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certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

ADSR Sodepur
North 24 Parganas

DEVELOPMENT AGREEMENT
CUM DEVELOPMENT POWER OF ATTORNEY

13 NOV 2024

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY made on this 13th day of November 2024 (Two Thousand Twenty Four)

Contd ...2

13/11/24
01:21 P.M.
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North 24 Parganas

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ক্রমিক নং
ক্রমিক নাম ও পিতা
স্বাক্ষর
বিধান নং
সিটি এডভোকেট

Madhusudan Bhattacharjee
Advocate High Court Cal

698000



Madhab Achary
S/O - Sri Tarak Achary
Sodepur, Nadagarh
KOL- 700113

ADSR, Sadar
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B E T W E E N

1. SRI MRITYUNJOY DEY, PAN AXEPD3678E, son of Late Anil Chandra Dey, residing at : Kalyan Nagar, Dostider Bagan, P.O. Pansila, P.S. Khardah, Dist - North 24 Parganas, Kolkata - 700112,
2. SMT. SANKARI DAS, PAN CMHPD7823H, wife of Tusar Kanti Das, daughter of Late Anil Chandra Dey, residing at : Near Dighir Par Subuddhipur Thai Para, Baruipur, Dist - South 24 Parganas, Kolkata - 700144, both by faith - Hindu (Indian), by occupation : No. 1 Service, No.2 Housewife, hereinafter referred and called as the "**LAND OWNERS/VENDORS**" (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators and/or assigns etc.) of the **FRIST PART**.

A N D

ASTHA DEVELOPER, PAN ABWFA8366Q, a partnership firm having its office at : 21, Chowdhury Para Road, P.O. Rahara, P.S. Khardah at present Rahara, Dist - North 24 Parganas, Kolkata - 700118, being represented by its partners namely **1. SMT. GARGI BHOWMIK**, PAN BGKPB2497M, wife of Pratik Biswas, by faith - Hindu (Indian), by occupation : Business, residing at : 21, Chowdhury Para Road, P.O. Rahara, P.S. Khardah at present Rahara, Dist - North 24 Parganas, Kolkata - 700118, **2. MAFIJUL ISLAM**,



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PANACGPI1305Q, son of Abdul Khalek, by faith - Muslim (Indian),
by occupation : Business, residing at : Ishwaripur, P.O. Surjopur,
P.S. Khardah at present Rahara, Dist - North 24 Parganas, Kolkata -
700121, hereinafter called and referred to as the **DEVELOPERS**
(which expression shall unless excluded by repugnant to the subject
or context be deemed to mean and include its successors-in-office,
executors, administrators and/or assigns etc.) of the **SECOND**
PART.

WHEREAS the mother of the land owner herein namely Mila Dey got and acquired a plot of land measuring 1 (one) Cottah 10 (ten) Chhittaks 5 (five) sft. identified as Scheme Plot No. 2 lying and situated at Mouza : Bandipur, J.L. No. 17, R.S. No. 90, Touzi No. 1512 comprised and contained in Dag No. 1562 under Khatian No. 1309, within the limits of Khardah Municipality, P.S. Khardah, Dist - North 24 Parganas from The Kalyan Nagar Co-Operative Colony Limited being represented by it's secretary Bimal Kumar Roy, and Dr. Hemendra Mohan Basu by virtue of a registered Deed of Sale Being No. 4602 and the same was registered at Sub Registry office at Barrackpore dated 21/09/1990.

AND WHEREAS after purchasing the abovesaid property said Mila Dey became the absolute owner of the same and she mutated



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her name in the records of Khardah Municipality, in Ward No. 7, Holding No. 83/23/2, Nil Ganj Road and also recorded her name in the records of L.R. Settlement in L.R. Dag No. 1567 under L.R. Khatian No. 1906 and while thus seized and possessed the same said Mila Dey died intestate on 11/10/2015 leaving behind her surviving the land owners herein as her son and daughter and as her only legal heirs and successors to inherit her abovesaid property.

It is mentioned herewith that the father of the land owners herein namely Anil Chandra Dey predeceased their mother on 30/08/2002.

