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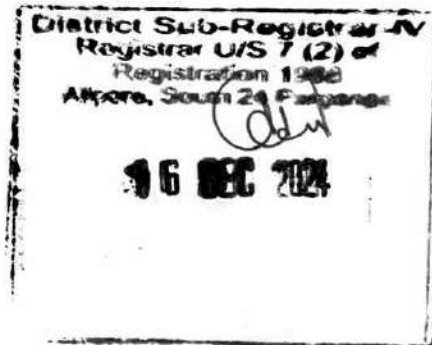


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 098308

16/12/2024.
Q-2003019971/2024.

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheet attached with the document are the part of this document



**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT& DEVELOPMENT
POWER OF ATTORNEY** is made on the 16th day of

December...Two Thousand Twenty Four (2024)

BETWEEN

72366

SOLD TO

OF

RS.

JAYDEEP CHATTERJEE

18, INDIA EXCHANGE PLACE, KOL-1

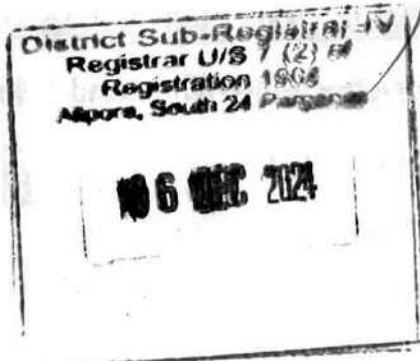
GOVT. LICENSED STAMP VENDOR

NO. 351RS2016

Anitabha Ray
Advocate
ALIPORE POLICE COURT
Kolkata-700 027

30 NOV 2024

30 NOV 2024



Handwritten signatures and text:
Dunstan
Dipak Kumar
Dunstan

SRI AJAY SINGH, (PAN-ALXPS9121L & Aadhaar No.6740 8299 3091), son of Late Ramdarash Singh, by faith-Hindu, by occupation-Business, residing at 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O. EKTP, P.S. Anandapur, Kolkata-700107, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

M/S. TRIDENT REALTY, a Proprietorship firm, having its office at 13C, Lake Terrace, Santoshpur P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, represented by its Proprietor **SRI AVINASH SINGH**, (PAN-LWCPS3578Q & Aadhaar No.2093-2953-2636), son of Sri Ajay Singh, by faith-Hindu, Indian, by occupation-Business, residing at 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O. Madurdah, P.S. Anandapur, Kolkata-700107, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

WHEREAS one Biraj Chandra Mondal for his self-interest and also for the interest of his two co-sharers namely Debendra Nath Mondal and Lalit Mohan Mondal for settlement of ALL THAT piece and parcel of land measuring an area 26.25 acres appertaining to C.S. Dag No. 417 and a plot of land measuring an area 14.01 acres appertaining to C.S. Dag No. 417 both under Khatian No. 133 within Mouza Madurdaha, P.S. Tollygunge at present Jadavpur, District South 24 Parganas by two separate pattah (Deed of Settlement) from the then Jamindar namely



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Ganendra Nath Dey Sarkar of Baishnabghata free from all encumbrances whatsoever.

AND WHEREAS due to inconvenience in joint possession and / or occupation, the said Biraj Chandra Mondal and his said two co-sharers namely Debendra Nath Mondal and Lalit Mohan Mondal amicably partitioned their property by metes and bounds by a Deed of Partition registered in Book No.1, Volume No. 86, Pages 272 to 282, Being No. 1530, for the year 1954 which was registered at Sadar Sub-Registration Office at Alipore and thus a plot of land measuring 15.81 acres out of aforesaid 26.25 acres was allotted and demarcated unto and in favour of the said Biraj Chandra Mondal as absolute (sixteen annas share) owner thereof and .59 decimal being 10 annas share of rest .95 decimal as joint owners thereof and had been enjoying the same in common with the other co-owners free from all encumbrances whatsoever.

