

Q-2002241802/2023

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### Additional Dispute Sub-Registers

12 1 SEP 2023

NM/AGREE/31522


DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY made on this 21<sup>st</sup> day of SEPTEMBER Two Thousand and Twenty Three BETWEEN MRS. SUBHRA CHAKRABORTY wife of Late Mihir Kumar Chakraborty, having Income Tax Permanent Account No. (PAN) "AQFPC6172L", Aadhaar No. 5934-6999-0267, by faith – Hindu, by Occupation – Housewife, residing at 75, Prafulla Nagar Colony, Post Office - Motijheel, Police Station – Dum Dum, Kolkata – 700 074, Indian Citizen, hereinafter called the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrator, representatives and assigns) of the ONE PART.



500

998 000



4001, Greater Sub-Region  
Kosaiyore, Dum Dum

21 SEP 2023

AND

SHIDDHI VINAYAK CONSTRUCTION, a partnership firm, having Income Tax Permanent Account No. (PAN) "AFCFS1051A", having its office at 175/1, Debi Nibash Road, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, Represented by its partners viz.; (1) MR. ASHIM SEN son of Pravash Chandra Sen, having Income Tax Permanent Account No. (PAN) "CFOPS9990A", Aadhaar No. 9818-3845-5640, residing at 86, Prafulla Nagar, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (2) MR. SWASTIK GHOSH son of Subash Ghosh, having Income Tax Permanent Account No. (PAN) "ADBPG8065B", Aadhaar No. 7981-1248-2570, residing at 175/1, Debinibash Road, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (3) MR. AMAR NATH BHATTACHARJEE son of Bholanath Bhattacharjee, having Income Tax Permanent Account No. (PAN) "ADRPB4471E", Aadhaar No. 7255-1599-1606, residing at 59, Prafulla Nagar, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (4) MR. NIRUPAM CHAKRABORTY son of Late Mihir Kumar Chakraborty, having Income Tax Permanent Account No. (PAN) "AGOPC7943A", Aadhaar No. 6070-6724-1969, residing at 75, Prafulla Nagar Colony, Post Office - Motijheel, Police Station – Dum Dum, Kolkata – 700 074, all are by faith – Hindu, by occupation – Business, all are Indian Citizen, hereinafter called the DEVELOPER, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the OTHER PART.

WHEREAS that after the partition of India, a large number of residents crossed over and came from formerly of East Pakistan now Bangladesh and came to territory of the State of West Bengal and started to reside in different areas within the territory of State of West Bengal



as refugee and one Nirod Behari Banerjee (now deceased) as refugee along with other refugees squatted upon some portion of the lands and started to reside over the land situated at Mouza - Bagjola, P.S. Dum Dum, District -24 Parganas now North 24 Parganas.

**AND WHEREAS** that the Governor of State of West Bengal for the purpose of rehabilitation also to render all reasonable facilities to such persons and/or refugees and to provide residence to those homeless people framed a scheme and after passing of the Estate Acquisition Act, 1954, under the provisions of the aforesaid Act, some portion of the land situated at Mouza Bagjola, P.S. Dum Dum, District - 24 Parganas now North 24 Parganas, become vested to the Government of State of West Bengal.

**AND WHEREAS** that the said Nirod Behari Banerjee (now deceased) while possessing a plot of land at Mouza - Bagjola, P.S. Dum Dum, District - 24 Parganas now North 24 Parganas, being a Refugee displaced from the East Pakistan now Bangladesh, approached to the Government of West Bengal for a plot of land for rehabilitation purpose.

**AND WHEREAS** that the Government of West Bengal decided to confer absolute right, title, interest in favour of the occupant residing on the vested land at Mouza - Bagjola, P.S. Dum Dum, District - North 24 Parganas and framed a scheme through its Refugees Relief & Rehabilitation Department and as per such scheme, Nirod Behari Banerjee (now deceased), through Colony Committee of such locality made an application before the Refugees Relief & Rehabilitation Department of the Government of West Bengal for allotment of a plot of land in the said Mouza - Bagjola and the Government of West Bengal through its official accepted the application of the said Nirod Behari Banerjee (now deceased) and the Government of West

Bengal also agreed to allot a plot of land on the basis of the absolute ownership with some other terms and conditions as per scheme adopted by the Government of West Bengal.