AND WHEREAS after demise of said Mila Dey the land owners herein became the joint owners and co-sharers of the abovesaid property and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS the abovementioned owners of the First Part have given an offer to the party of the second part urging him thereby to develop a multistoried building on the above said plot of land measuring 1 (one) Cottah 10 (ten) Chhittaks 5 (five) sft. alongwith structure thereon which is morefully and particualrly described in



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the First Schedule hereunder written at its own cost and in pursuance of the building plan as would be sanctioned by the Local Khardah Municipality.

AND WHEREAS the party of the Second Part having immense experience as builder and having financial capability has accepted the said offer of the parties of the First Part so as to effecting development upon the said land as described in the First Schedule written hereunder after having due satisfaction as to the right title and interest of the owners of the First Part over the said land as described in the First Schedule written hereunder on terms and conditions as laid down hereunder and has mutually agreed upon by and between the parties hereto.

AND WHEREAS for brevity and precision of this agreement following clarifications constituting thereby part of the agreement have been made.

***NOW THIS AGREEMENT FOR DEVELOPMENT
WITNESSETH*** as follows:-

ARTICLE - I, DEFINITION

1.1 BUILDING : shall mean Multistoried building comprising of Several residential flats/units so to be constructed according to



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the plan, so to be sanctioned at the instance of the developer by the competent authority and so to be constructed on the said premises of the landowners morefully described in the First Schedule written hereinbelow.

1.2 COMMON FACILITIES AND AMENITIES : shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, septic tank, Electric meter room, water pipe lines, drain pipe line and proportionate share of land underneath, underground water reservoir, over head water tank, water pump, two wheeler parking space and other facilities which may be required for enjoyment maintenance or management of the said building by all occupiers of the building and which has been described in the Fifth schedule written under.

1.3 SALEABLE SPACE : shall mean the space within the building which is to be available as a flat for independent use and occupation after making due provisions for landowners's allocation, common facilities and space required thereof.

1.4 OWNERS ALLOCATION : shall mean the land owners will get two self contained flat on the Fourth floor one at South East



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Corner and another at North East corner each measuring super built up area of 800 sft. alongwith right to use the common areas and facilities thereto and the land owners shall get one Garage room on the Ground floor measuring covered area of 81 sft. more or less.

Apart from the abovesaid area the land owners shall get a sum of Rs. 5,00,000 (Rupees Five lakh) only and the said amount shall be paid by the Developer to the land owners within 21/10/2026.

The owners's allocation has been described in the Second Schedule.

1.5 DEVELOPERS ALLOCATION : Shall mean remaining portion of the constructed area in the said new building including stair case to be constructed at the said premises together with proportionate share in the land comprised in the said premises and proportionate share in the common parts and facilities and entire car parking space including the entire open space in the front portion and entire open space in the rear portion of the said premises. The Developer's Allocation have been more particularly described in the 'Third' Schedule mentioned under.

1.6 ARCHITECT : shall mean such person or persons being appointed by the developer.



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1.7 BUILDING PLAN: shall mean such plan for the construction of the Multi storied building which will be sanctioned by the Khardah municipality in the name of the Land owners hereof including proportionate share of land of the said building for construction of the building, including its modification and amenities and alterations if made at the cost and expenses of the developer.

1.8 LAND: shall exclusively mean all that piece and parcel of a plot of land measuring 1 (one) Cottah 10 (ten) Chhittaks 5 (five) sft. identified as Scheme Plot No. 2 lying and situated at Mouza : Bandipur, J.L. No. 17, R.S. No. 90, Touzi No. 1512 comprised and contained in R.S. & L.R. Dag No. 1567 under Khatian No. 1309, corresponding to L.R. Khatian No. 1906, within the limits of Khardah Municipality, Ward No. 7, Holding No. 83/23/2, Nil Ganj Road, P.S. Khardah, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Sodepur and more particularly described in the first schedule written herein below.

ARTICLE - II, COMMENCEMENT

2.1 This agreement shall be deemed to have been commenced on and with effect from 13th day of November 2024.

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ARTICLE - III, LANDOWNERS' RIGHT & REPRESENTATION

3.1 **POSSESSION** : The owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.

3.2 The said land premises is free from all encumbrances and the Owners have marketable title in respect of the said premises.

