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Certified that the statement is accurate.
The witness, the signature above and the
enclosed documents which are attached with the
documents are the part of this document.

~~District Star Register - II~~
Lipore, Sonepat 24-FEB-1999

17 FEB 2025

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
17th day of February, 2025 (Two Thousand Twenty-Five) *BETWEEN;*

19182

17 FEB 2025

No. ₹ 100/- Date.....

Name :

Chittaranjan Sahayadri.

Address :

76, Khanpur Road

101-47.

Vendor :

Alipore Collect. ste, 24 Pgs. (South)

SULH. NIKAR DAS

STA. & P. VENDOR

Alipore Police Court, Kol-27



District Sub Registrar-H
Alipore, South 24 Parganas

17 FEB 2025

CHITTARANJAN SAHA TRUST, a Charitable Trust, having its Office at 28, Khanpur Road, Post Office : Naktala, Police Station : Netaji Nagar, Kolkata : 700047, being represented by its present Trustees viz. (1) **SRI DEBASIS SAHA**, having PAN : ALTPS0116K, Aadhaar No.4116 5721 0418, (2) **SRI UTTAM SAHA**, having PAN : AWSPS8541A, Aadhaar No.5890 9556 7885 and (3) **SRI SWAPAN SAHA**, having PAN : ALTPS0115L, Aadhaar No.6364 4836 2127, all sons of Late Rohini Mohan Saha, all are by creed : Hindu, Indian by National and all are residing at "**ANNAPURNA VILLA**", 28, Khanpur Road, Post Office : Naktala, Police Station : Netaji Nagar, Kolkata : 700047, hereinafter called and referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART**.

AND

SUN PARIVAR BUILDERS LLP, having its Registered Office at 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Proprietor viz. **SRI TUSHAR S. KAMDAR**,

PARTNER

SUN PARIVAR BUILDERS LLP

having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS the Party hereto of the One Part herein, is the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 6 (Six) Cottahs 3 (Three) Chittacks 1 (One) Square Feet more or less together with tiled & tin shed residential structure having an area of 750 (Seven Hundred Fifty) Square Feet more or less standing thereon, situate and lying at Mouza : Raypur, J.L. No.33, R.S. No.39, Touzi No.56, under Khatian No.307, appertaining to Dag No.350, being known and numbered as Municipal Premises No.21C, Padmapukur Road, Police Station : Jadavpur, Kolkata : 700047, within the limits of the Kolkata Municipal Corporation, under Ward No.98, District : 24 Parganas (South), hereinafter called

and referred to as "the **SAID PROPERTY/PREMISES**", morefully described in the **SCHEDULE : "A"** hereunder written and absolutely seized and possessed of the same as Owner thereof.

AND WHEREAS the Party hereto of the One Part due to the financial stringency to maintain the Deity "**MAA ANNAPURNA**" decided to develop the said property for the benefit of the Deity so that they shall maintain the regular seva & puja of the Deity "**MAA ANNAPURNA**" in another place by installing the idol in the premises being known as "**ANNAPURNA VILLA**" at 28, Khanpur Road, Post Office : Naktala, Police Station : Netaji Nagar, Kolkata : 700047 and accordingly the Trustees have already executed and registered one Deed of Declaration dated 20th January, 2025 for the benefit of the Deity, which was duly registered in the Office of the District Sub-Registrar - III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2025, Pages from 1132 to 1142, Being No.160300063 for the year 2025.



AND WHEREAS the Owner has declared and represented as under :-

1. The property of the Owner is absolutely free from all encumbrances, mortgages, attachments, lien and lis pendentes whatsoever and howsoever.
2. That the said property does not attract the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or any other enactment at present in vogue.
3. That the Owner is not defaulter in payment of tax or any other statutory liability leading to first charge or to attachment and/or sale of the said property under Public Demands Recovery Act.
4. That the Owner has not heretofore entered into any Agreement for Sale of the said property or any portion thereof nor has it bound itself by any such condition as would lead to a proceeding under Specific Relief Act in relation to the said property or any portion thereof.
5. That it has absolute right and indivisible title and absolute power and authority to deal with its said property and every part thereof in any manner it may prefer.


SUNPARMAR BUILDERS LLP
PARTNER

AND WHEREAS the Owner was in search of a Developer, who has sufficient funds and due experience and having necessary infrastructure and interest to promote and develop the said property by constructing the multistoried Building after getting Plan sanction from the Kolkata Municipal Corporation by investing necessary funds required for the purpose of construction and other incidentals thereof.

AND WHEREAS the Developer approached the Owner with the proposal that it would be able to construct the multistoried Building/s upon the said property consisting of several Flat/s, Car Parking Space/s and other space/s as per Building Rules & Regulations of the Kolkata Municipal Corporation in accordance with the said sanctioned Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation with its own funds and resources.

AND WHEREAS to avoid ambiguity and future disputes as to the meaning of repeated use of some words, phrases and/or expression in these presents, the Parties hereto have agreed to define the said words, phrases and/or expressions as follows :-


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PARTNER

ARTICLE : "I"

(DEFINITIONS)

1. **OWNER** :-

Shall mean **CHITTARANJAN SAHA TRUST**, a Charitable Trust, having its Office at 28, Khanpur Road, Post Office : Naktala, Police Station : Netaji Nagar, Kolkata : 700047, being represented by its present Trustees viz. (1) **SRI DEBASIS SAHA**, (2) **SRI UTTAM SAHA** and (3) **SRI SWAPAN SAHA**, all sons of Late Rohini Mohan Saha, all are of "ANNA PURNA VILLA", 28, Khanpur Road, Post Office : Naktala, Police Station : Netaji Nagar, Kolkata : 700047 and its successors-in-office and assigns.

2. **DEVELOPER** :-

Shall mean **SUN PARIVAR BUILDERS LLP**, a Proprietorship Firm, having its Registered Office at 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Proprietor viz. **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station


SUN PARIVAR BUILDERS LLP
PARIVAR

: Behala, Kolkata : 700053 and its successors-in-office and assigns.

3. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of land measuring about 6 (Six) Cottahs 3 (Three) Chittacks 1 (One) Square Feet more or less together with tiled & tin shed residential structure having an area of 750 (Seven Hundred Fifty) Square Feet more or less standing thereon, situate and lying at Mouza : Raypur, J.L. No.33, R.S. No.39, Touzi No.56, under Khatian No.307, appertaining to Dag No.350, being known and numbered as Municipal Premises No.21C, Padmapukur Road, Police Station : Jadavpur, Kolkata : 700047, within the limits of the Kolkata Municipal Corporation, under Ward No.98, District : 24 Parganas (South).


SUNIL KUMAR BHATTACHARYA
PARTNER

4. **BUILDING PLAN** :-

Shall mean and include the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation and all other drawings, specifications for construction, maps or revised Plan as shall be sanctioned

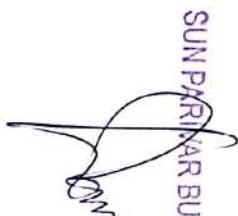
in the name of the Owner by the Kolkata Municipal Corporation and/or other relevant Authority for the purpose of development of the land and construction of multistoried Building/s thereon consisting of several residential Flat/s and Car Parking Space/s and other space/s etc. on the said property and/or modification thereof made or caused by the Developer in the name of the Owner duly signed by the Owner or its duly authorized agents or Attorney and approved.

5. **ARCHITECT/L.B.S. :-**

Shall mean a qualified Architect/L.B.S., who will be appointed by the Developer for development of the said property or any other Architects as may be appointed from time to time by the Developer and the Developer shall inform the Owner of such appointment.

6. **BUILDING :-**

Shall mean the proposed multistoried Building/s to be constructed on the said property as per sanction Plan, which is to be sanctioned from the Kolkata Municipal Corporation and drawings and specifications of



SUNIL KUMAR
PARTNER
SUN PARTNER BUILDERS LLP

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constructions, morefully described in the **FOURTH SCHEDULE** hereunder written.

7. **OWNER'S ALLOCATION** :-

Shall mean that in the instant joint venture project the Owner shall be given at the first instance free of cost entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building/s in finished, complete and in habitable condition together with undivided proportionate share of land including the common areas, spaces, amenities and facilities therein provided, morefully described in the **SECOND SCHEDULE** hereunder written. The Owner shall be given the aforesaid allocation in lieu of its said property being allowed for development by the Developer. After sanction of the Building Plan, the Owner's allocation to be demarcated by way of correspondences or by way of Supplementary Agreement to be treated as the part of the Principal.

8. **DEVELOPER'S ALLOCATION** :-

Shall mean the rests and remaining portions of the proposed Building/s in the said property save and except

the Owner's allocation in finished, complete and in habitable condition. The said rests and remaining areas means several Flat/s, Car Parking Space/s and other space/s and common areas, spaces, amenities and facilities provided therein staircases and the Developer shall have the right to sell, lease out and/or rent out the same in whole or in part together with proportionate undivided share in the of land of the said property, morefully described in the **THIRD SCHEDULE** hereunder written, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and Space/s to the intending Flat Buyers through Power of Attorney and to take advances and total consideration from them without any objection or interruption from the Owner.


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9. **SALEABLE AREA** :-

Shall mean the Flat/s, Car Parking Space/s and other space/s in the proposed Building/s, which are available for independent use and occupation of the Transferees and/or Purchaser/s together with the undivided proportionate share in the land areas of the Building/s

and the common areas provisions utilities and facilities attached therein required for such independent user.

10. **COMMON AREAS AND FACILITIES** :-

Shall mean unless the context otherwise require, entrance, corridors all ways paths, stair ways, staircase and its landing, lift, driveways, common lavatories, pump rooms, overhead and underground water tank, septic tank, boundary wall, water pump motors and other facilities, which may be used and enjoyed in common by all the occupants or Flat/s, Car Parking Space/s and other space/s of the Building/s as required for the maintenance and/or management of facilities of the Building/s and also the items specified in Section 3(d) of the West Bengal Apartment Ownership Act, 1972.

11. **COMMON EXPENSES** :-

Shall mean unless the context otherwise require all the expenses, ground rents, property maintenance charges dues and outgoings and all other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of the Flat/s as may be determined jointly by the Owner and the Developer until


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an Association is formed by the Transferees and/or Purchasers of the said Flat/s in the Building/s to be constructed thereon. It is to be mentioned here that from the date of sign of this Development Agreement till receiving the occupancy certificate from the Kolkata Municipal Corporation all taxes, expenses, ground rents, property taxes, maintenance charges etc. shall be borne by the Developer but prior to execution of this Agreement all taxes and rents in respect of the said property to be cleared by the Owner.

12. **SUPER BUILT UP AREA** :-

Shall mean the built up area of a Flat together with its proportionate share in the staircase, lift, landing, passage and like share in all constructed areas and each such Flat shall be entitled to all advantages and right of user in common of all the Flat(s)/Space(s) shall the common areas, common utilities as may be provided in the proposed Building/s.

13. **TOGETHER** :-

With its grammatical variation shall mean the transfer by way of sale of the Flat/s, Car Parking Space/s and



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Space/s excepting the Owner's allocation to be transferred by the Developer for consideration to the intending Transferees and/or Purchasers of Flat/s and Space/s in the Building/s to be constructed thereon.

14. **TRANSFeree(S)/PURCHASer(S)** :-

Shall mean the person, Firm, Limited Company, Association of persons or any other Legal Body to whom any Flat/s and Car Parking Space/s in the proposed Building/s to be constructed thereon will be transferred.

15. A. Words imparting singular shall include plural and vice-versa.

B. Words imparting masculine gender shall include feminine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE : "II"

(TITLE AND DECLARATION)

1. The Owner hereby declares that it has good and absolute right, title and interest in the said property as mentioned


PARTNER
SUNSHINE RIVER BUILDERS LLP

in the **FIRST SCHEDULE** hereunder written without any claim of any right, title or interest of any person/s adversely against the Owner. The Developer is free and at liberty to make such investigations with regard to the title of the Owner and has satisfied itself with the right, title and interest of the Owner. Simultaneously of with the signing of this Agreement, the Owner has handed over khas, peaceful, vacant possession of the said property and the Developer has taken khas, peaceful, vacant possession of the said property.