AND WHEREAS during the enjoyment of aforesaid 15.81 acres as (sixteen annas share) absolute owner and .59 acre as (10 annas share) joint Owner's the said Biraj Chandra Mondal duly recorded his name in respect of 15.79 acres in R.S. Dag No. 423 and .02 decimal in R.S. Dag No. 423/461 and said .59 decimal of land in R.S. Dag No. 423/462 all under R.S. Khatian No. 142 with Rayata Dakhali Swatya at a yearly rent of Rs. 142.75 only to be paid to Government of West Bengal as per Revisional Settlement Records.

AND WHEREAS the said Biraj Chandra Mondal died intestate on 31.10.1964 corresponding to 14th day of Kartick 1371 B.S. leaving behind his two sons namely Sri Tarani Kanta Mondal and Sri Banamali Mondal and one daughter Smt. Ekadashi Polley (nee Mondal) as his legal heirs and heiress.



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AND WHEREAS after the demise of said Biraj Chandra Mondal, his aforesaid two sons and one daughter became the absolute owners of the property measuring an area 15.79 acres appertaining to R.S. Dag No. 423 under R.S. Khatian No. 142 and being seized and possessed of the same have been enjoying the same having right title and absolute power of ownership.

AND WHEREAS the aforesaid Sri Tarani Kanta Mondal, Sri Banamali Mondal and Smt. Ekadashi Polley divided 32 Bighas of land out of said 15.79 acres into some small plots and they jointly sold, transferred and conveyed to one Smt. Krisha Gupta, wife of Sri Tushar Gupta of Siddheswaritala, Rayerber, P.O. Chinshura, P.S. Chinshura, District Hooghly, being , ALL THAT piece and parcel of land measuring an area 05 Cottahs or equivalent to .8 ¹/₂ % decimal, being Plot No. 10 of Scheme Plot"E" by aregistered Deed of Sale dated 10.07.1978 which is registered in Book No.1, Volume No. 150, Pages 161 to 167, Being No. 3964, for the year 1978 and registered with the office of District Sub-Registrar at Alipore 24 Parganas (South) free from all encumbrances whatsoever.

AND WHEREAS the aforesaid Smt. Krishna Gupta, wile of Late Tushar Gupta sold, transferred and conveyed to Shyamal Bose, son of Late Sailendra Nath Bose ALL THAT piece and parcel of land measuring an area 5 (Five) Cottahs or equivalent to .08% decimal Plot No. 10 of Scheme Plat "E" by a Registered Deed of Sale dated 17.08.2006 and registered in Book No.1, Volume No. 9, Pages 33 to 46, Being No. 207, for the year 2007 registered with the office of Additional District Sub-Registrar at Sealdah, South 24 Parganas free from all encumbrances whatsoever.



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AND WHEREAS the aforesaid Sri Shyamal Bose, son of Late Sailendra Nath Bose sold, transferred and conveyed to Smt. Rimpi Bhawal, daughter of Sri Binoy Bhawal, the Owner herein ALL THAT piece and parcel of land measuring an area 2 (Two) Cottahs 8 (Eight) Chittaks out of 5 (five) Cottahs or equivalent to .08 ½ % decimal being Plot No. 10A of Scheme Plot "E" on the East-North-West side by a Registered Deed of Sale dated 04.03.2011 and registered in Book No.1, CD Volume No. 4, Pages 1963 to 1981, Being No. 01788, for the year 2011 registered with the office of District Sub-Registrar- III, South 24 Parganas at Alipore, free from all encumbrances whatsoever

AND WHEREAS the aforesaid Sri Shyamal Bose, executed a registered General Power of Attorney on 20.10.2006 which was registered in the office of Additional Registered of Assurance-III, Kolkata and registered in Book No. IV, Volume No. 86, pages from 368 to 373, being No. 5341 for the year 2006 in favour of his wife Smt. Kabita Bose to sell his portion of the plot of land measuring about 05 (Five) Cottah which was purchased from Smt. Krishna Gupta vide abovementioned deed No. 207 for the year 2007.