ARTICLE - IV, DEVELOPER/PROMOTER'S RIGHTS

4.1 The Owners hereby grant permission subject to what have been hereunder provided, exclusive right to the promoter/developer to build and construct a Multi storied building upon the said premises of the Owners in accordance with the building plan so to be sanctioned by Khardah Municipality at the costs and expenses of the developer in the name of the Owners with or without any amendment and/or modification to be made or caused to be made thereon by the developer.

4.2. All application, plans and other papers and documents that may be required by the promoter/developer for the purpose of




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obtaining necessary sanction from the Khardah Municipality shall be prepared and submitted by the promoter/developer on behalf of the Owners and the Owners shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the developer/promoter.

4.3. It is made clear that all the flats being the developer's allocation in the entire proposed building in all the floors and those will be property of the developer herein and if the developer so desires, the developer can sell it to the prospective buyers at any consideration or price at the self discretion of the developer and the deed of conveyance of the same will be made at and when the developer deem fit.

4.4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof to the developer other than exclusive licence to the developer to develop the same in terms hereof and to deal with the developer's allocation with interest to realise the amount invested with profit from the sell of developer's allocation.



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4.5 The developer upon completion of the entire constructional work of the building shall obtain completion certificate from appropriate authorities at its own costs and expenses and shall handover the same to the Owners.

ARTICLE - V, CONSIDERATION

5.1 The promoter/developer has agreed to built the said proposed Multi storied building on the said premises of the Landowners exclusively at its own costs and expenses and Owners shall not be required to contribute any sum towards the cost of construction of the said building or otherwise.

5.2. In consideration of the Landowners having agreed to grant exclusive right for developing the said premises in addition to the Owners' allocation so provided hereunder in Second Schedule. The developer/promoter has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will deemed to be apparent consideration which are as follows :-

- (a) Space allocation to the Landowners.
- (b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.



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- (c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Khardah Municipality.
- (d) Costs, Charges and expenses incurred for installation of water supply line, sewerage, drainage and other connections.

ARTICLE - VI, PROCEDURE

6.1 The Owners simultaneously with the execution of the present agreement shall grant unto and in favour of the developer or its nominated person or persons a Registered General Power of Attorney for doing all such necessary acts, deeds and things for development of the said premises of the Owners including obtaining the necessary building plan from the Khardah municipality in the name of the Owners and all other necessary permission from different appropriate authorities to complete the constructional work of the proposed Multi storied building as well as to enter in to agreement for sale with different prospective purchasers towards sale of flats and also to prepare necessary deeds of conveyance.

6.2 It is categorically agreed to between the parties hereof that, the developer shall obtain the requisite sanctioned building plan from the authorities of the Khardah Municipality and shall complete



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the entire constructional work of the building within the period of 42 months from the date of obtaining the sanctioned building plan.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

7.1 The developer shall at it's own costs and expenses and without creating any financial or other liability upon the Owners construct and complete the said Multistoried building having several self contained flats/units in accordance with the sanctioned building plan.

7.2. The developer shall on completion of the building put the Owners first in undisputed possession of the Owners' allocation to the Owners Together with the proportionate right of common facilities and amenities to be enjoyed proportionately with other owners of the flats and only after such delivery of possession of Owners' allocation the developer will be entitled to make registration of developer's allocation in favour of prospective purchasers.

7.3. The developer being the party of the Second Part shall be liberty with exclusive right and authority negotiate for the sale of floor/flats/shops together with proportionate share of land excluding the space provided under Owners' allocation so mentioned



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hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the developer and the Owners herein will have no right and share and will not be entitled to any portion thereof.

7.4. The Owners hereto upon receiving delivery of Owners' allocation at the request of the developer shall execute and register the necessary Deed of Conveyance unto and in favour of the purchaser or purchasers towards sale of flat or flats and/or units and spaces in the building as and when called for.

ARTICLE - VIII, BUILDING

8.1 The developer shall at the developer's own costs, construct erect and complete the building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time. The Owners shall have the right to visit inspect, make quarries and raise objection if the construction work is found not as per



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specification or if substandard building materials are being used or there is inferior workmanship.

8.2. Subject to as aforesaid if the developer uses inferior quality of building materials in that case the Owners shall have liberty to stop the construction work and the developer will be bound to replace the materials by using good one but in this regard the decision of the architect of the developer is final and binding upon both the parties.