**AND WHEREAS** that the Governor of State of West Bengal through the officials of the State of West Bengal executed a registered Deed of Gift in favour of Nirod Behari Banerjee (now deceased), son of Late Nikunja Bihari Banerjee of Prafulla Nagar Colony, Dum Dum, Kolkata, in respect of ALL THAT piece and parcel of demarcated land measuring an area of 2 Cottahs be the same a little more or less, under Mouza - Bagjola, J.L. No. 21, E.P. No. 77, S.P. No. 137, comprised in C.S. Plot/ Dag No. 845(P), under Khatian No. 660, lying and situated at P.S. Dum Dum, District - North 24 Parganas, which was duly executed and registered on 22.11.1991, in the office of the Additional District Registrar, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 15, Pages 49 to 52, Being No. 1115 for the year 1991.

**AND WHEREAS** that the said Nirod Behari Banerjee (now deceased) by virtue of the aforesaid Deed of Gift got possession of the aforesaid 2 Cottahs be the same a little more or less land and mutated his name in the records of the South Dum Dum Municipality as owner of Holding No. 96, Premises No. 75, Prafulla Nagar Colony, P.S. Dum Dum, Ward No. 22, District - North 24 Parganas and paying relevant taxes regularly. After that he made an one Storied pucca building on the said land, measuring an area of 600.Sq. ft. more or less and staying thereon peacefully without any interruption from any corners.

**AND WHEREAS** that the said Nirod Behari Banerjee died on 08.03.2003, leaving behind his two sons namely, Sri Pannalal Banerjee & Dr. Jahar Lal Banerjee and three married daughters namely, Smt. Subhra Chakraborty, Smt. Sukla Bhattacharya & Smt. Kum Kum Mukhopadhyay alias Kumkum Mukhopadhyay, as his only legal heirs and successors of the

Hindu Succession Act, 1956. Be it mention that his wife Usha Rani Banerjee died on 04.10.1998.

**AND WHEREAS** that the: said Sri Pannalal Banerjee, Dr. Jahar Lal Banerjee, Smt. Subhra Chakraborty, Smt. Sukla Bhattacharya & Smt. Kum Kum Mukhopadhyay alias Kumkum Mukhopadhyay, the Present Owners/Vendors therein were became the absolute joint owners of the aforesaid land measuring an area of 2 Cottahs be the same a little more or less together with One Storied pucca building standing thereon, measuring an area of 600 Sq. ft. more or less, lying and situated at Holding No. 96, Premises No. 75, Prafulla Nagar Colony, P.S. Dum Dum, Ward No. 22 under South Dum Dum Municipality, District - North 24 Parganas, by way of Inheritance.

**AND WHEREAS** by a Deed of Conveyance dated 12.08.2022, registered at the office of Addl. District Sub-Registrar Cossipore, Dum Dum, copied in Book No. I, Volume No. 1506-2022, Pages 403840 to 403863, Being No. 150611219 for the year 2022, Sri Pannalal Banerjee and Others, described therein as the Vendors, sold, transferred and conveyed to Sri Prottyush Mukherjee, described therein as the Purchaser, ~~ALL THAT~~ piece and parcel of Bastu land measuring an area of 2 Cottahs be the same a little more or less together with One Storied pucca building standing thereon, measuring an area of 600 Sq. ft. more or less, lying and situated at Holding No. 96, Premises No. 75, Prafulla Nagar Colony, P.S. Dum Dum, Kolkata - 700 074, Ward No. 22 under South Dum Dum Municipality, District - North 24 Parganas.

**AND WHEREAS** Sri Prottyush Mukherjee was well seized and possessed of or otherwise well and sufficiently entitled to the Bastu land measuring an area of 2 Cottahs be the same a little more or less together with One Storied pucca building standing thereon,



measuring an area of **600 Sq. ft.** more or less, lying and situated at Holding No. 96, Premises No. 75, Prafulla Nagar Colony, P.S. Dum Dum, Kolkata – 700 074, Ward No. 22 under South Dum Dum Municipality, District - North 24 Parganas.