2. The Owner hereby undertakes and assures that the Developer will be entitled to construct and complete the entire proposed Building/s and the Developer will be further entitled to transfer by way of sale, lease out and rent out without having any liability of the Owner of the Developer's allocation in one lot or in several lots with proportionate undivided share in the land of the said property without any interference of or from the Owner or any other person/s claiming through under or in trust for the Owner. The sale proceeds of the salvage of the existing structure shall be credited to the Developer and the Owner shall have no claim to the said sale proceeds.



D. Parikh
PARTNER
SUN PARIKH BUILDERS LLP

ARTICLE : "III"
(EXPLORATION AND DEVELOPMENT RIGHTS)

The Owner hereby grants exclusive right to the Developer to build up and accept the said property for the construction of the proposed Building/s and the Developer shall be entitled to enter into Contract or Agreement with any person/s, Company/ies or Concern/s at its own risk and responsibility without encumbering the said property of the Owner in any manner whatsoever.

ARTICLE : "IV"

(POWER OF ATTORNEY)

The Owner shall grant to the Developer or its Partners such registered Development Power of Attorney in favour of the Developer or its Partners as may be required for the purpose of obtaining all necessary permissions and approvals from the relevant Authorities in connection with construction of the proposed Building/s and electricity and water supply connections and for the purpose of, to execute Deed of Conveyance/s for sale, transfer of the Flat/s, Car Parking Space/s and other space/s of the proposed Building/s including undivided proportionate share of land except the Owner's


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allocation of the proposed Building/s to any intending Purchaser/s on settled terms for sale at any price and be taking earnest money or full payment of consideration.

ARTICLE : "V"

(PROCEDURE)

1. The Owner has appointed the Developer as the Developer of the said property including the Owner's portion and the Developer has accepted such appointment on the terms and conditions hereunder contained.

2. The development of the said property shall be in the following manner :-
 - A. Simultaneously with the execution of this Agreement, the Owner has handed over the original documents of K.M.C. Mutation Certificate, NOC from ULC, Mother Deeds and their Rectification Deeds and Land Deeds. Upon completion of the whole project and/or formation of Association and/or committee for the maintenance and management of the proposed Building/s, the Developer shall hand over all the original



A. Soni
PARTNER
SUN KARIVAR BUILDERS LLP

documents before the Association or the Committee without accountable receipt.

B. The Owner shall not be entitled to raise any kind of dispute regarding the construction of the project and/or other related matter of the project. It is further clarified that after the notice of completion of the project after taking receipt of the Completion Certificate, it would be deemed that the project has been duly constructed and completed by the Developer.

C. That after due service of notice by the Developer to the Owner, the Owner fail/s, neglect/s, refuse/s and/or delay/s to take delivery of the possession of his/her/their allocation in the proposed Building/s in the said property within the notice period then it would be construed that the Owner has taken possession of its allotment in the proposed Building/s on the expiry of term of the said notice.

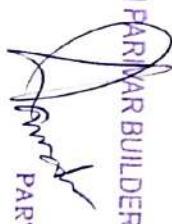
D. All applications, revised Plan/s, papers and documents required to be deposited or submitted by


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PARTNER

the Developer for the approval and/or sanction of the revised Plan/s and/or for the development of the project shall be prepared by the Developer at its own costs and expenses and submit or deposit the same in the names of the Owner. The Developer shall also bear all costs and expenses and make deposits for the sanction of the Plan/s for the construction in the proposed Building/s to be constructed at the said property.

E. Subject to Force Majeure and incidences beyond the control of the Developer, the Developer shall within a period of 24 (Twenty-Four) months from the date of getting Plan sanction from the Kolkata Municipal Corporation or from the date of handing over peaceful vacant khas possession of the said property, whichever will be later and shall complete the construction of the proposed Building/s in the said project at own costs and expenses of the Developer and deliver vacant and peaceful possession of the Flat(s)/Space(s) comprised in the Owner's allocation to the Owner in habitable condition as per the particulars mentioned in the



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PARTNER

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SECOND SCHEDULE hereunder written. The Owner may extend time for a further period of 6 (Six) months beyond the stipulated period of 24 (Twenty-Four) months.

F. The Developer shall construct the proposed Building/s in the manner as may be permissible under the Building/s Regulations and Laws of the Kolkata Municipal Corporation and in conformity with the Plans.

ARTICLE : "VI"

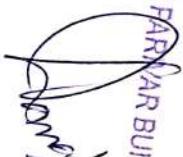
(POSSESSION AND CONSTRUCTION)



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1. It has been agreed by an between the Owner and the Developer to construct, erect and complete the proposed Building/s in the said property and that the Developer shall have the entire responsibility for construction of the proposed Building/s and the Owner shall have no responsibility towards construction of the proposed Building/s.
2. The Developer agreed to commence work after obtaining full vacant possession of the said property.

3. The Developer shall upon completion of construction and making the portion habitable deliver the Owner's allocation prior to delivering possession to any of its Purchaser/s of any space/s out of its allocation.
4. From the date of delivery of possession of the Owner's allocation and till separate assessment by the Kolkata Municipal Corporation, the Parties hereto shall contribute proportionately the taxes and other statutory outgoings of the said property.
5. The Developer agrees to complete the construction of the proposed Building/s and properly finish the same within a period of 24 (Twenty-Four) months from the date of getting Plan sanction from the Kolkata Municipal Corporation or from the date of handing over peaceful vacant khas possession of the said property, whichever will be later and shall hand over the Owner's allocation within 3 (Three) months from the date of completion of the constructional work of the proposed Building subject to natural circumstances prevail.


Sunfarar Builders LLP
Partner

ARTICLE : "VII"
(COMMON FACILITIES)

1. As soon as the proposed Building/s in the said property shall be completed and made fully habitable for residential purposes after taking Occupancy Certificate from the Kolkata Municipal Corporation, the Developer shall give written notice to the Owner requesting it to take possession of the Owner's allocation in the Building/s and thereafter the Owner shall take possession of its allocation as herein provided for and if no actionable deviation made by the Developer in the construction the Owner shall give and grant unto the Developer a certificate in respect of their allocation in full satisfaction.
2. Till all the Flat/s and Space/s within the Developer's allocation is sold away, the Developer in consultation with the Owner shall frame rules for occupation, user and enjoyment of the residential Flat/s and other space/s in the proposed Building/s and till formation of a Body of the Co-Owners of the Building/s including the Owner herein and the Purchaser/s of the Developer's allocation.


