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AK 968043

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Certified that the document is duly
 registered. The Signature Sheet and
 endorsement shown attached to the
 instrument are the part of the instrument.

Additional District Sub-Register
 Mysore, Dak. Dist. 76, 99, (Mysore)

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28 FEB 2025

DEVELOPMENT AGREEMENT CUM

DEVELOPMENT POWER OF ATTORNEY

**THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT
POWER OF ATTORNEY**

is made on this *28th* Day of **February** 'Two Thousand Twenty
Five (2025)

BETWEEN

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20/2020

219200

S.L. No..... Sold To..... 11 DEC 2024

Sitangsu Dasgupta
Advocate
High Court, Calcutta

Rs..... 400rs.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87

Issue Date..... Sign.....

11 DEC 2024

AK 38043

WEST BENGAL HIGH COURT

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28 FEB 2025



Sitangsu Dasgupta
Advocate (A/342/205/2013)
High Court Calcutta
Mob- 9831225148

Dist. Sub-Registry
Cossigaora, Dum Dum

28 FEB 2025

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(1). MRS AMITA DUTTA (PAN NO - AJHPD5652P, AADHAAR NO - 7683 7386 0189),@ MRS AMITA MITRA wife of MrSagar Kumar Dutta, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at 47/23, Ramkrishna Ghosh Road, P.S. & P.O. Baranagar, Kolkata - 700050, **(2) MRS ANITA DAS (PAN NO - BHWPD5460R, AADHAAR NO - 5148 2835 4529)** wife of MrSukhamay Das, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at 15/1/5,Ramkali Mukherjee Lane, P.S.& P.O. Baranagar, Kolkata - 700050, District - North 24 Parganas, **3). MRS RANITA BISWAS (PAN NO - AURPB8486G, AADHAAR NO - 2754 8142 6931)**daughter of Late Rabindra Biswas, and wife of MrChiranjib Das, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at BL 232, Salt Lake. Sector - 2, P.S. Bidhannagar, P.O.Sechbhavan, Kolkata - 700091, District- North 24 Parganas, hereinafter referred to and called as the **OWNERS/PRINCIPAL**(Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs/heiresses, representatives, administrators, executors, nominees and assign) of the **FIRST PART**

AND

MR SURAJ KUMAR GUPTA (PAN NO - CQCPG2563A, AADHAAR NO - 2424 4418 9469, MOBILE NO - 9874935101) son of Mr Ananda Kumar Gupta by faith Hindu, by occupation,Business, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas, hereinafter referred to and called as the **DEVELOPER/ATTORNEY** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs/heiresses, representatives, administrators, executors, and assign) of the **SECOND PART**

WHEREAS a Deed of Partition was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 110, Pages from 81 to 85, Being No 7306 for the year 1966 in connection with Premises No 8, Ramkrishna Ghosh Road, P.S. Cossipore, Kolkata - 700050, District -



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Dist. Sub-Registrar
Coimbatore, Dum Dum

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24 Parganas for an area of land measuring about 3 Katha 3 Chatak (More or Less) with two storied building standing thereon between Sri Samarendra Krishna Mitra & Sri Bijoy Krishna Mitra as Party of the First Part and Sri Amal Krishna Mitra & Sri Harey Krishna Mitra as Party of the Second Part, all being sons of Late Satish Chandra Mitra. In this connection this may be mentioned here that in the said Partition Deed and copy writing to subsequent deeds total area of land has been wrongly mentioned as 3 Katha 3 Chatak due to type mistake but the actual area of the land is 3 Katha 4.5 Chatak which has been correctly shown in the Partition Plan as well as in the Schedule of Property of Partition Deed in modification of actual area of land vide of Lot 'A' & Lot 'B' of the Premises as referred to above and thus rectified herewith.

AND WHEREAS as per terms of the said Deed of Partition as referred to above an area of land measuring about 1 Katha 10 Chatak (More or Less) of land with portion of two storied building on the Eastern portion of the Premises was allotted to the Party of the First Part vide Lot "A" of the Partition Plan.