**AND WHEREAS** by a Deed of Gift dated 30.08.2022, registered at the office of Addl. District Sub-Registrar Cossipore, Dum Dum, copied in Book No. I, Volume No. 1506-2022, Pages 412420 to 412441, Being No. 150611373 for the year 2022, Sri Prottyush Mukherjee, described therein as the Donor, granted, transferred and assigned to Mrs. Subhra Chakraborty, described therein as the Donee, ALL THAT piece and parcel of Bastu land measuring an area of **2 Cottahs** be the same a little more or less together with One Storied pucca building standing thereon, measuring an area of **600 Sq. ft.** more or less, lying and situated at Holding No. 96, Premises No. 75, Prafulla Nagar Colony, P.S. Dum Dum, Kolkata – 700 074, Ward No. 22 under South Dum Dum Municipality, District - North 24 Parganas.

**AND WHEREAS** Mrs. Subhra Chakraborty, the Owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the Bastu land measuring an area of **2 Cottahs** be the same a little more or less together with One Storied pucca building standing thereon, measuring an area of **600 Sq. ft.** more or less, lying and situated at Holding No. 96, Premises No. 75, Prafulla Nagar Colony, Police Station – Dum Dum, Kolkata – 700 074, Ward No. 22 under South Dum Dum Municipality, in the District of North 24 Parganas.

**AND WHEREAS** the Owner has approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

ARTICLE – I, DEFINITIONS

1. OWNER : shall mean the said **MRS. SUBHRA CHAKRABORTY** and her heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean **SHIDDHI VINAYAK CONSTRUCTION**, and its successor or successors and assigns.
3. PREMISES : shall mean Municipal Holding No. 96, Premises No. 75, Prafulla Nagar Colony, Police Station – Dum Dum, Kolkata - 700 074, Ward No. 22 under South Dum Dum Municipality, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written.
4. BUILDING : shall mean the Multi storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.
5. COMMON FACILITIES AND AMENITIES : shall mean lift, corridors, stairways, lift, passage ways, provided by the developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.
6. SALEABLE: space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.



**7. OWNER'S ALLOCATION :** shall mean :

- a) Flats on the Entire Second Floor.
- b) Flats on the Entire Fourth Floor with undivided proportionate right, title, interest, lift, in the land, in common facilities and amenities including the right to use thereof in the said premises.
- c) If the Developer obtain Sanction Plan for construction of the Fifth Floor, in such case, the Owner will get Rs. 10,00,000/- (Rupees Ten Lac Only) from the Developer but She will not get any constructed area on the said floor.

The Developer will also pay a sum of Rs. 20,00,000/- (Rupees Twenty Lac Only) to the Owner as forfeited amount in the following manner :-

- a) Rs. 18,00,000/- on execution of this Agreement.
- b) Rs. 2,00,000/- at the time of starting construction work at the said Premises.

The Developer will pay a sum of Rs. 12,000/- per month to the owner for accommodation till delivery of Owner's allocation.

The Developer will provide one electric meter in the flat of the Owner at their own cost.

The Developer will demolish the existing structure and will get the Sale Proceeds of the materials.

**8. DEVELOPER'S ALLOCATION :** shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owner's allocation.

9. ARCHITECT: shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the Owner.

10. BUILDING PLAN: shall mean the plan to be sanction by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the Owner from time to time.

11. TRANSFEREE : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

#### ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 21<sup>st</sup> day of SEPTEMBER 2023.

#### ARTICLE – III, OWNER'S REPRESENTATIONS

1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances' attachment and liens whatsoever.

2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

#### ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owner hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for her residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.
2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owner and to submit the same to the appropriate authorities in the name of the Owner at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.
3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.



#### ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owner having agreed to permit the developer to sell the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

- a) At her own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the said premises.
- d) Allocate the Owner of her allocation in the building to be constructed at the said premises within 24 (twenty four) months from the date of obtaining Sanction Plan from South Dum Dum Municipality, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

#### ARTICLE – VI, OWNER'S ALLOCATION

1. **OWNER'S ALLOCATION** : shall mean :

- a) Flats on the Entire Second Floor.
- b) Flats on the Entire Fourth Floor with undivided proportionate right, title, interest, lift, in the land, in common facilities and amenities including the right to use thereof in the said premises.

- c) If the Developer obtain Sanction Plan for construction of the Fifth Floor, in such case, the Owner will get Rs. 10,00,000/- (Rupees Ten Lac Only) from the Developer but She will not get any constructed area on the said floor.

The Developer will also pay a sum of Rs. 20,00,000/- (Rupees Twenty Lac Only) to the Owner as forfeited amount in the following manner :-

- a) Rs. 18,00,000/- on execution of this Agreement.
- b) Rs. 2,00,000/- at the time of starting construction work at the said Premises.