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ARTICLE : "VIII"

(COMMON RESTRICTION)

It has been agreed by and between the Parties hereto that the Owner's allocation in the Building/s shall be subject to the same restriction on transfer and use as would be applicable to the Developer's allocation in the proposed Building/s intended for the common benefits of all occupiers of the entire completed Building which shall include the following :-

1. The Owner and the Developer or the nominee/s of the Developer during the subsistence of this Agreement shall not use or permit to use their respective portions in the Building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard in the property or any part thereof.

2. No party shall demolish or permit to demolish any wall or other structure in their respective portions or any part thereof or make any structural alteration therein without the consent of all other Co-Owners and without obtaining


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PARTNER

necessary permission from the concerned statutory Authorities.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or Local Bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
4. The respective Allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective allocation of the proposed Building/s in good and reparable condition and in particular so as not to cause any damage to the Building/s or any other space or accommodation therein and shall keep the other indemnified from and against the consequences of any breach thereof.
5. No Party or persons/s claiming through any of the Parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and



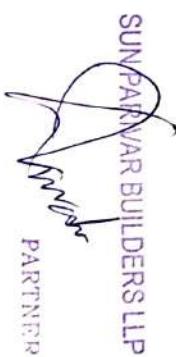
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PARTNER

the common utilities by the Co-Owners for the purpose it is meant.

6. No Party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building/s or in the compound, corridors or any other portion of the common areas of the Building/s and the said property.
7. In the event of any transfer being made by the Parties of their respective allocations, the above conditions shall be made applicable to and binding upon the Transferee/s.

ARTICLE : "IX"
(SETTLEMENT OF DISPUTES)

Any dispute between the Parties arising in the course or execution of the project herein shall be settled amicably, failure of which either of the Parties may prefer approaching the Court of Law for necessary redressal.



ARTICLE : "X"
(COMMON RIGHTS AND OBLIGATION OF OWNER AND DEVELOPER)

The terms and conditions which have been agreed to by and between the Parties relating to such development verbally are reduced into writing hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGRED BY AND BETWEEN THE PARTIES HERETO as

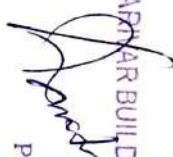
follows :-

1. The Owner agrees to appoint and do hereby appoint the Developer as Developer in respect of the said property morefully described in the **FIRST SCHEDULE** hereunder written and the Owner hereby grants/licenses to the Developer for development of the land for the purpose of construction and the construct the proposed Building/s thereon and the Developer doth hereby accepts such appointment to act as Developer.

2. The Developer shall at its own costs construct, erect and complete the Building/s with good and standard sound quality materials as per relevant I.S. code may be specified by the Architects/L.B.S. from time to time as per sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation. The details of the Specification of construction and the materials to be used for such purpose are mentioned and described in the **FOURTH SCHEDULE** hereunder written.


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PARTNER

3. The Developer shall provide in the proposed Building/s at its own cost pump, water storage tank with overhead reservoirs, electric connection, lift and other facilities as are required to be provided in residential and/or Multistoried Building/s having self contained Apartments or Flat/s, Car Parking Space/s and other space/s.
4. All costs charges and expenses for construction including Architects/L.B.S. fees shall be discharged by the Developer and the Owner shall bear no responsibility in this context.
5. The Developer shall initially clear all the G.R. Tax, Sap, arrear tax both K.M.C. & B.L. & L.R.O. and the same will be reimbursed from the Owner in future.
6. All costs and expenses pertaining to the payment of requisite fees and other incidental expenses payable to competent Authorities shall borne by the Developer.
7. If any disputes in respect of the said property be found in future then the same will be the sole responsibility of the


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PARTNER

3. The Developer shall provide in the proposed Building/s at its own cost pump, water storage tank with overhead reservoirs, electric connection, lift and other facilities as are required to be provided in residential and/or Multistoried Building/s having self contained Apartments or Flat/s, Car Parking Space/s and other space/s.
4. All costs charges and expenses for construction including Architects/L.B.S. fees shall be discharged by the Developer and the Owner shall bear no responsibility in this context.
5. The Developer shall initially clear all the G.R. Tax, Sap, arrear tax both K.M.C. & B.L. & L.R.O. and the same will be reimbursed from the Owner in future.
6. All costs and expenses pertaining to the payment of requisite fees and other incidental expenses payable to competent Authorities shall borne by the Developer.
7. If any disputes in respect of the said property be found in future then the same will be the sole responsibility of the


SUNIL PATEL
PARTNER
SUN PATEL & BUILDERS LLP

Owner herein and for that the Owner herein will be held and liable to clear the same at its own cost and responsibility.

8. To enable the Developer to carry out its obligations, rights authorities and entitlements under this Agreement, the Owner shall simultaneously grant and execute in favour of the Developer Company by a registered Development Power of Attorney.
9. That the Developer shall at its own cost demolish the present existing structure standing upon the said property and shall enjoy all the debris and salvages at its own whims and desire.
10. All the legal heirs of the Owner above named shall also abide by and confirm such Power of Attorney in favour of the Developer.
11. The Developer shall construct the said property strictly in accordance with the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation


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PARTNER

and the rules regulation and bye-laws of the Kolkata Municipal Corporation Act, for the time being in force. If necessary, modification and deviation of Plan shall be approved by the Authority concerned with the consent of Owner and the Owner shall expressly give its consent by putting signature upon these presents.

12. The Developer is hereby empowered by the Owner to apply and obtain on its behalf and in its name the quotas for steel, cement bricks etc. as may be allocated by the respective Authorities for the purpose of development of the said property at the cost of the Developer and further shall be entitled to obtain temporary or permanent connection of electric service line, water supply line and drainage and to obtain other essential services, utilities, required for the Development of the said property and making the same habitable and tenantable but all such costs and values of materials and expenses shall be paid and borne by the Developer and the Owner will not be liable for the same.
13. The Developer has agreed to deliver possession of the Owner's allocation in the proposed Building/s within the



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stipulated period of 24 (Twenty-Four) months from the date of getting Plan sanction from the Kolkata Municipal Corporation or from the date of handing over peaceful vacant khas possession of the said property, whichever will be later.