AND WHEREAS the aforesaid Sri Shyamal Bose, through his registered Power of Attorney his wife Smt. Kabita Bose sold, transferred and conveyed to Sri Joydeep Sen, son of Ajoy Sen and Smt. Sangita Ghosh, wife of Sri Gautam Ghosh ALL THAT piece and parcel of land measuring an area 2 (Two) Cottahs 8 (Eight) Chittaks out of 5 (five) Cottahs or equivalent to .08 ½ % decimal being Plot No. 10B of Scheme Plot "E" on the East-South-West side by a Registered Deed of Sale dated 24.09.2007 and registered in Book No.1, Volume No. 55, Pages 221 to



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230, Being No. 1042, for the year 2008 registered with the office of Additional District Sub-Registrar, Sealdah South 24 Parganas at Alipore, free from all encumbrances whatsoever

AND WHEREAS the aforesaid Sri Joydeep Sen, son of Ajoy Sen and Smt. Sangita Ghosh, wife of Sri Gautam Ghosh sold, transferred and conveyed to Smt. RimpiBhawal, daughter of Sri Binoy Bhawal, ALL THAT piece and parcel of bastu land measuring an area 2 (Two) Cottahs 8 (Eight) Chittaks out of 5 (five) Cottahs or equivalent to .08 ½ % decimal being Plot No. 10B of Scheme Plot "E" on the East-South-West side by a Registered Deed of Conveyance dated 04.03.2011 and registered in Book No.1, CD Volume No. 4, Pages 1982 to 2000, Being No. 01787, for the year 2011 registered with the office of District Sub-Registrar-III, South 24 Parganas at Alipore, free from all encumbrances whatsoever.

AND WHEREAS thus the said Smt. RimpiBhawal became the owner of total land measuring 5 Cottah but in physical measuring 4 Cottah 4 Chittak be the same a little more or less.

AND WHEREAS out of natural love and affection, the said Smt. RimpiBhawal granted, transferred and conveyed the said land in physical measuring 4 Cottah 4 Chittak be the same a little more or less, more fully described in the First Schedule hereunder written, by a Deed of Gift, dated 22.04.2024, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2014, page from 163383 to 163399, Deed No.160306675 for the year 2024 unto and in favour of her father said Sri Binoy Bhawal.

AND WHEREAS after such purchase, the said Sri Binoy Bhawal mutated his name in the office of the Kolkata Municipal Corporation in respect of



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the said land, which has since been known and numbered as KMC Premises No.530, Hossenpur, Kolkata-700107, vide Assessee No.31-108-04-0971-4, upon payment of rates and taxes thereto.

AND WHEREAS being in need of money, the said Sri Binoy Bhawalsold, transferred and conveyed the said land measuring **4 Cottah 4 Chittak** be the same a little more or less, more fully described in the First Schedule hereunder written, written, by a Deed of Sale, dated 25.11.2024, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2024, page from 501719 to 501745, Deed No.160319519 for the year 2024, in favour of the owner herein Sri Ajay Singh.

AND WHEREAS the Owner herein is in peaceful and uninterrupted possession of the said land measuring **4 Cottah 4 Chittak** be the same a little more or less, more fully described in the Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owner is desirous of constructing a G+III storied building on the said land, but due to insufficiently fund, the Owner has placed his offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE – I : DEFINITION



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- 1.1 OWNER: shall mean and include the party of the First Part and his respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring **4 Cottah 4 Chittak** be the same a little more or less, together with **100 sq.ft.** tile shed structure standing thereon, situated at Mouza—Madurdah, J.L.No.12, comprised in C.S. Dag No.417 corresponding to R.S. Dag No.423 appertaining to C.S. Khatian No.133 corresponding to R.S.Khatian No.142, being KMC Premises No.530, Hossenpur, Kolkata-700107, Assessee No.31-108-04-0971-4, under P.S. formerly Tollygunge then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.108, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written .
- 1.4 NEW BUILDING: shall mean and include such G+III storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNER'S ALLOCATION: shall mean and include, Owners shall be entitled to get **entire Second floor and One Flat on South-East side on the First Floor as per Building Plan** of the proposed G+III