8.3. During the course of construction of the new building, in case of any loss or injury or damage of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property or any loss of life, the developer shall be solely liable and responsible for the same and the consequences arising there from in all respect and shall at all point of time keep the Landowners indemnified for the same and all consequences.

8.4. As long as the developer duly observes and performs its obligation in terms of this agreement, the Owners agree and covenant with the developer not cause any interference or hindrance in the construction of the proposed building at the said premises by the developer and not to do any act, deed or thing whereby the rights of the developer hereunder may be affected or the developer is prevented from making or proceeding with the construction of the building.



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ARTICLE - IX, COMMON RESTRICTIONS

9.0 The Owners' allocation in the proposed building shall be subject to the same restriction and use as is applicable to the developers' allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

9.1. Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.

9.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

9.3 Both the Owners and the developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so the same may not cause any damage to the building.



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9.4. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.

9.5. Neither party shall throw or accumulate any dirt, rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building .

9.6. Both the parties hereto shall permit other's agents workmen and representative at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and it's common areas in good order and condition.

9.7 That all costs and expenses of preparing stamping and Registration of all such conveyance and/or documents of transfer relating to the Developer's Allocation shall be borne by the Developer and the owners shall not be put to any expenses on account thereof.



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Simultaneously, preparing stamping and registration of all such conveyance and/or documents of transfer relating to the Owners Allocation shall be borne by the Owners and/or flat purchaser of the owners's portion and the developer shall not be put to any expenses on account thereof.

ARTICLE - X, LANDOWNERS' OBLIGATION

10. The landowners doth hereby agrees and covenants with the developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the developer with effect from the date of present agreement hereof.
- 10.1 That land owners shall liable to mutate their names in the records of Khardah Municipality.
- 10.2. That the land owners shall liable to pay the proportionate share of charges for deviation.
- 10.3 The landowners will deliver the vacant possession of the under mention First Schedule property.



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ARTICLE - XI, DEVELOPER'S OBLIGATION

11.1 The developer doth hereby agrees and covenants with the Owners to complete the constructional work of the said Multi storied building within 42 months from the date of sanctioning the building plan and the said period will be extended upto 6 (Six) months due to non availability of labour, local problems and sitrik and such other things which is beyond control of the Developer.

11.2 The developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the Owners.

11.3 The developer shall at its own cost and liability will demolish existing structure and vacate the said property.

11.4 The developer shall at firstly provide the land owners's undisputed allocated portion and the consideration amount to the land owenr and thereafter the developer shall register the deed of sale in favour of other intending buyers.



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ARTICLE - XII, MISCELLANEOUS

12.1 The Owners and the developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the developer and the Owners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an association of persons.

12.2. Any notice required to be given by the developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the developer by the Owners if delivered by hand and acknowledged or sent by registered post with due acknowledgment to the registered office of the developers.

12.3 The developer and the Owners shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the Owners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or



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any other organisation who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

12.4. The name of the building shall be given by the developer in course of the time with the consent of Owners.

12.5. As and from the date of completion of the building as well as upon delivery of possession, the developer and/or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoing payable in respect of their respective allocations.

12.6. The Owners shall deliver all the original deeds and other paper and documents relating to the said premises simultaneously with the execution of these present to the developer and the same shall remain with the developer during the full period of construction. Time is not the essence of the contract.

ARTICLE - XIII, FORCE MAJEURE

13.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by





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the existence of the force majeure and shall be suspended from the obligations during the duration of the 'force majeure'.

13.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

ARTICLE - XIV, ARBITRATION

All disputes and differences between the parties arising out of the measuring, construction or import of this agreement or this respective rights and liabilities as per this Agreement shall be adjudicated by reference to the Arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint an umpire at the commencement of the reference and the Award of the Arbitrators shall be final and conclusive and binding on the subject as between the parties and the clause shall be deemed to be a submission within the meaning of Arbitration and Conciliation Act. 1996.