14. Immediately on completion of the Owner's allocation in all respect along with completion of all common spaces providing all common facilities in the Building/s in the said property, the Developer shall give notice in writing to the Owner requiring the Owner to take possession of the Owner's allocation in the Building/s and there being no dispute regarding the completion of the Building/s in terms of this Agreement and according to the Specification and the Building/s Plan thereof and certificate of the Architect/L.B.S. being produced to that effect and then after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owner shall exclusively be liable for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever payable in respect of the said Owner's allocation and the said rates and taxes are to be



SUNPREM
PARTNER
BUILDERS LLP

calculated on pro-rata basis with reference to the saleable area in the Building/s, if the same are levied on the Building/s as a whole.

15. On completion of the construction of the entire Building/s, the Owner and the Developer shall punctually and regularly pay for their respective allocation, the said rate and taxes to the concerned Authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both the Parties shall keep each other indemnified against all claims, actions, demands, costs and charges 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.

16. As and from the date of satisfactory handing over the Owner's allocation as mentioned above in all respects and duly acknowledged by the Owner in writing and/or after 30 (Thirty) days from the date of service of notice by the Developer to the Owner for accepting the possession of its allocation, the Owner shall be responsible to pay and bear



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and shall forthwith pay on demand to the Developer the service charges for the common facilities in the Building/s with respect of the Owner's allocation and said charges may include proportionate share on premium for the insurance of the Building/s viz. fire and equipments etc. including replacement repair and maintenance charges and expenses of all common wiring, pipes, electrical and mechanical equipments, transformers, pumps, motors whatsoever as may be mutually agreed upon from time to time.

17. Any transfer of any part of the Owner's allocation in the Building/s shall be subject to the other provisions hereof and the Transferee/s shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges proportionately for the said common facilities.
18. The Owner's allocation in the Building/s shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the Building/s intended for the common benefits of all occupiers of the proposed Building/s which shall include the following.


SUNIL PRABHAKAR
PRABHAKAR BUILDERS LLP
PARTNER

19. No formal Deed of Transfer in respect of the Owner's allocation shall be required. But the Owner shall at the request of the Developer sign and execute all such further necessary Deeds, papers, documents and writings for completion of construction and/or sale of the said Developer's allocation or any portion thereof provided that the Developer as the constituted Attorney/s of the Owner shall also be entitled to sign and execute such deeds, papers writings and documents as may be required from time to time therefore.

20. If the said development work and/or the construction work is suspended due to Force Majeure like natural calamity, earth quake, strike, riot or civil commotion or promulgation of any law etc. which be beyond the control of the Developer, then in such event the stipulated time as aforesaid shall be extended for such period as may be mutually agreed between the Parties. But the market condition and Developer's paucity of fund or financial difficulty shall not be considered to be the reasons beyond control of the Developer.


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21. The Owner will be held and responsible for any litigation, if arise in future in respect of the said property and the owner shall have to overcome the legal litigations at its own costs so that the Developer shall not face any losses. If the Owner fails to do so then the said property shall remain under charge and the Developer at its sole discretion can sell the said property to cover of its loss and for which the Owner shall cooperate the Developer, otherwise the Owner shall be liable to meet up the loss of the Developer.
22. The Developer will also keep the Owner saved, harmless and indemnified against all claims losses expenses and proceedings as may be occasioned by the reasons mentioned hereunder.
 - A. The Developer shall pay for violation of rules and regulations prescribed under the Kolkata Municipal Corporation Act and/or infringement of such act or deviation from the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation causing payment of fines or penalty


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imposed by the said Authority for such violation of the Building/s Plan.

B. All claims and demands of the suppliers of Building materials etc. of the said property or all claims arising due to any accident suffered by employees/ workmen engaged by the Developer to carry out development work in the said property shall be borne by the Developer. The Developer shall solely be liable for compensation for such accident/s, if any, in terms of the Workmen's Compensation Act.

C. All claims and demands of the Owner and Occupiers of the adjoining properties due to damage or loss suffered by the Owner in course of hazards in construction work of the said property shall be borne by the Developer and the Owner shall not be liable for any grounds whatever and the Developer by putting its signature indemnify the Owner to that aspect.

23. Both Owner and the Developer shall not use or permit to use their respective allocations in the Building/s or any



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Dinesh Patel

portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance hazard to the other occupiers of the proposed Building/s.

24. Neither Party shall demolish or permit to demolish any wall or other structure in their respective allocations or any portion thereof or make structural alteration thereon without the previous consent of the Owner/Developer or the Association when formed, but such consent shall not be withheld unreasonably.
25. The respective Allottees shall keep the interiors and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the proposed Building/s in good working condition and repair and in particular so as not to cause any damage to the Building/s or any other of their space or accommodation therein.
26. No goods or other items shall be kept by the Owner or the Developer or the Transferees for display or use or


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otherwise in the corridor or other places of common use in the proposed Building/s and in case any obstacle is caused in a manner thereto the person doing so shall be responsible to remove the same at the risk and cost of the other. Neither of the Parties shall be entitled to put up any advertisement and/or display hoarding on the exterior walls of the proposed Building/s.

27. The Owner shall permit the Developer and their servants and agents without workmen and others at the reasonable time and by prior notice to enter into and upon the Owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the proposed Building/s and/or for the purpose of repairing maintaining, rebuilding, cleaning, lighting and of common facilities and/or for the purpose of maintaining, repairing and testing drains, water pipes and electric wires and for other similar purposes.

28. The Developer's allocation in the proposed Building/s in the said property is meant for sale as Ownership Flat/s. As such the Owner and the necessary Parties shall sign

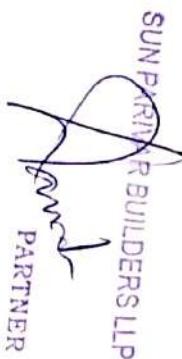

Mandeep Singh
PARTNER
SUNPIKAR BUILDERS LLP

and execute all Deeds of Conveyances, documents and writings relating to such sale and transfer to the intending Purchaser/s of the said Flat/s at a price determined by the Developer and the Owner shall not have, nor can have without any demand or claim thereon of any nature whatsoever.

