or earnest money or deposit in respect of newly constructed building/ buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts.
4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Municipal authority, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relation to the said premises to given and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in my name and on my behalf.
5. To present and execute all sale deeds and/or documents and/or Agreement relating to and/or in respect of Developer's allocation of the newly constructed building/ Buildings which will be constructed over the Schedule mentioned property to the appropriate authority of Registration and to appear and represent for the said property before such Authority and to admit

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execution for the Registration of such deeds and/or documents of instruments for Registration and / or to receive such deeds, and / or documents and to deliver the same to the concerned transferee and/or appoint to any such person/ Persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of myselfes on my name and on my behalf.

6. To make prepare or cause to be made or prepared all any sketches, Plans, applications and all other papers or documents as may be necessary and/or required for the purpose construction and / or in re-construction with and / or relating to the construction and/or erection of building/ buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, execute, affirmed, endorsed, verified and delivered for the said purpose on my behalf.

7. To make, sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building/ buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in my name and on our behalf.

8. To make over, submit file and deliver on such schemes, applications and/or all other papers and on documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the Kolkata Municipal Corporation, Improvement Trust, Fire Brigade, Authority, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, CESC LIMITED, Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and / or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid authorities relating to the said

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building plan sanctioned in my name and on my behalf.

9. To get back or receive the scheme and the Plan for construction or building/ buildings in or upon the said land/ premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Kolkata Municipal Corporation or Improvement Trust or Fire Brigade Authorities) on my behalf and also to effect mutation in my name before the Kolkata Municipal Corporation or my other authorities.

10. To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in my name and on my behalf.

11. To enter into any agreement for sale in respect of Developer's allocation in the said premises for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on my behalf.

12. To enter into, execute, resign contract with any person/ persons, firms or Company or corporation for and/or to modify and cancel and/or registration all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharge therefore on my behalf in respect of Developer's allocation.

13. To sign, execute and/or register all or any documents, instruments, Sale Deed, agreement for sale, fee receipt book and/or transfer of flat or flats, or portion or portions in respect of Developer's allocation along with undivided proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and will present such documents, instruments or deeds or conveyance for sale for registration to the District, Sub-Registration Office or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyances on my behalf in respect of Developer's allocation.

14. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Electric Supply Corporation, Collectorate, Insurance Company, Notary Public, Registrar of 1st Classes, Police Station, Police Commissioner, Income Tax Department or any Central or State

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Govt. Department or State Govt. Department or other public bodies corporation, Kolkata Municipal Corporation, Rent Controller and/or any Arbitrator appointed on behalf of us and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitrators and to make all such steps as will be required, necessary proper and fit for the said premises.

15. To make build erect or construct any multi-storied building / structures in or upon any portion of the land or upon the total land comprised in the said premises and/or to make any alteration and/or addition/ additions in any manner whatsoever will be necessary of the newly constructed building, buildings thereon or as will be required and proper on my behalf.
16. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders, Muktars and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokalatnamas, Warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on my behalf.
17. To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back and to adduce evidence on our behalf.
18. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on my behalf.
19. To sign and execute and/or register all or any document/ documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance in respect of Developer's allocation and Transfer or any Deed of Declaration or Deed in favour of Municipal Corporation in my names and on my behalf.
20. To receive consideration amount from any person/ persons for the said property partly or fully including undivided proportionate imparible share of land.

M

*Contd....*

21. The ratio has been settled as per Development Agreement and the Developer will handover the possession of the Owners' allocation within the stipulated period of time as mentioned in the Development Agreement to the Owner as per terms and conditions morefully contained in the said Development Agreement.

22. That the Attorney shall also be entitled to execute and register necessary Deed of Boundary declaration and K.M.C. Gift etc.

23. This Power of Attorney is revocable after completion of the proposed multi-storied building and sale of the entire Developers' portion and/or allocation mentioned above.

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid.

AND, I, the said appointer, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done the premises by virtue of these presents.