RIGHT AUTHORITY AND POWER OF THE DEVELOPER

We, **1. SRI MRITYUNJOY DEY, PAN AXEPD3678E**, son of Late Anil Chandra Dey, residing at : Kalyan Nagar, Dostider Bagan,



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P.O. Pansila, P.S. Khardah, Dist - North 24 Parganas, Kolkata - 700112, **2. SMT. SANKARIDAS**, PANCMHPD7823H, wife of Tusar Kanti Das, daughter of Late Anil Chandra Dey, residing at : Near Dighir Par Subuddhipur Thai Para, Baruipur, Dist - South 24 Parganas, Kolkata - 700144, both by faith - Hindu (Indian), by occupation : No. 1 Service, No.2 Housewife, to do inter alia following acts deeds and things viz :

1. To appear and represent me before the authorities of the Khardah Municipality, Electricity Authority, concern B.L. & L.R.O and before all other Statutory and Local Bodies as and when necessary for the purpose of construction of a new building over and above said premises and for registration of Agreement for sale, Deed of Sale or any other documents and instruments of Flats/Shops and Spaces of the proposed Multistoried building to be constructed as per sanction building plan duly sanctioned by the Khardah Municipality over the said premises in respect of Developer's allocation save and except the Owners' allocation in our names and on our behalf as per Development Agreement executed between us and the Developer on 13 .11 .2024.
2. To defend possession, manage and maintain the said premises including the building to be constructed thereon.

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3. To sign, verify and file applications, forms, building plans, documents and papers in respect of my said premises before the Khardah Municipality or before any other statutory authorities for the purpose of demolition of old structure, maintenance, protection, preservation and construction of a Multistoried building over and above the said premises.
4. To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flats/Shops/Garages/units or car parking spaces or spaces and to grant receipts therefore in the name of **ASTHA DEVELOPER** and to give full discharge to the purchaser/s as our lawful representative save and except owners allocated portion.
5. To execute and/or negotiate and/or enter into any agreement for sale of the flats/Shops/Garages/units or car parking spaces or spaces in the said new building in the name of the attorney as and on our behalf and as our lawful authorised representative and to accept consideration money therefore and entitled to nominate the intending purchaser or purchasers for sale, transfer and/or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flats/Shops/Garages/units or car parking spaces or spaces in favour of the intending purchaser/s on our behalf in respect of Developer's Allocated Area.



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6. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, deeds of Conveyance/Deed of Sale documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/Shops/Garages/units or car parking spaces or spaces in the said building over and above our said premises.
7. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
8. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith.
9. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.
10. To negotiate with the existing tenants on any term and to finalise the said term as my attorney shall think fit and proper for the betterment of the said premises.



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11. To sign in the form or forms and/or any other documents or documents which will be required by the CESC/ W.B.S.E.D.C.L. authority for granting/obtaining new transformer within the said proposed Multi storied building and new electric meters in the flats and shops of the said proposed Multistoried building.
12. That our said attorney will deliver me possession of our allocated portion in the said Multistoried building and also deliver possession to the intending purchaser/s in respect of Developer's Allocated area and the rest portion of the building shall be treated as the developer's allocation. .

AND GENERALLY to do acts, deeds and things in the name of ourselves and We, the Executants do hereby ratify and confirm and agrees to ratify and confirm all and whatsoever acts, deeds and things that our said **ATTORNEY** shall lawfully do or came to be done in or about the said premises as aforesaid keeping us free from all encumbrances relating thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Land)

ALL THAT a piece and parcel of a plot of 'Bastu' plot of land measuring 1 (one) Cottah 10 (ten) Chhittaks 5 (five) sft. identified



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as Scheme Plot No. 2 lying and situated at Mouza : Bandipur, J.L. No. 17, R.S. No. 90, Touzi No. 1512 comprised and contained in Dag No. 1562 corresponding to ^{R.S.}L.R. Dag No. 1567 under Khatian No. 1309, corresponding to L.R. Khatian No. 1906, within the limits of Kharchah Municipality, Ward No. 7, Holding No. 83/23/2, Nil Ganj Road, P.S. Kharchah, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Sodepur, Which is butted and bounded by :-

ON THE NORTH :- H/O AMIO MONDAL

ON THE SOUTH :- 16'-0" wide Road.

ON THE EAST :- H/O TUSHER KANTI SHARMA

ON THE WEST :- H/O JHUMA SARKAR AND
PURNIMA SARKAR

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNERS ALLOCATION: shall mean the land owners will get two self contained flat on the Fourth floor one at South East Corner and another at North East corner each measuring super built up area of 800 sft. alongwith right to use the common areas and facilities thereto and the land owners shall get one Garage room on the Ground floor measuring covered area of 81 sft. more or less.