29. The Developer is at liberty to advertise for sale of the said Ownership Flat/s during the Development/construction of the Building/s on the said property and receive advance or consideration from the intending Purchaser/s on Agreement against sale of such Flat/s and proportionate land value and shall be entitled to take appropriate the entire amount of sale proceeds from such Purchaser/s in respect of Developer allocated share the proposed Building/s.
30. The Owner hereby agrees and covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing, if any, of the Developer's allocation in the Building/s in the said property.


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SUNDARIVAR BUILDERS LLP

31. The Owner shall not let-out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.
32. The Owner hereby agrees and covenants with the Developer to transfer the undivided proportionate share allocable and attributable to the Developer's allocation in favour of the Developer or its nominee/s in such part/s as the Developer shall required and for the aforesaid purpose shall obtain all necessary approvals, consents and permission.
33. The Parties hereto shall do all acts, deeds and things and sign execute register and deliver all documents and deeds as may be required by the other to enable the Parties to own use, occupy and enjoy the respective areas and the Parties hereto shall full and absolute right to deal with or transfer their respective areas in the manner as they respectively think fit and proper.
34. The Developer shall have no right title and interest whatsoever in the Owner's allocation and undivided



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PARTNER

proportionate share pertaining thereto in common facilities and amenities which shall solely and exclusively belong and continue to belong to the Owner and similarly the Owner shall have no claim in respect of the Developer's Allocation as herein provided.

35. The Developer shall have no right to claim for payment reimbursement of any cost, expenses or charges incurred towards construction of the Owner's allocation and of the undivided proportionate share in the common areas/spaces, common facilities and amenities of the proposed Building/s. Hence the Owner shall never be liable to pay and/or refund such cost or expenses to the Developer.

36. The Developer shall in completion of the proposed Building/s, put the Owner in undisputed possession of the Owner's allocation subject to refund of paid up money as stated earlier together with all rights in common areas/spaces common utility portion of the proposed Building/s and the open space thereof.


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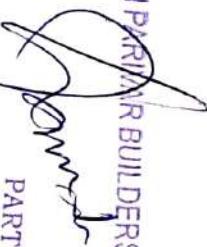
37. The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner would be prevented from enjoying, selling, assigning and/or disposing of any portion of the Owner's allocation in the said proposed Building/s in the said property.
38. The Developer shall be entitled to negotiate with prospective Buyers and/or Purchaser/s for sale of Flat/s and other areas of the Building/s belonging to the Developer's allocation and also enter into Agreement/s for Sale with the intending Purchaser/s and to receive earnest money therefrom to receive the full consideration amount towards sale of Developer's allocation and appropriate the same and the Owner hereby confirms that the Owner shall have no claim or demand over the said consideration or amounts in future under any circumstances whatsoever and howsoever.
39. The Owner confirms and undertakes that if so required by the Developer, the Owner shall join as Confirming Party to all Agreements and other documents of transfer that may



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PARTNER

be entered into by the Developer for sale and/or otherwise transfer of the Flat/s in the proposed Building/s of the Developer's allocation without raising any objection and claiming any additional consideration money and if require the Developer may put signatures as the Confirming Parties if during construction period the Owner shall intend to sell its allocation to any prospective Purchaser/s.

40. It is understood that from time to time to facilitate, the construction of the proposed Building/s by the Developer various Deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the Authority of the Owner and various application and other documents may be required to be signed or made by the Owner relating to the specific provisions may be reasonably required to be done in the manner and the Owner shall execute any such authorization as may be required by the Developer for the said purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all



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such acts deeds matters and things do not in any way infringe the rights of the Owner and/or go against the spirit of this Agreement.

41. In case, any Party fails or defaults in carrying out obligations or contravene any of the terms and conditions of this Agreement, then and in such event the other Party shall without prejudice to its rights stated herein be entitled to and/or start legal proceeding both criminal and civil against the defaulting Party and for Specific Performance of Contract together with right to claim damages and for other relief.

42. The proposed Building/s in the said property shall be christened by the Developer, which shall be inscribed and marked on a marble piece and be fixed on the front wall of the Building/s. It will be displayed prominently to the visitor and open to public eye. The Developer is also permitted to inscribe its name in a visible place of the Building/s as Developer.

43. The Owner shall interest with the works of the Developer at any stage during construction in any way subject to the



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Developer shall perform each and every obligations as depicted in this Agreement and shall not construct anything beyond the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation.

44. The land Owner shall execute Agreement/s for Sale and Deed/s of Conveyance in favour of the intending Purchaser/s if necessary when required by intending Purchaser/s in respect of Flat/s, Car Parking Space/s, Space/s including proportionate undivided share in land of Developer's allocation in the proposed Building/s in the said property before the Registration Office/s.
45. Alipore Judges' Court as the case may be shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the Parties hereto.
46. Nothing in these presents shall be construed as a demise or assignment or transfer or conveyance in land by the Owner of the said premises or any part thereof to the Developer or creating any right, title or interest in respect thereof, other than an exclusive license to the Developer for development and to deal with the Developer's



allocation in the Building to be constructed thereon in the manner and subject to the terms hereinbefore stated.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES/PROPERTY)

ALL THAT piece and parcel of land measuring an area of 6 (Six) Cottahs 3 (Three) Chittacks 1 (One) Square Feet be the same a little more or less together with tiled & tin shed residential structure having an area of 750 (Seven Hundred Fifty) Square Feet more or less standing thereon, situate and lying at Mouza : Raypur, J.L. No.33, R.S. No.39, Touzi No.56, under Khatian No.307, appertaining to Dag No.350, being known and numbered as Municipal Premises No.21C, Padmapukur Road, Police Station : Jadavpur, Kolkata : 700047, within the limits of the Kolkata Municipal Corporation, under Ward No.98, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

ON THE NORTH : K.M.C. Road ;

ON THE SOUTH : House of Smt. Bina Rani Saha ;

ON THE EAST : K.M.C. Road ;

ON THE WEST : Another House.