The Developer will pay a sum of Rs. 12,000/- per month to the owner for accommodation till delivery of Owner's allocation.

The Developer will provide one electric meter in the flat of the Owner at their own cost.

The Developer will demolish the existing structure and will get the Sale Proceeds of the materials.

2. The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.

3. The developer shall have no right, title and interest whatsoever in the Owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owner.

4. The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owner's allocation and of the undivided proportionate share in common facilities and amenities.

#### ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owner's allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for her residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owner's allocation to the Owner and comply with all other obligation of the developer to the Owner under this agreement.

#### ARTICLE – VIII, PROCEDURE

1. Owner shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the



building and also for pursuing and following up the matter with the appropriate authority or authorities.

#### ARTICLE – IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building.

#### ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owner shall be entitled to obtain physical possession of the Owner's allocation and the balance constructed area and other portions of the said building shall belong to the developer.

2. Subject as aforesaid and subject to Owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owner and developer contained herein.

3. The Owner shall be entitled to transfer or otherwise deal with the Owner's allocation in the building without any claim whatsoever of the developer.

4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the Owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and

Owner shall not in any way interfere with or disturbed the quiet and peaceful possession of the developer's allocation.

#### ARTICLE – XI, BUILDING

1. The developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the developer within 24 (twenty four) months from the date of obtaining sanction of the plan in respect being deemed to be as the agreement between the parties.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.
4. The developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to

similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owner shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial or other liability on the Owner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owner in writings.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the Owner shall have no liability in this context.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owner's allocation.

8. The Developer will obtain **Completion Certificate** from the South Dum Dum Municipality at its own cost.

#### ARTICLE – XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner till as provided hereafter.



2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready up to the portion of the Owner's allocation, the developer shall give written notice to the Owner requesting the Owner to take possession of the Owner allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30(thirty) days from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation, the said rates to be apportioned prorate with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owner and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owner and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner's and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair

and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

#### ARTICLE – XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the Owner to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Owner's applications and other documents may be required to be signed or made by the Owner's relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly

acknowledgment due to the residence of the Owner shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered office the developer.

3. Both the developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give her consent to abide by the same.

4. The name of the building shall be mutually settled.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owner or affecting her estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owner or any of her estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the developer and/or its transferees and the Owner and/or her transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of her spaces.



7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being supervised by this agreement and the Owner agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8. The Owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or it's and assigns).

#### ARTICLE – XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

#### ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise 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 of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one



to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

2. JURISDICTION: - District Court of Sealdah alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

AND WHEREAS the Owner also do hereby nominate, constitute and appoint **SHIDDHI VINAYAK CONSTRUCTION**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AFCFS1051A**", having its office at 175/1, Debi Nibash Road, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, Represented by its partners viz.; (1) **MR. ASHIM SEN** son of Pravash Chandra Sen, having Income Tax Permanent Account No. (PAN) "**CFOPS9990A**", Aadhaar No. **9818-3845-5640**, residing at 86, Prafulla Nagar, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (2) **MR. SWASTIK GHOSH** son of Subash Ghosh, having Income Tax Permanent Account No. (PAN) "**ADBPG8065B**", Aadhaar No. **7981-1248-2570**, residing at 175/1, Debinibash Road, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (3) **MR. AMAR NATH BHATTACHARJEE** son of Bholanath Bhattacharjee, having Income Tax Permanent Account No. (PAN) "**ADRPB4471E**", Aadhaar No. **7255-1599-1606**, residing at 59, Prafulla Nagar, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (4) **MR. NIRUPAM CHAKRABORTY** son of Late Mihir Kumar Chakraborty, having Income Tax Permanent Account No. (PAN) "**AGOPC7943A**", Aadhaar No. **6070-6724-1969**, residing at 75, Prafulla Nagar Colony, Post Office - Motijheel, Police Station – Dum Dum, Kolkata – 700 074, all are by faith – Hindu, by occupation – Business, all are Indian Citizen, severally or jointly as my true and lawful Attorney, for me in my name and on my behalf to do the following Acts, Deeds and Things in connection with my property mentioned in the schedule hereunder written.

To sign in the Building Plan or revised plan (if necessary) in my name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery site plan, building plan, application of phase – II, certificate, completion certificate or any addition/alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related papers as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to my piece of land in the name of the principals.