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North 24 Parganas

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Apart from the abovesaid area the land owners shall get a sum of Rs. 5,00,000 (Rupees Five lakh) only and the said amount shall be paid by the Developer to the land owners within 21/10/2026.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPERS ALLOCATION : shall mean the rest portion of the total constructed area of the proposed Multistoried building to be constructed upon all over the First Schedule of the Property together with proportionate share of land underneath and with right of user of common facilities, common parts, and common amenities of the proposed Multistoried Building .

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications)

1. Number of floor : Ground floor plus upper stories as per sanctioned plan.
2. Structure - land with R.C.C. framed structure with beam, brick with sand and mortar as per design of the Architect Foundation strip. The materials will be Grade - 1 quality.
3. Water arrangements : Pumping arrangement to overhead reservoir from underground water. And individual water connection in the flat.



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ABSR Sodepur
North 24 Parganas

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4. Floor with skirting : All rooms, kitchen, balcony are laid with quality Tiles and skirting of 0-6" ft. height.
5. Outside Wall : 8"/200 mm thick wall.
6. Inside Wall - 5"/125 mm and or 3"/75 mm thick wall.
7. Bathroom : 5'-0" height glazed tiles from 6" skirting (Owners choice) concealed U.P.V.C pipe lines finishing with two taps and one shower point & attach bath no shower European/Indian type W.C. system/Commode (white colour).
8. Two No. of W.C. Commode Pan (White) low height VC cistern, one CP taps and C.P. Shower will be provided at each bathroom
- 9) Kitchen : Black stone with granite top and one steel sink will be provided 2'-0" height glazed tiles covering from kitchen table (developer's choice) one tap.
10. One 24"X18" steel sink with one low height bibcock taps provided in the kitchen.
11. Door : Toilet with P.V.C. Doors, others are quality flash doors and Collapsible Gate at Main Door. Developer will provide only one Door skin at the front side of the Main Door. Apart from if any additional Door Skin require, Land owner will bear the cost.
12. All inside plumbing will be done by concealed G.I. Pipe and PVC pipes will used to exterior work.




ADSP Sadepur
North 24 Parganas

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13. All fittings i.e. bibcock, pillar cock, S.S.Cock, C.S. cock will be C.P. Make.
14. Window : All windows will be Alluminium windows with glass panel and grill.
15. Interior finish of wall and ceilling : all interiors will be finished with putty (2 Coats) and outside wall of the building should be painted with colourcem.
16. Balcony : Covered with 2¹/₂" height Grill/Glass frame/ alluminium and to total grill fittings will be made by the cost of the developer. 3 sides of balcony wall should be covered with wall tiles upto 5' from 6" skirting.
17. Dinning : One white Basin (18"X20") with tap.
18. Electrification : All electric connection will be done by concealed or semi concealed conducts as suitable. The following electric points shall be provided as follows :
 1. Bed Room : Four point,
 2. Kitchen - three points.
 3. Dining/ living Room : Four points
 4. Toilet : Two points,
 5. Verandah : One point,
 6. Calling Bell : One point,
 7. Gidzar : one point,
 8. Air Condition - 2 Points.Apart from the above no's of electrical points if any additional electrical points require land owners need to bear the extra charges.




ADSR Sadulpur
North 24 Parganas

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THE FIFTH SCHEDULE ABOVE REFERRED TO

COMMON FACILITIES AND AMENITIES : shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, lift, septic tank, Electric meter room, statutory open space surrounding the said premises, two wheeler parking space, main gate and other entrance gates, water pipe lines, drain pipe line and proportionate share of land underneath, underground water reservoir, over head water tank, water pump, stair case of the ground floor and the roof top, landing space, corridors, two wheeler parking space and other facilities which may be mutually agreed upon by the parties and required for the establishment, location, enjoyment, provision, maintenance or management of the said building which shall always remain as common property of the owners and the developer and/or their nominee or nominees.

Extra work : Any work other than specified about would be regarded as Extra work for which separate payment is required to be paid.

The Developer shall provide the main electric line upto the meter bord and the land owners also bear the cost installation of transformer and cost of Electric meter as per their proportion.