SUNZARIWAR BUILDERS LLP

PARTNER

THE SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT in the instant joint venture project the Owner shall be given at the first instance free of cost entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building/s in finished, complete and in habitable condition together with undivided proportionate share of land including the common areas, spaces, amenities and facilities therein provided. The Owner shall be given the aforesaid allocation in lieu of its said property being allowed for development by the Developer. After sanction of the Building Plan, the Owner's allocation to be demarcated by way of correspondences or by way of Supplementary Agreement to be treated as the part of the Principal.


D. R. Patel
PARTNER
SUNRIIVER BUILDERS LLP

THE THIRD SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and remaining portions of the proposed Building/s in the said property save and except the Owner's allocation in finished, complete and in habitable condition. The said rests and remaining areas means several Flat/s, Car Parking Space/s and other space/s and common areas, spaces,

amenities and facilities provided therein staircases and the Developer shall have the right to sell, lease out and/or rent out the same in whole or in part together with proportionate undivided share in the of land of the said property, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and Space/s to the intending Flat Buyers through Power of Attorney and to take advances and total consideration from them without any objection or interruption from the Owner.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION OF WORK)

❖ **BUILDING** :-

Building designed or R.C.C. foundation of multistoried.

❖ **FOUNDATION** :-

Building designed of R.C.C. foundation.

❖ **STEEL** :-

Steel quality available in the market.

❖ **CEMENT** :-

Standard quality available in the market.



SUNIL VARMA
PARTNER

❖ **STONE CHIPS** :-

Standard quality available in the market.

❖ **SAND** :-

Course sand and other sand shall be required.

❖ **BRICKS** :-

1st and 2nd class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with 2' x 2' tiles.

❖ **TOILET** :-

Toilet will be of tiles flooring with 6' high glaze tile all around.

❖ **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes


PARTNER
SUNPRMAR BUILDERS LLP

terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flash doors.

❖ **WINDOWS** :-

Aluminum siding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.



Sumit Varma
BUILDERS LLP
PARTNER

THE FIFTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE EXEMPTION AREAS AND/OR COMMON FACILITIES)

1. The foundation column, beams, supports, corridors, lobbies, stairway, entrance and exits pathway.
2. External drains, sewerage from the premises to the main road.
3. Drainage pipes from the units to the drains and sewers connection to the premises.
4. Meter room.
5. Roof.
6. Septic tank.
7. Driveways and pathways.
8. Boundary walls of the premises including outside wall of the Building and main gate.
9. **COMMON PARTS :-**
 1. Pump and meter with installation and room thereof.
 2. Water pump, underground water reservoir, water pipes and other common plumbing installation and space required thereto.


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PARTNER

3. External rain water pipes and distribution pipes.
4. Transfer (if any), electric wiring meter for lighting staircase, lobby and other common areas (excluding those as are installed for any particular floor) and space required therefor.
5. Windows, doors and other fittings of the common areas of the premises.
6. Lift, shaft, lift machine room and its accessories, installations and space required thereof.
7. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said premises of the Building as are necessary for use and occupancy of the Units as are required.



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THE SIXTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AREAS & INSTALLATIONS)

1. Entrance and exit of the Building.
2. Boundary walls and main gate.

3. Ground Floor yard.
4. Drainage and sewerage lines and other installations for the same (except only those installed in the exclusive area of any Unit/Flat).
5. Staircase and corridors on all floors and the entire roof, deducting the area of staircase room lift well and lobby, lying on the front side of the proposed Building.
6. Lifts, its equipments and installations, lift well, machine room, security room, common toilet, generator room etc., if any.
7. Electric sub-station and electrical wiring and other fittings (excluding only those installed in the exclusive area of any Flat/Unit exclusively for its use).
8. Meter space/water pump, water reservoir together with all common plumbing installations for carriage of water (save only those exclusively within and for the exclusive use of any Flat/Unit) together with the roof of the Building and separated area for common installations.
9. Such other common parts, area, equipments, installations, fittings, fixtures and space in or about the



land and the Building as may be necessary for passage and/or user in common by the Co-Owner.

10. Lighting, fixtures, fittings in staircase, corridors, yard, driveway and pathway.
11. Electrical wiring and other wiring from the Ground Floor to the respective Flats.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE EXTRA DEVELOPMENT CHARGES)

Both the Owner and the Developer shall have to pay the cost of additional features and/or facilities to be provided in the Building.



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PARTNER

1. Proportionate costs and charges of C.E.S.C. transformer/service/meter/security deposit for the meter.
2. Deposit and charges of electric meter and transfer and service line.
3. Costs of formation of the Association for management and maintenance of the new Building at the said property.
4. Proportionate cost of generator to be installed for providing electricity to the respective Units in the proposed Building.

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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Megha Dey.
D/o, Dipak Dey.
3/2, K.P Lane
Ballygunge.
Kol - 700 - 042

2. Saravata Dhar
S/o - Hemanta Dhar
95, Brick field Road
Ramchandra Pur
Kol - 700104

1. CHITTARANJAN SAHA TRUST

Hemanta Dey Ultam Saha Suman Dey
TRUSTEE

Signature of the **OWNER**

Sunaparivar Builders LLP
Sunaparivar
PARTNER

Signature of the **DEVELOPER**

Drafted by us :-

Antara Dey
Advocate
Enroll. No. F/2120/1965/23.
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Debasish Naskar
DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.