To deposit the fees for obtaining revised sanction plan from the South Dum Dum Municipality in the name of the principals.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs and expenses of the Attorney Entirely, as per the terms, conditions and specifications of the Development Agreement entered and executed by and between the principals and the Attorney.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats except the flats & garages of Owner's allocation as per the Development Agreement of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/ Purchasers at his own risk at such price which my said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on my behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on my behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on my behalf at their own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building form competent authority of South Dum Dum Municipality, for and on my behalf.

To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever



and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on my behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on my behalf, in respect of only the Developers' Allocation, as per the Development Agreement Without having any right or authority to deal with the Owner's Allocation.

To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories to accept service of all summon notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vakalatnama, warrant of



attorney or other authorities to act and plead for and on my behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer and any other person/s including intending purchaser/purchasers of the Developer's Allocation in respect of the premises to be constructed to compound or comprise the same for and on my behalf, at the costs and expenses of the Attorney.

To sign and execute all other deeds, instruments and assurances which my said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if present, only and exclusively in respect of the Developers Allocation, under the Development Agreement.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developers allocation, under the Development Agreement.

And I hereby agree to ratify and confirm all and whatsoever other act/s my said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

### SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT piece or parcel of "BASTU" land measuring an area of 2 (Two) Cottahs be the same a little more or less together with One Storied pucca building standing thereon, measuring an area of 600 Sq. ft. more or less with Cemented Flooring, under Mouza - Bagjola, J.L. No. 21, E.P. No. 77, S.P. No. 137, comprised in C.S./R.S./L.R. Plot/Dag No. 845(P), under L.R. Khatian No. 660, lying and situated at Municipal Holding No. 96, Premises No. 75, Prafulla Nagar Colony, P.O. Motijheel, P.S. Dum Dum, Kolkata - 700 074, Ward No. 22 under South Dum Dum Municipality, under Jurisdiction A.D.Š.R. Cossipore, Dum Dum, District - North 24 Parganas.

#### The property is butted and bounded as follows: -

ON THE NORTH	:	12' wide Road.
ON THE SOUTH	:	E.P. No. 76.
ON THE EAST	:	E.P. No. 75.
ON THE WEST	:	22' wide Road.

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

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1. Apurva Chakraborty  
75, Prafulla Nagar  
Dum Dum  
Kolkata - 700074

Subhra Chakraborty  
SIGNATURE OF THE OWNER

SHIDDHI VINAYAK CONSTRUCTION

Aditi Sen

Partner

SHIDDHI VINAYAK CONSTRUCTION

Sourav Ghosh

Partner

SHIDDHI VINAYAK CONSTRUCTION

Amar Nath Chakraborty

Partner

SHIDDHI VINAYAK CONSTRUCTION

Nirupam Chakraborty

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-

Arun Kumar Bhaumik

MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No. WB-905/1983

63/21, Dum Dum Road, Surer Math,

P.O. - Motijheel, P.S. - Dum Dum,

Kolkata-74, Dial - 9830038790,

e-mail ID - arun\_bhoumik@yahoo.com

### SPECIFICATION

#### 1) STRUCTURE :-

R.C.C. framed structure as per municipal approved design with branded steel.

#### 2) BRICK WALL :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" & 3" thick with 1<sup>st</sup> class bricks.

#### 3) FLOORING :-

All floor of Bed Rooms, Dining, Drawing, verandah and Kitchen, Toilet will be marble/vitrified tiles finish. Height of Skirting will be 6" from floor level of same specification.

#### 4) KITCHEN :-

Kitchen Tabletop will be made of 2' wide Black Stone. Ceramic tiles will be fitted on back side wall of table and sink upto a height of 6'-0" table top level and One No. sink and two nos. bib cock will also provided. One no. exhaust fan out of 9" dia will be provided.

#### 5) DOORS & WINDOWS :

(a) All Door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors. Polydoor and frames will be provided in both toilets.

(b) All windows will be made with aluminum sliding fully glass.

#### 6) WATER SUPPLY :-

All internal water pipe line will be concealed G.I./CPBC of required dia of approved brand and separated from roof level for each floor.

Outside water pipe line will be surface P.V.C.

Municipal Water line with reservoir on the GROUND Floor.