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storied building and 50% (Fifty Percent) of the Car Parking Spaces **per the Building Plan** together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

- 1.7 **DEVELOPER'S ALLOCATION** : save and except the Owners' allocation, the Developer herein shall be entitled to get **one entire Shop room on Ground floor as per Building Plan, entire Third floor and One Flat on South-West side on the First Floor** along with 50% (Fifty Percent) of the Car Parking Spaces **per the Building Plan** of the said proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building. It is to be mentioned that if Developer constructs G+IV storied building on the said Premises, after a revised plan passed by the KMC, in that event Developer will get entire Fourth floor of the said proposed G+IV Storied building and landowner shall have no right over the said fourth floor of the said proposed building. The Owner shall cooperate and cause no encumbrances in the same event.

- 1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto and to be sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II; DATE OF COIMMENCEMENT

- 2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in



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full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE-III: OWNER'S REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE-V: DEVELOPMENT WORK

5.1 The Owner hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self-contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share



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or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owner's allocation.

ARTICLE –VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at its own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner' allocation as stated hereinbefore within the **24(Twenty Four) months** from the date of Sanction Building Plan, to be sanctioned by the Kolkata Municipal Corporation.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNER' COVENANTS



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7.1 The Owner shall grant execute and issue a Development Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the flats and spaces as per terms of this agreement.

7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer.

7.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owner's allocation in the said building.

7.4 The Owner deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owner's allocation with the



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proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owner shall not in any manner would be made responsible or liable.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owner first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.



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9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owner herein.

ARTICLE-X: RATES& TAXES

10.1 The Owner, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owner & purchasers proportionately.

10.2. The Owner, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owner shall be liable for the same but they will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty Four) months** from the date of sanction of the building plan.



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11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owner shall extend 6(six) months as grace period for completion of construction.

11.5 The Owner till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title.

11.6The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owner in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owner and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII:ARBITRATION & JURISDICTION



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12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date.

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTSthat I,**SRI AJAY SINGH**, (PAN-ALXPS9121L& Aadhaar No.6740 8299 3091),son of Late Ramdarash Singh, by faith-Hindu, by occupation-Business, residing at 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O. EKTP, P.S. Anandapur, Kolkata-700107,**SEND GREETINGS**.

AND WHEREAS for the purpose of construction of the proposed multi-storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land and to appear before any office and places, I the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer**M/S. TRIDENT REALTY**, a Proprietorship firm, having its office at 13C, Lake Terrace, Santoshpur P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, represented by its



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NO 6 DEC 2024

Proprietor **SRI AVINASH SINGH**, (PAN-LWCPS3578Q & Aadhaar No.2093-2953-2636), son of Sri Ajay Singh, by faith Hindu, Indian, by occupation-Business, residing at 72/1, Anandapur, Haldiram Complex, Flat No.2A, P.O. Madurdah, P.S. Anandapur, Kolkata-700107, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things:-

- 1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 3 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 4 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either



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District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

- 5 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 6 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO



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ALL THAT piece and parcel of land measuring **4 Cottah 4 Chittak** be the same a little more or less, together with **100 sq.ft.** tile shed structure standing thereon, situated at Mouza–Madurdah, J.L.No.12, comprised in C.S. Dag No.417 corresponding to R.S. Dag No.423 appertaining to C.S. Khatian No.133 corresponding to R.S.Khatian No.142, being KMC Premises No.530, Hossenpur, Kolkata-700107, Assessee No.31-108-04-0971-4, under P.S. formerly Tollygunge then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.108, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, with right to take electric, tap water, drainage etc. connection through the adjacent common passage, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Premises No.1572, Hossenpur,

On the South : 25'ft wide K.M.C. Road,

On the East : Premises No.1147, Hossenpur,

On the West : 16'ft wide K.M.C. Road.

SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

ALL THAT the Owners shall be entitled to get **entire Second floor** and **One Flat on South-East side on the First Floor as per Building Plan** of the proposed G+III storied building and 50% (Fifty Percent) of the Car Parking Spaces **per the Building Plan** together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.



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Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

6 DEC 2024

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the Developer herein shall be entitled to get **one entire Shop** room on Ground floor as **per Building Plan, entire Third floor and One Flat** on **South-West side** on the **First Floor** along with 50% (Fifty Percent) of the Car Parking Spaces **per the Building Plan** of the said proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building. It is to be mentioned that if Developer constructs G+IV storied building on the said Premises, after a revised plan passed by the KMC, in that event Developer will get entire Fourth floor of the said proposed G+IV Storied building and landowner shall have no right over the said fourth floor of the said proposed building. The Owner shall cooperate and cause no encumbrances in the same event.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles,.

DOORS : All door frames will be made of flushwood. Toilet and W.C. door will be of PVC sheet.

WINDOWS: Sliding Aluminium channel window with glass colour with steel grills and necessary fittings and the balcony will be covered by still grill



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ELECTRICAL: Bed room – 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet–2 point, one Exhaust fan point, Balcony – one point. Drawing/dining–4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen –Granite slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking plat form in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: overhead reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish–All external walls covered

LIFT : one four passenger Lift Machine to be fitted in the building.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost



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16 DEC 2024

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 & DELIVERED

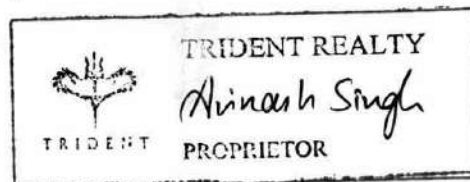
In presence of:-

1 *Duraffei*

2. *Dr. M. K. S. S. S.*
Dipak Datta
012
K.P. 22

A. K. Singh

OWNER



DEVELOPER

Drafted by:-

Duraffei
 Advocate,
 Alipore Police Court,
 Kolkata-700027.














District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas











16 DEC 2024

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... Ajay Singh
Signature... Ajay Singh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... AVINASH SINGH
Signature... Avinash Singh

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
Signature.....



7
District Sub-Registrar-IV
Registrar J/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
6 DEC 2024

QRN - 19-202425-03/652766-8



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

Query No / Year	2003019971/2024	Office where deed will be registered
Query Date	28/11/2024 1:52:27 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 1/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,17,17,502/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR, , Premises No: 530, , Ward No: 108, Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak		1,16,87,502/-	Width of Approach Road: 25 Ft.,
Grand Total :				7.0125Dec	0 /-	116,87,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	30,000 /-	



Query No: 2003019971 of 2024, Printed On : Dec 16 2024 10:44AM, Generated from wbregistration.gov.in

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	AJAY SINGH Son of Late RAMDARSH SINGH,72/1, ANANDAPUR, HALDIRAM COMPLEX, Flat No: 2A, City:- , P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. ALxxxxxx1L, Aadhaar No.: 67xxxxxxxx3091,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	TRIDENT REALTY (Sole Proprietorship) ,13C, LAKE TERRACE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporate:XX-XX-1XX4, PAN No. LWxxxxxx8Q, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	AVINASH SINGH Son of AJAY SINGH72/1, ANANDAPUR, HALDIRAM COMPLEX, Flat No: 2A, City:- , P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. LWxxxxxx8Q , Aadhaar No.: 20xxxxxxxx2636	TRIDENT REALTY (as SOLE PROPRIETOR)

Identifier Details :

Name & address
ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of AJAY SINGH, AVINASH SINGH