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



GRN Details

GRN:	192024250405500088	Payment Mode:	SBI Epay
GRN Date:	17/02/2025 11:14:46	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	3269224196045	BRN Date:	17/02/2025 11:15:03
Gateway Ref ID:	250486333158	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	170220252040550007	Payment Init. Date:	17/02/2025 11:14:46
Payment Status:	Successful	Payment Ref. No:	2000446513/2/2025
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr TUSHAR KAMDAR
Address:	21/7 ASWINI DUTTA ROAD
Mobile:	9830555565
EMail:	t.kamdar89@gmail.com
Period From (dd/mm/yyyy):	17/02/2025
Period To (dd/mm/yyyy):	17/02/2025
Payment Ref ID:	2000446513/2/2025
Dept Ref ID/DRN:	2000446513/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000446513/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2000446513/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



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

NAME DEBASIS SAHA
SIGNATURE *Debasis Saha*



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

NAME UTTAM SAHA
SIGNATURE *Uttam Saha*



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

NAME SWAPNIL SAHA
SIGNATURE *Swapnil Saha*



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

NAME TUSHAR S. KAMDAR
SIGNATURE *Tushar S. Kamdar*

Major Information of the Deed

Deed No :	I-1602-02087/2025	Date of Registration	17/02/2025
Query No / Year	1602-2000446513/2025	Office where deed is registered	
Query Date	15/02/2025 10:17:09 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 79,51,954/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article: E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Padma Pukur Road, , Premises No: 21C, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 3 Chatak 1 Sq Ft		77,26,954/-	Property is on Road
	Grand Total :			10.2117 Dec	0/-	77,26,954/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	0/-	2,25,000/-	Structure Type: Structure
		Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tin Shed, Extent of Completion: Complete			
	Total :	750 sq ft	0/-	2,25,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CHITTARANJAN SAHA TRUST 26 KHANPUR ROAD, City:- , P.O.- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUN PARIVAR BUILDERS LLP 21/4, Aswini Dutta Road, City:-, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX2 , PAN No.: AExxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr DEBASIS SAHA Son of Late ROHINI MOHAN SHA Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td> 17/02/2025</td></tr> <tr> <td>28 KHANPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ALxxxxxx6K, Aadhaar No: 41xxxxxxxx0418 Status : Representative, Representative of : CHITTARANJAN SAHA TRUST (as AS TRUSTEES)</td><td>Feb 17 2025 3:52PM</td><td>LTI 17/02/2025</td><td></td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr DEBASIS SAHA Son of Late ROHINI MOHAN SHA Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office		 Captured	 17/02/2025	28 KHANPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ALxxxxxx6K, Aadhaar No: 41xxxxxxxx0418 Status : Representative, Representative of : CHITTARANJAN SAHA TRUST (as AS TRUSTEES)	Feb 17 2025 3:52PM	LTI 17/02/2025	
Name	Photo	Finger Print	Signature										
Mr DEBASIS SAHA Son of Late ROHINI MOHAN SHA Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office		 Captured	 17/02/2025										
28 KHANPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ALxxxxxx6K, Aadhaar No: 41xxxxxxxx0418 Status : Representative, Representative of : CHITTARANJAN SAHA TRUST (as AS TRUSTEES)	Feb 17 2025 3:52PM	LTI 17/02/2025											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr UTTAM SAHA Son of Late ROHINI MOHAN SHA Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td> 17/02/2025</td></tr> <tr> <td>28 KHANPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AWxxxxxx1A, Aadhaar No: 58xxxxxxxx7885 Status : Representative, Representative of : CHITTARANJAN SAHA TRUST (as AS TRUSTEES)</td><td>Feb 17 2025 3:52PM</td><td>LTI 17/02/2025</td><td></td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr UTTAM SAHA Son of Late ROHINI MOHAN SHA Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office		 Captured	 17/02/2025	28 KHANPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AWxxxxxx1A, Aadhaar No: 58xxxxxxxx7885 Status : Representative, Representative of : CHITTARANJAN SAHA TRUST (as AS TRUSTEES)	Feb 17 2025 3:52PM	LTI 17/02/2025	
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4	Name	Photo	Finger Print	Signature
	Mr TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office	 <small>Feb 17 2025 4:16PM</small>	 <small>Captured</small>	 <small>17/02/2025</small>
	38A/26, Jyotish Roy Road, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SUN PARIVAR BUILDERS LLP (as AS PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>17/02/2025</small>	 <small>Captured</small>	 <small>17/02/2025</small>

Identifier Of Mr DEBASIS SAHA, Mr UTTAM SAHA, Mr SWAPAN SAHA, Mr TUSHAR S KAMDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CHITTARANJAN SAHA TRUST	SUN PARIVAR BUILDERS LLP-10.2117 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	CHITTARANJAN SAHA TRUST	SUN PARIVAR BUILDERS LLP-750.0000000 Sq Ft

Endorsement For Deed Number : I - 160202087 / 2025

On 17-02-2025

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

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

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

Presented for registration at 15:08 hrs on 17-02-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr TUSHAR S KAMDAR ,.

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 79,51,954/-

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

Execution is admitted on 17-02-2025 by Mr DEBASIS SAHA, AS TRUSTEES, CHITTARANJAN SAHA TRUST (Trust), 26 KHANPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indefited by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 17-02-2025 by Mr UTTAM SAHA, AS TRUSTEES, CHITTARANJAN SAHA TRUST (Trust), 26 KHANPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

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- Execution is admitted on 17-02-2025 by Mr TUSHAR S KAMDAR, AS PROPRIETOR, SUN PARIVAR BUILDERS LLP (LLP), 21/4, Aswini Dutta Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN- 700029

Indefited by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2025 11:15AM with Govt. Ref. No: 192024250405500088 on 17-02-2025, Amount Rs: 21/-, Bank: SBI EPay (SBEPay), Ref. No. 3269224196045 on 17-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10.00/- and Stamp Duty paid by Stamp Rs 100.00/- by online - Rs 9.820/-

Description of Stamp

* Stamp Type: Impressed Serial no: 221694 Amount: Rs 100.00/- Date of Purchase: 17/02/2025 Vendor name: SUBHAMKAR DAS

Description of Online Payment using Government Payment Portal System (GPPS), Finance Department, Govt. of WB Online on 17/02/2025 11:15AM with Govt. Ref. No: 1420242504055000084 on 17/02/2025 Amount Rs. 9.820/- Bank: SBI EPay (SBIePay), Ref. No: 3258028198585 on 17/02/2025 Head of Account: 0030 02 103-003-02

— 4 —

Mr. Jayashree Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. 41 SOUTH 24-
PARGANAS
South 24 Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 79259 to 79323
being No 160202087 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.02.18 11:27:05 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 18/02/2025

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

18/02/2025 ,Query No:-16022000446513 / 2025 Deed No :I-02087/2025.
Document is digitally signed.

Page 65 of 65



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