**7) SANITARY :-**

All fittings of Cistern Commode etc. will be provided of approved ISI Brand. For waste-water line P.V.C. pipe will be provided. For rain water line, P.V.C. Pipe will be provided. All porcelain fittings should "REPUTED" brand. One No. Tap point in Balcony.

**8) ELECTRIC :-**

All electric line will be concealed with BRANDED wire and BRANDED switch will be provided. At Bed Room Two nos. light points, One No. Fan point and One No. 5 Amp. plug point, Two nos. light points, One no. fan point and One Nos. 15 Amp. Plug point will be provided in drawing-cum-dining room. In each toilet & kitchen one no. light point and one no. exhaust fan point will be provided. In kitchen one no. 15 Amp. Plug point will also be provided. One no. light point, One no. Calling bell point will also be provided outside the main door. One no. light point and one no. 5 amp plug point will also at Verandah. T.V. Antenna (cable) line will also provided. One A.C. Point in any one Bed Room and One Geyser point in Common Toilet.

**9) PAINTING & FINISHING :-**

Outside wall will be painted with Exterior Colour Paint.

All internal wall surfaces will be finished by plaster of Paris white finish.

**10) MISCELLANEOUS :-**

- (a) One no. Loft may be provided if suitable position will available.
- (b) Clear height of each floor will be dome as per Municipal Sanctioned Plan. (9'-6").
- (c) Provision of letter box should be provided.

**11) ELEVATOR :-**

One no. lift should be provided.












- If any Extra works done by the Owner then she has to pay for the same.

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 Subhra Chakra Borty	LH.					
	RH.					

ATTESTED:

Subhra Chakra Borty

 Ashim Sen	LH.					
	RH.					

ATTESTED:

Ashim Sen

 Sasthi Ghosh	LH.					
	RH.					

ATTESTED:

Sasthi Ghosh

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908


N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Amar Nath Chakrabarty</i>	LH.					
	RH.					

ATTESTED: *Amar Nath Chakrabarty*

 <i>Nityupam Chakrabarty</i>	LH.					
	RH.					

ATTESTED: *Nityupam Chakrabarty*

 PHOTO	LH.					
	RH.					

ATTESTED:





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



192023240227712968

GRN Details

GRN:	192023240227712968	Payment Mode:	SBI Epay
GRN Date:	20/09/2023 13:22:25	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1444246502123	BRN Date:	20/09/2023 13:26:10
Gateway Ref ID:	326373539840	Method:	State Bank of India UPI
GRIPS Payment ID:	200920232022771295	Payment Init. Date:	20/09/2023 13:22:25
Payment Status:	Successful	Payment Ref. No:	2002241802/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr NIRUPAM CHAKRABORTY
Address:	75, Prafulla Nagar Colony, Kolkata 700 074.
Mobile:	9051353232
Email:	c.nirupam@gmail.com
Period From (dd/mm/yyyy):	20/09/2023
Period To (dd/mm/yyyy):	20/09/2023
Payment Ref ID:	2002241802/1/2023
Dept Ref ID/DRN:	2002241802/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002241802/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6571
2	2002241802/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	18028
Total				24599

IN WORDS: TWENTY FOUR THOUSAND FIVE HUNDRED NINETY NINE ONLY.



### Major Information of the Deed

Deed No :	I-1506-10353/2023	Date of Registration	21/09/2023
Query No / Year	1506-2002241802/2023	Office where deed is registered	
Query Date	02/09/2023 5:20:02 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status : Advocate		
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], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 37,12,499/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 18,028/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



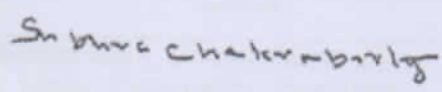
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Prafulla Nagar Colony, Mouza: Bagjola, Premises No: 75, , Ward No: 022, Holding No:96 JI No: 21, Pin Code : 700074

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-845 (RS :- )	LR-660	Bastu	Bastu	2 Katha	1/-	33,07,499/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	1 /-	33,07,499 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	



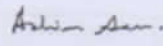
### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs SUBHRA CHAKRABORTY</b> Wife of Late Mihir Kumar Chakraborty Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/09/2023	LTI	21/09/2023	21/09/2023
75, Prafulla Nagar Colony, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AQxxxxxx2L, Aadhaar No: 59xxxxxxxx0267, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				






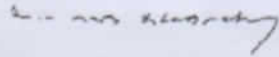



### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SHIDDHI VINAYAK CONSTRUCTION</b> 175/1, Debi Nibash Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.: AFxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			


### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ASHIM SEN</b> Son of Pravash Chandra Sen Date of Execution - 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Sep 21 2023 2:16PM	LTI	21/09/2023	21/09/2023
86, Prafulla Nagar, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: CFxxxxxx0A, Aadhaar No: 98xxxxxxxx5640 Status : Representative, Representative of : SHIDDHI VINAYAK CONSTRUCTION (as Partner)				



2	<b>Name</b> <b>Mr SWASTIK GHOSH</b> <b>(Presentant)</b> Son of Subash Ghosh Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Sep 21 2023 2:16PM	LT1 21/09/2023	21/09/2023	
175/1, Debinibash Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5B, Aadhaar No: 79xxxxxxxxx2570 Status : Representative, Representative of : SHIDDHI VINAYAK CONSTRUCTION (as Partner)				
3	<b>Name</b> <b>Mr AMAR NATH BHATTACHARJEE</b> Son of Bholanath Bhattacharjee Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Sep 21 2023 2:15PM	LT1 21/09/2023	21/09/2023	
59, Prafulla Nagar, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1E, Aadhaar No: 72xxxxxxxxx1606 Status : Representative, Representative of : SHIDDHI VINAYAK CONSTRUCTION (as Partner)				
4	<b>Name</b> <b>Mr NIRUPAM CHAKRABORTY</b> Son of Late Mihir Kumar Chakraborty Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Sep 21 2023 2:17PM	LT1 21/09/2023	21/09/2023	
75, Prafulla Nagar Colony, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3A, Aadhaar No: 60xxxxxxxxx1969 Status : Representative, Representative of : SHIDDHI VINAYAK CONSTRUCTION (as Partner)				

**Identifier Details :**

<b>Name</b> <b>Mr DIPAK GUHA</b> Son of Late Sudhir Guha 63/21, Dum Dum Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
21/09/2023	21/09/2023	21/09/2023	
Identifier Of Mrs SUBHRA CHAKRABORTY, Mr ASHIM SEN, Mr SWASTIK GHOSH, Mr AMAR NATH BHATTACHARJEE, Mr NIRUPAM CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA CHAKRABORTY	SHIDDHI VINAYAK CONSTRUCTION-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA CHAKRABORTY	SHIDDHI VINAYAK CONSTRUCTION-600.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Prafulla Nagar Colony, Mouza: Bagjola, Premises No: 75, , Ward No: 022, Holding No:96 JI No: 21, Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 845, LR Khatian No:- 660		Seller is not the recorded Owner as per Applicant.



**Endorsement For Deed Number : I - 150610353 / 2023**

**On 21-09-2023**

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

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

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

Presented for registration at 13:14 hrs on 21-09-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SWASTIK GHOSH ..

**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 37,12,499/-

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

Execution is admitted on 21/09/2023 by Mrs SUBHRA CHAKRABORTY, Wife of Late Mihir Kumar Chakraborty, 75, Prafulla Nagar Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

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

Execution is admitted on 21-09-2023 by Mr ASHIM SEN, Partner, SHIDDHI VINAYAK CONSTRUCTION (Partnership Firm), 175/1, Debi Nibash Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 21-09-2023 by Mr SWASTIK GHOSH, Partner, SHIDDHI VINAYAK CONSTRUCTION (Partnership Firm), 175/1, Debi Nibash Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 21-09-2023 by Mr AMAR NATH BHATTACHARJEE, Partner, SHIDDHI VINAYAK CONSTRUCTION (Partnership Firm), 175/1, Debi Nibash Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 21-09-2023 by Mr NIRUPAM CHAKRABORTY, Partner, SHIDDHI VINAYAK CONSTRUCTION (Partnership Firm), 175/1, Debi Nibash Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,028.00/- ( B = Rs 18,000.00/- ,E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/09/2023 1:26PM with Govt. Ref. No: 192023240227712968 on 20-09-2023, Amount Rs: 18,028/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1444246502123 on 20-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,571/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2827, Amount: Rs.500.00/-, Date of Purchase: 14/08/2023, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/09/2023 1:26PM with Govt. Ref. No: 192023240227712968 on 20-09-2023, Amount Rs: 6,571/-, Bank: SBI EPay (SBIPay), Ref. No. 1444246502123 on 20-09-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 299265 to 299305  
being No 150610353 for the year 2023.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2023.09.27 14:19:00 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 27/09/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.