SCHEDULE "A" ABOVE REFERRED TO

**ALL THAT** piece and parcel of homestead land admeasuring about **03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft.** equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses standing thereon total measuring about 2500 Sq.ft out of which **1250 Sq.ft. in Ground Floor and 1250 Sq.ft. in First Floor**,(all floors are marble flooring and without Lift facility), lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96

10

*Contd....*

of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6 together with right over the annexed common passage and all sorts of other easement rights attached to the property hereby sold AND THE said premises is butted and bounded as follows:

**ON THE NORTH :** By 20' feet wide K.M.C. Passage

**ON THE SOUTH :** By Premises No. 37/6, Ibrahimpur Road, Kolkata

**ON THE EAST :** 80, Pally Play Ground

**ON THE WEST :** 12' feet wide K.M.C. Passage

**SCHEDULE "B"**

**OWNER'S ALLOCATION**

The Owner shall get Rs 50,00,000/- (Rupees Fifty Lakh) Only as ~~reundable~~ ~~releated~~ amount, out of Rs. 5,00,000/- (Rupees Five Lakh) has paid at the time of execution of this agreement as per memo herein below and rest amount i.e; Rs. 45,00,000/- (Forty Five Lakh) will be paid during time of Construction work of "A" schedule property and the owner shall also get One Residential Flat being No "D" on the Third Floor and One Car Parking Space on the Ground Floor of the proposed Multistoried building..

**DEVELOPER'S ALLOCATION**

Developer's allocation shall mean the balance area of the proposed building after deducting the share of the Owner's allocation which will be delivered out of total construction area to be made at the Said Property together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely belong to the Developer including the absolute right in the part of the Developer for sale, transfer lease or in any part of the Developer for sale, lease or in any part with deal with the same and the ownership of the ultimate roof shall always remain with the owner and the Developer as per their ratio including the purchasers of Developer's allocation shall have right to use the said roof of the building for installation of T.V. Antena, over head reservoir or for occasion all purpose for only family members of proposed flat Owners according to the law relating thereto.

*Contd....*

**SPECIFICATION OF CONSTRUCTION**  
**OF OWNERS' ALLOCATION**

1. R.C.C. framed building based on open foundation.
2. Thickness of the Wall will be 125mm (5")inch brick built as per the design with 1:6/ 1:4,Cement mortar ratio
3. Grade of Concrete to be used M-20.
4. Grade of Steel : TMT
5. Flooring: Internal floors shall be of Tiles flooring and external common spaces inside the buildings like stairs, landings will be finished with Kota Stone/ Marble/Vitrified Tiles.
6. Kitchen: The top of the slab will be finished with Black Stone, glazed tiles for the wall up to 2'- 6"from the cooking platform.
7. TOILET / W.C : The Toilet and the water closet will be finished with Ceramic titles up to a height of 6'-6"from the floor.
8. DOOR : Wooden Framing with Flush door finished.
9. WINDOW : Glass Panel with aluminum sliding.
10. Internal walls will be finished with wall putty.
11. Plumbing : All the concealed plumbing will be done with P.V.C. Pipe, for internal and external as per the requirement of diameter.
12. ELECTRICALS : All the wiring will be concealed type using copper wire confirming I. S. code and the Electrical point as under.  
BED ROOM : 2L, 1F, 2P  
KITCHEN ROOM : 1L,2P (15Amp), 1 Ex  
TOILET : 1L, 1P  
LIVING / DINNING : 2L, 2F, 1TV, 2P  
\*\*L = Light Points, F = Fan, P = 5 amp .Plug, EX= exhaust
13. Roof Treatment will be properly done.
14. Outside Colors scheme for the Buildings.
15. Project Pathway.
16. Water Supply and drainage with septic tank/soap pits.

Na

Contd....

[33]

IN WITNESS WHEREOF both the parties put their respective signature and handed over on this the day month and year first above written.

SIGNED SEALED AND DELIVERED

In Presence Of

WITNESSES:

1. *Sankar Das*  
*for Cau*

MAHABIR CONSTRUCTION  
*Chiranjeet Dhasa*  
Proprietor

2. *Sonya Das*  
Howrah.

**SARMITA DEVELOPERS LLP**

*Sumanta Chandra*  
Designated Partner

SIGNATURE OF THE DEVELOPER/ ATTORNEY

Drafted by me & prepared in my office:

*Swarnick Banerjee*  
F/380/2010  
Advocate  
Howrah Judges' Court

*Contd....*

# [34]

## MEMO

Received the sum of Rs. 5,00,000/- (Rupees Five Lakhs) only towards ~~Refundable~~ ~~Forfeited~~ amount from the Developer in the manner as follows :-