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	AJAY SINGH	TRIDENT REALTY-7.0125 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	AJAY SINGH	TRIDENT REALTY-100 Sq Ft



Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311080409714 Premises No. : 530 Ward No. : 108 Street Name : HOSSENPUR	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : AJAY SINGH Owner Address : 72/1, HALDIRAM COMPLEX, FLAT NO- 2A, KOLKATA Pin No. : 700039	Character of Premises: Vacant Land Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28-12-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-12-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-13069/2024	Date of Registration	16/12/2024
Query No / Year	1604-2003019971/2024	Office where deed is registered	
Query Date	28/11/2024 1:52:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,17,17,502/-		
Rs. 20,070/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 60/- (Article:E, E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



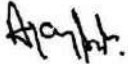
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR, Premises No: 530, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				7.0125Dec	0 /-	116,87,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	30,000 /-	



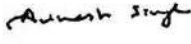
Land Lord Details :

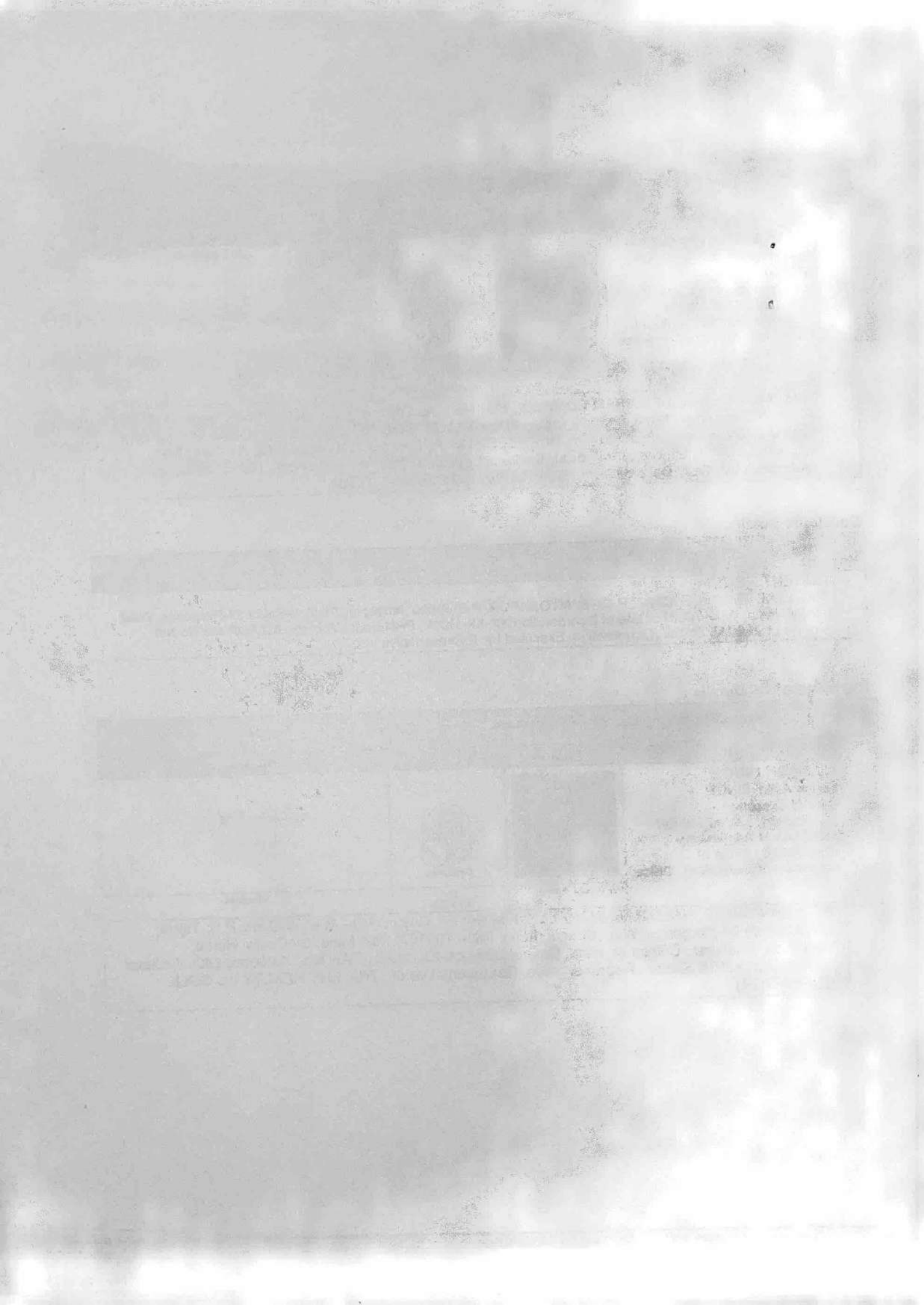
SI No	Name,Address,Photo,Finger print and Signature			
1	Name AJAY SINGH (Presentant) Son of Late RAMDARSH SINGH Executed by: Self, Date of Execution: 16/12/2024 , Admitted by: Self, Date of Admission: 16/12/2024 ,Place : Office	Photo  16/12/2024	Finger Print  Captured LTI 16/12/2024	Signature  16/12/2024
72/1, ANANDAPUR, HALDIRAM COMPLEX, Flat No: 2A, City:- , P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ALxxxxxx1L, Aadhaar No: 67xxxxxxxx3091, Status :Individual, Executed by: Self, Date of Execution: 16/12/2024 , Admitted by: Self, Date of Admission: 16/12/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TRIDENT REALTY 13C, LAKE TERRACE, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-1XX4 , PAN No.: LWxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name AVINASH SINGH Son of AJAY SINGH Date of Execution - 16/12/2024 , , Admitted by: Self, Date of Admission: 16/12/2024, Place of Admission of Execution: Office	Photo  Dec 16 2024 1:50PM	Finger Print  Captured LTI 16/12/2024	Signature  16/12/2024
72/1, ANANDAPUR, HALDIRAM COMPLEX, Flat No: 2A, City:- , P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: LWxxxxxx8Q, Aadhaar No: 20xxxxxxxx2636 Status : Representative, Representative of : TRIDENT REALTY (as SOLE PROPRIETOR)				