AND WHEREAS as per terms of the said Deed of Partition as referred to above an area of Land measuring about 1 Katha 10.5 Chatak (More or Less) with portion of two storied building standing thereon on the Western portion of the Premises was allotted to the Party of the Second Part vide Lot "B" of the said Partition Plan.

AND WHEREAS Lot 'A' portion of the Premises has been subsequently renumbered as 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776. Lot 'A' portion of the Premises was allotted in favour of Samarendra Krishna Mitra & Bijoy Krishna Mitra both being sons of Late Satish Chandra Mitra as per terms of Deed of Partition as referred to above. Said Satish Chandra Mitra expired on 03/01/1963 which is mentioned in the Partition Deed of 1966 at Page No 3 as referred to above. Wife of Late Satish Chandra Mitra predeceased him.



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Joint District Sub-Registrar
Cossioora, Gum Dum

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AND WHEREAS Samarendra Krishna Mitra died intestate leaving behind him surviving wife and daughters namely Smt Uma Mitra, Kumari Ashita Mitra, Kumari Amita Mitra and Smt Anita Das as his legal heiresses in connection with his undivided 50% share of right, title and interest in the property and they have already mutated their names in the record of K.M.C. against Premises No 8B, Ramkrishna Ghose Road vide Assessee No 11-002-18-00776, Kolkata - 700050 along with Bijoy Krishna Mitra.

AND WHEREAS said Bijoy Krishna Mitra died intestate on 15/11/1971 leaving behind him wife Mrs Priti Mitra and only son Dr Joydeep Mitra as his legal heiress/heir in connection with his 50% undivided right, title and interest in the property at Premises No 8B, Ram Krishna Ghosh Road, P.S. & P.O. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776. Parents of Bijoy Krishna Mitra predeceased him long ago which is mentioned in the above paragraph.

AND WHEREAS said Mrs Priti Mitra and Dr Joydeep Mitra thus become the joint owners of undivided 50% owners of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 in place of deceased Bijoy Krishna Mitra and duly mutated their names along with other co-owners of the premises .

AND WHEREAS said Mrs Priti Mitra and Dr Joydeep Mitra entered into Development Agreement cum Development Power of Attorney with the Developer Mr Suraj Kumar Gupta and the said Deed was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Being No 150605682 for the year 2023 in connection with undivided 50% of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 as detailed in the Schedule of the said Premises.

AND WHEREAS by this time Smt Priti Mitra died intestate on 20/11/2024 leaving behind her only son Dr Joydeep Mitra as her legal heir in connection with undivided 50% of Premises No 8B, Ram Krishna Ghosh Road, P.S.



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Sd/- District Sub-Registrar
Cateegore, Dum Dum

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Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 as detailed in the Schedule of the said Premises.

AND WHEREAS said DrJoydeep Mitra intended to develop the said premises with the same Developer accepting all the previous terms and condition as contained in the above referred Development Agreement cum Development Power of Attorney vide Deed No 1-150605682 for the year 2023 which was executed in the Office of A.D.S.R. Cossipore Dum Dum.

AND WHEREAS under the present circumstances it was felt necessary to execute Supplementary Development Agreement cum Development Power of Attorney accepting all previous terms and conditions including previous receipt of Rs 2, 00,000/- (Rupees Two Lakh) as detailed in the Memo of Consideration of previous Deed. Supplementary Development Agreement cum Development Power of Attorney was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 1506-2025 , Being No 150613635 for the year 2024.

AND WHEREAS as per current record of K.M.C. the names of DrJoydeepMitra, Sm Uma, Smt Anita DasSmtRanita Biswas, KumariAmitaMitraare the recorded owners of Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776

AND WHEREAS Uma Mitra died intestate on 22/05/2014 leaving behind her two living daughters Smt Anita Das, SmtAmita Dutta @ AmitaMitra and one grand daughterSmtRanita Biswas (Daughter of her predeceased daughter Ashita Biswas @ AshitaMitra) as her legal heiresses in connection with her undivided share of right,title and interest in the property at Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776. Her husband Samarendra Krishna Mitra predeceased her which is mentioned in her Death Certificate.