<u>Date</u>	<u>Bank</u>	<u>Particulars</u>	<u>Amount</u>
24.08.2025	AXIS Bank	Bank Transfer	Rs. 3,50,000/-
16.10.2025	AXIS Bank	Bank Transfer	Rs. 1,50,000/-
			<b>Total      Rs.5,00,000/-</b>

(Rupees Five Lakhs) only

### WITNESSES

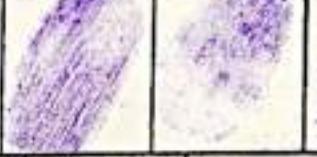
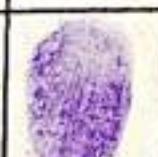
1. Samhabir  
Hawar
2. Sayandar  
Hawar

MAHABIR CONSTRUCTION  
Charanjeet Oberoi  
Proprietor

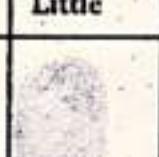
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SIGNATURE OF THE FIRST PARTY/OWNER

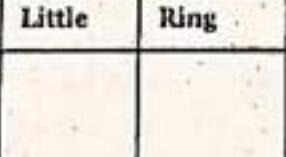
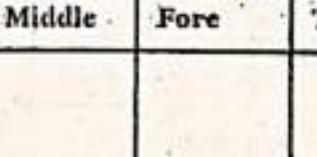
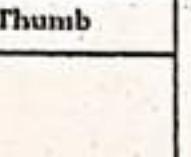
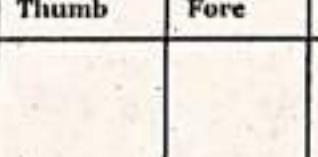
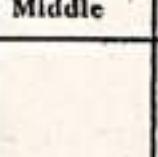
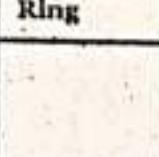
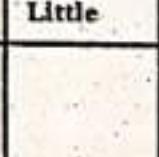
**FORM FOR TEN FINGER IMPRESSION**

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

*Signature* Sumanta Chandra

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

*Signature* Chiranjeet Dhasa

<b>Photo</b>	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

*Signature* \_\_\_\_\_



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



192025260308338971

## GRN Details

GRN:	192025260308338971	Payment Mode:	Online Payment
GRN Date:	17/10/2025 08:30:48	Bank/Gateway:	State Bank of India
BRN :	CK00LJTRR2	BRN Date:	17/10/2025 08:30:59
GRIPS Payment ID:	171020252030833896	Payment Init. Date:	17/10/2025 08:30:48
Payment Status:	Successful	Payment Ref. No:	2002864272/4/2025

[Query No\*/Query Year]

## Depositor Details

Depositor's Name:	SARMITA DEVELOPERS LLP
Address:	Latibpur, P.S:-Uluberia, District:-Howrah (PAN No.: AEMFS4749C), West Bengal, 711316
Mobile:	7980275365
Contact No:	8777639067
Depositor Status:	Buyer/Claimants
Query No:	2002864272
Applicant's Name:	Mr Sankar Paul
Identification No:	2002864272/4/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	17/10/2025
Period To (dd/mm/yyyy):	17/10/2025

## Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002864272/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	30070
2	2002864272/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	5800
			Total	35870

IN WORDS: THIRTY FIVE THOUSAND EIGHT HUNDRED SEVENTY ONLY.

35870

### Major Information of the Deed

Deed No :	I-1902-12144/2025	Date of Registration	17/10/2025
Query No / Year	1902-2002864272/2025	Office where deed is registered	
Query Date	16/10/2025 8:49:51 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Paul Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8777639067, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 96,07,666/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 35,070/- (Article:48(g))	Rs. 5,884/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, Premises No: 37/3, Ward No: 096 Pin Code : 700032

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 34 Sq Ft	1,00,000/-	72,32,666/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				5.2342Dec	1,00,000 /-	72,32,666 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1,00,000/-	23,75,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 1250 Sq Ft, Residential Use, Marble Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1250 Sq Ft, Residential Use, Marble Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2500 sq ft	1,00,000 /-	23,75,000 /-	

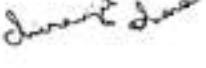
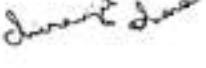
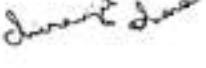
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAHABIR CONSTRUCTION</b> Vill Gopalnagar, East., City:- Not Specified, P.O:- Singur, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712409 Date of Incorporation:XX-XX-2XX5 , PAN No.: BSxxxxxx6R, Aadhaar No: 43xxxxxxxx4356, Status :Organization, Executed by: Representative, Executed by: Representative