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ADSP Sadepur
North 24 Parganas

13 NOV 2024

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

SIGNED, SEALED AND DELIVERED

by the above named Landowners

in the presence of :

1. *Sri Madhu Sudan Bhattacharjee*
Adv.

2. *Madhab Acharya*
S/O Sri Tarak Acharya
Sodepur, Nadagarh
Kol- 70113

Ushyansojey

Sankari Das

LAND OWNERS

ASTHA DEVELOPER

Gargi Bhosmik
Partner

ASTHA DEVELOPER

Majid Islam
Partner

DEVELOPER

Drafted by :

Sri Madhu Sudan Bhattacharjee
SRI MADHU SUDAN BHATTACHARJEE

Advocate, High Court Calcutta

E NO 1495/03.

COMPUTER TYPED BY

SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

Handwritten text at the top of the page, possibly a name or address.

Handwritten text below the first line, possibly a date or reference number.

Handwritten text on the right side of the page, possibly a signature or note.

ASSTANT REGISTRAR

REGISTRAR
REGISTRAR
REGISTRAR



ADSR, Sadepur
North 24 Parganas

13 NOV 2024

SPECIMEN FORM FOR TEN FINGERS PRINT



M. J. Prasad

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



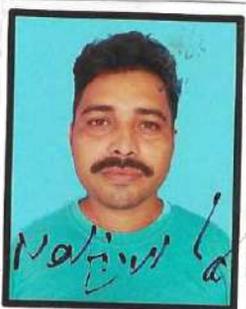
S. S. Ravi

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Ganga Bhawanik

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Nalin Kumar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



ADS, Salem
North 24 Parasana

13 NOV 2024



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



192024250274138148

GRN Details

GRN:	192024250274138148	Payment Mode:	SBI Epay
GRN Date:	13/11/2024 12:29:15	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3212016985332	BRN Date:	13/11/2024 12:29:47
Gateway Ref ID:	380472592960	Method:	State Bank of India UPI
GRIPS Payment ID:	131120242027413813	Payment Init. Date:	13/11/2024 12:29:15
Payment Status:	Successful	Payment Ref. No:	2002878482/2/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr MADHUSUDAN BHATTACHARYA
Address:	HIGH COURT
Mobile:	9831644646
Period From (dd/mm/yyyy):	13/11/2024
Period To (dd/mm/yyyy):	13/11/2024
Payment Ref ID:	2002878482/2/2024
Dept Ref ID/DRN:	2002878482/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002878482/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	4020
2	2002878482/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	4041

IN WORDS: FOUR THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

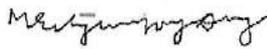
Deed No :	I-1524-07985/2024	Date of Registration	13/11/2024
Query No / Year	1524-2002878482/2024	Office where deed is registered	
Query Date	13/11/2024 11:30:41 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	MADHUSUDAN BHATTACHARJEE HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831644646, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 24,80,555/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article: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:- Khardaha, Municipality: KHARDAH, Road: Nilganj Road (Khardaha Municipality), Mouza: Bandipur, JI No: 17, Pin Code : 700114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1567	RS-1309	Bastu	Bastu	1 Katha 10 Chatak 5 Sq Ft		24,80,555/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					2.6927Dec	0 /-	24,80,555 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mrityunjoy Dey (Presentant) Son of Late Anil Chnadra Dey Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	 13/11/2024	 Captured LTI 13/11/2024	 13/11/2024