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Asst. District Sub-Registrar
Cossigaore, Dima Hasar

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AND WHEREAS Ashita Biswas @ Ashita Mitra died intestate on 16/04/2010 leaving behind her only daughter Smt Ranita Biswas as her legal heiress in connection with her undivided share of right, title and interest in the property at Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776. Her husband Rabindra Biswas predeceased her which is mentioned in her Death Certificate.

AND WHEREAS names of present owners of Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776 are Dr Joydeep Mitra, Smt Anita Das, Smt Amita Dutta and Smt Ranita Biswas.

AND WHEREAS present owners of the balance 50% of the said Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 as referred to above, namely Smt Anita Das, Smt Amita Dutta and Smt Ranita Biswas each having undivided 1/3rd share of right, title and interest in the property (undivided 50%) being aware of the Development Agreement cum Power which has been executed between Dr Joydeep Mitra & Mr Suraj Kumar Gupta during 2024 as referred to above, have decided to develop their balance 50% of the said premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776 by engaging same Developer Mr Suraj Kumar Gupta after thorough discussion and verification of the credential of the Developer.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the Developer has agreed to develop the remaining portion of undivided 50% share of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776, for construction of a Multistoried building on the said plot of land after Mutation/Amalgamation of Premises No 8A Ramkrishna Ghosh Road & 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 following the rules of K.M.C. after execution of Deed of Amalgamation between the Owners of 8A Ramkrishna Ghosh Road & 8B, Ramkrishna



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Sub-Registrar, District Sub-Registrar
Coimbatore, Tamil Nadu

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Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 and incidentally this may be mentioned here that Mr Suraj Kumar Gupta is the absolute Owner of Premises No 8A, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 and he is agreed to the proposed Mutation/Amalgamation and after the proposed Mutation/Amalgamation entire amalgamated area will be known as 8B, Ramkrishna Ghosh Road, Kolkata - 700050.

ARTICLE NO 1: DEFINITIONS:

Unless the context or subject otherwise requires words or expressions contained in this agreement shall have the following meaning.

OWNERS: Shall mean the owners Smt Anita Das, Smt Amita Dutta, Smt Ranita Biswasas named above including their legal heirs/heiresses, legal representatives, successors, executors, administrators and assigns.

DEVELOPER/BUILDER: Shall mean the Developer Mr Suraj Kumar Gupta son of Mr Ananda Kumar Gupta named above and it includes his successors, heirs, executors, administrators, legal representatives and assigns.

THE SAID PROPERTY/PREMISES: Shall mean **ALL THAT** piece and parcel of Bastu land measuring about undivided area of 13 Chatak along with two storied cement flooring R.C.C. construction measuring about undivided area of 550 Square Feet in each floor (both Ground & First Floor) standing on it.

THE NEW BUILDING: Shall mean and include the new proposed Multistoried building consisting of several self contained flats, Garage space, Shops, Commercial & Semi Commercial Spaces, Units and other structures to be constructed on the said property according to the Building Plan to be sanctioned by the Kolkata Municipal Corporation after demolition of existing structure.

SANCTIONED BUILDING PLAN: Shall mean and include the Building Plan to be sanctioned by Kolkata Municipal Corporation.



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OWNERS' (FIRST PARTY) ALLOCATION/ CONSIDERATION:

Shall mean and include self contained flats and consideration amount as detailed below:

Smt Anita Das: One self contained flat measuring about Super Built up area measuring about 625 Sft against Covered Area 500Sft& Carpet Area 400Sft in the 2nd Floor North/East side.

SmtAmita Dutta @ SmtAmitaMitra: One self contained flat measuring about Super Built up area 675 Sft, against Covered area 540 Sft& Carpet Area 432 Sft in the 2nd Floor North/West side.