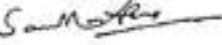
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SARMITA DEVELOPERS LLP</b> Latibpur, City:- Not Specified, P.O:- Latibpur, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Date of Incorporation:XX-XX-2XX1 , PAN No.: AExxxxxx9C,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 Chiranjit Dhara (Presentant )</b> Son of Mr Chandra Mohan Dhara Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td></td><td>Oct 17 2025 1:01PM</td><td>LTI 17/10/2025</td><td>17/10/2025</td></tr> </tbody> </table> <p>Vill Gopalnagar, East., City:- Not Specified, P.O:- Singur, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712409, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: bsxxxxxx6R, Aadhaar No: 43xxxxxxxx4356 Status : Representative, Representative of : MAHABIR CONSTRUCTION (as proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Mr Chiranjit Dhara (Presentant )</b> Son of Mr Chandra Mohan Dhara Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured			Oct 17 2025 1:01PM	LTI 17/10/2025	17/10/2025
Name	Photo	Finger Print	Signature										
<b>Mr Chiranjit Dhara (Presentant )</b> Son of Mr Chandra Mohan Dhara Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured											
	Oct 17 2025 1:01PM	LTI 17/10/2025	17/10/2025										
2	<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 Sumanta Chandra</b> Son of Late Rabindranath Chandra Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td></td><td>Oct 17 2025 1:01PM</td><td>LTI 17/10/2025</td><td>17/10/2025</td></tr> </tbody> </table> <p>Durga Garden Complex, City:- Not Specified, P.O:- Latibpur, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: adxxxxxx9P, Aadhaar No: 81xxxxxxxx2746 Status : Representative, Representative of : SARMITA DEVELOPERS LLP (as partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Sumanta Chandra</b> Son of Late Rabindranath Chandra Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured			Oct 17 2025 1:01PM	LTI 17/10/2025	17/10/2025
Name	Photo	Finger Print	Signature										
<b>Mr Sumanta Chandra</b> Son of Late Rabindranath Chandra Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured											
	Oct 17 2025 1:01PM	LTI 17/10/2025	17/10/2025										

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Sankar Paul Son of Mr Bimal Paul Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	17/10/2025	17/10/2025	17/10/2025
Identifier Of Mr Chiranjit Dhara, Mr Sumanta Chandra,			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MAHABIR CONSTRUCTION	SARMITA DEVELOPERS LLP-5.23417 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	MAHABIR CONSTRUCTION	SARMITA DEVELOPERS LLP-2500.00000000 Sq Ft

Endorsement For Deed Number : I - 190212144 / 2025

On 17-10-2025

**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 12:54 hrs on 17-10-2025, at the Office of the A.R.A. - II KOLKATA by Mr Chiranjit Dhara

**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 96,07,666/-

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

Execution is admitted on 17-10-2025 by Mr Chiranjit Dhara, proprietor, MAHABIR CONSTRUCTION (Sole Proprietorship), Vill Gopalnagar, East, City:- Not Specified, P.O:- Singur, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712409

Indentified by Mr Sankar Paul, ., Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-10-2025 by Mr Sumantra Chandra, partner, SARMITA DEVELOPERS LLP (LLP), Latibpur, City:- Not Specified, P.O:- Latibpur, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN- 711316

Indentified by Mr Sankar Paul, ., Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,884.00/- ( A(1) = Rs 5,000.00/- ,E = Rs 800.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 84.00/-, by

- online = Rs 5,800/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/10/2025 8:30AM with Govt. Ref. No: 192025260308338971 on 17-10-2025, Amount Rs: 5,800/-, Bank: State Bank of India ( SBIN00000001), Ref. No. CK00LJTRR2 on 17-10-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 35,070/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 30,070/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 18, Amount: Rs.5,000.00/-, Date of Purchase: 14/10/2025, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/10/2025 8:30AM with Govt. Ref. No: 192025260308338971 on 17-10-2025, Amount Rs: 30,070/-, Bank: State Bank of India ( SBIN00000001), Ref. No. CK00LJTRR2 on 17-10-2025, Head of Account 0030-02-103-003-02

1702

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 554460 to 554503

being No 190212144 for the year 2025.



Digitally signed by SATYAJIT BISWAS  
Date: 2025.10.22 10:01:18 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 22/10/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.