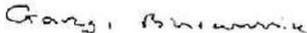
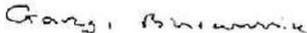
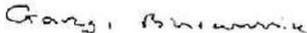
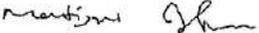
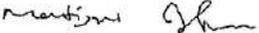
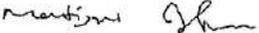
Kalyan Nagar Dostider Bagan, City:- , P.O:- Pansila, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: axxxxxxx8e, Aadhaar No: 27xxxxxxxx8776, Status :Individual, Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Sankari Das Wife of Mr Tusar Kanti Das Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	 13/11/2024	 Captured LTI 13/11/2024	 13/11/2024
Near Dighir Par Subuddhipur Thai Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: cmxxxxxx3h, Aadhaar No: 93xxxxxxxx5939, Status :Individual, Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Astha Developer 21 Chowdhury Para Road, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Date of Incorporation:XX-XX-2XX1 , PAN No.:: abxxxxxx6q,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> Mrs Gargi Bhowmik Wife of Pratik Biswas Date of Execution - 13/11/2024 , , Admitted by: Self, Date of Admission: 13/11/2024 , Place of Admission of Execution: Office </td> <td>  Nov 13 2024 1:51PM </td> <td>  Captured LTI 13/11/2024 </td> <td>  13/11/2024 </td> </tr> </tbody> </table> <p>21 Chowdhury Para Road, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: bgxxxxxx7m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Astha Developer (as developer)</p>	Name	Photo	Finger Print	Signature	Mrs Gargi Bhowmik Wife of Pratik Biswas Date of Execution - 13/11/2024 , , Admitted by: Self, Date of Admission: 13/11/2024 , Place of Admission of Execution: Office	 Nov 13 2024 1:51PM	 Captured LTI 13/11/2024	 13/11/2024
Name	Photo	Finger Print	Signature						
Mrs Gargi Bhowmik Wife of Pratik Biswas Date of Execution - 13/11/2024 , , Admitted by: Self, Date of Admission: 13/11/2024 , Place of Admission of Execution: Office	 Nov 13 2024 1:51PM	 Captured LTI 13/11/2024	 13/11/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mafijul Islam Son of Mr Abdul Khalek Date of Execution - 13/11/2024 , , Admitted by: Self, Date of Admission: 13/11/2024 , Place of Admission of Execution: Office </td> <td>  Nov 13 2024 1:51PM </td> <td>  Captured LTI 13/11/2024 </td> <td>  13/11/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mafijul Islam Son of Mr Abdul Khalek Date of Execution - 13/11/2024 , , Admitted by: Self, Date of Admission: 13/11/2024 , Place of Admission of Execution: Office	 Nov 13 2024 1:51PM	 Captured LTI 13/11/2024	 13/11/2024
Name	Photo	Finger Print	Signature						
Mafijul Islam Son of Mr Abdul Khalek Date of Execution - 13/11/2024 , , Admitted by: Self, Date of Admission: 13/11/2024 , Place of Admission of Execution: Office	 Nov 13 2024 1:51PM	 Captured LTI 13/11/2024	 13/11/2024						

Iswaripur, City:- , P.O:- Surjopur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700121, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: acxxxxx5q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Astha Developer (as developer)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Madhab Acharjee Son of Mr Tarak Acharjee Sodepur, City:- , P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113		 Captured	
	13/11/2024	13/11/2024	13/11/2024
Identifier Of Mr Mrityunjoy Dey, Mrs Sankari Das, Mrs Gargi Bhowmik, Mafijul Islam			

Endorsement For Deed Number : I - 152407985 / 2024

On 13-11-2024

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 13:37 hrs on 13-11-2024, at the Office of the A.D.S.R. SODEPUR by Mr Mrityunjoy Dey , one of the Executants.

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 24,80,555/-

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

Execution is admitted on 13/11/2024 by 1. Mr Mrityunjoy Dey, Son of Late Anil Chnadra Dey, Kalyan Nagar Dostider Bagan, P.O: Pansila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 2. Mrs Sankari Das, Wife of Mr Tusar Kanti Das, Near Dighir Par Subuddhipur Thai Para, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession House wife

Indetified by Mr Madhab Acharjee, , Son of Mr Tarak Acharjee, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

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

Execution is admitted on 13-11-2024 by Mrs Gargi Bhowmik, developer, Astha Developer (Partnership Firm), 21 Chowdhury Para Road, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

Indetified by Mr Madhab Acharjee, , Son of Mr Tarak Acharjee, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

Execution is admitted on 13-11-2024 by Mafijul Islam, developer, Astha Developer (Partnership Firm), 21 Chowdhury Para Road, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

Indetified by Mr Madhab Acharjee, , Son of Mr Tarak Acharjee, Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2024 12:29PM with Govt. Ref. No: 192024250274138148 on 13-11-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3212016985332 on 13-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 525, Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2024, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2024 12:29PM with Govt. Ref. No: 192024250274138148 on 13-11-2024, Amount Rs: 4,020/-, Bank: SBI EPay (SBlePay), Ref. No. 3212016985332 on 13-11-2024, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 233577 to 233620

being No 152407985 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.11.19 12:26:12 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 19/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.