Identifier Details :

Name	Photo	Finger Print	Signature
ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	16/12/2024	16/12/2024	16/12/2024
Identifier Of AJAY SINGH, AVINASH SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AJAY SINGH	TRIDENT REALTY-7.0125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	AJAY SINGH	TRIDENT REALTY-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160413069 / 2024

On 16-12-2024

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 13:21 hrs on 16-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by AJAY SINGH ,Executant.

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 1,17,17,502/-

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

Execution is admitted on 16/12/2024 by AJAY SINGH, Son of Late RAMDARSH SINGH, 72/1, ANANDAPUR, HALDIRAM COMPLEX, Flat No: 2A, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by ALOK SAFUI, , , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-12-2024 by AVINASH SINGH, SOLE PROPRIETOR, TRIDENT REALTY (Sole Proprietorship), 13C, LAKE TERRACE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by ALOK SAFUI, , , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2024 10:28PM with Govt. Ref. No: 192024250316527668 on 14-12-2024, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 3292469119315 on 14-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72366, Amount: Rs.100.00/-, Date of Purchase: 30/11/2024, Vendor name: JAYDEEP CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2024 10:28PM with Govt. Ref. No: 192024250316527668 on 14-12-2024, Amount Rs: 19,970/-, Bank: SBI EPay (SBlePay), Ref. No. 3292469119315 on 14-12-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2024, Page from 373037 to 373068
being No 160413069 for the year 2024.**



(Signature)

Digitally signed by Anupam Halder
Date: 2024.12.16 16:38:37 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 16/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**