SmtRanitaBiswas: She will get Rs 30,00,000/- (Rupees Thirty Lakhs only) in lieu of her allottedportion of One self-contained flat measuring about Super Built up area 500 Sft, against Covered area 400 Sft& Carpet Area 320 Sft on the 2nd Floor South/West side. Out of this Rs 30,00,000/- she will get Rs 10,00,000/- (Rupees Ten Lakhs only) at the time of execution of Development Agreement cum Development Power of Attorney and balance amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) will be paid to her by the Developer within seven days from the date of obtaining Sanctioned Building Plan from K.M.C. against Premises No 8B, Ramkrishna Ghosh Road, Kolkata - 700050/ 8Ramkrishna Ghosh Road, Kolkata - 700050(after amalgamation) or within six months from the date of execution of this Development Agreement cum Development Power of Attorney whichever is earlier subject to the condition that she will have to execute necessary Deed of Conveyance in favour of the Developer against her allotted portion of 400 Sft covered area of flat on the 2nd Floor as referred to above at the time of receiving balance amount of Rs 20,00,000/- from the Developer and after execution of said Deed of Conveyance she will have no further claim or right,title and interest in the property at Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776.



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In the event of non payment of said amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) by the Developer to SmtRanita Biswas within the stipulated time frame as mentioned in this Development Agreement cum Development Power of Attorney, then said Ranita Biswas will be solely eligible to seek suitable legal action against the said Developer to recover the said amount of Rs 20,00,000/- (Rupees Twenty Lakhs only). Although she along with other co-owners jointly executed and Registered the referred Development Agreement cum Development Power of Attorney, however, no other co-owner can raise any objection to such legal action, and if that be so, that would be fully null and void and infructuous in every count of Law on this Stipulation.

Additionally, In the event of non payment of said amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) by the Developer to SmtRanita Biswas within the stipulated time frame as mentioned in this Development Agreement cum Development Power of Attorney, then said Ranita Biswas will be legally entitled to cancel this agreement without incurring any liability of the same. In that case, said Ranita Biswas will be legally empowered to deduct Rs 1,00,000/- (Rupees One Lakh only) in addition to all other reasonable expenses incurred (such as return Airfare from the place of the then residence, Advocate fees, Court fees, Document preparation charges, other charges, other incidental expenses) that she might incur for that Abortive Deal/Deed or 50% of the total Advance of Rs 10,00,000/- (Rupees Ten Lakhs only) paid at the time of execution of this Development Agreement cum Development Power of Attorney, whichever is less. The rest Advance amount would be returned to the Developer, without any interest, in due time following legal procedure.

This allocation has got no connection with the allocation provided to Dr.JoydeepMitra for his undivided 50% share in the same property through another Development Agreement.

Owners will have to execute Deed of Partition among themselves failing which owner's Allocation will not be effected.

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Dist. Sub-Registrar
Coimbatore, Dum Dum

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No security Advance will be given to the owners. Owners will have no further claim against the Developer in addition to their allotted flat area irrespective of sanctioned constructed area.

In consideration of the above, the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land.

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion of entire constructed area as per sanctioned Building Plan to be approved by K.M.C. which are exclusive of the owners' allocation any additional construction in the premises will go to the Developer only.

INTERPRETATION: Any reference to statute shall include any statutory extension or modification and its enactment of such statute and the rules regulation or orders made therein. Any covenant by the Developer and/or the owners not to do or commit any act, deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.

DATE OF POSSESSION: Shall mean the near exact date when possession of the Owner's allocation shall be delivered to the owners in the newly constructed building i.e. in short within 24 (Twenty four) months from the date of sanction of Building Plan or handing over vacant Khas possession of the entire property by the owners (Preferably in between the period from 16/04/2025 to 05/05/2025) herein unto and in favour of the Developer herein for starting construction work whichever is later.

ARTICLE II COMMENCEMENT:

This agreement shall be deemed to have commenced on and from and with effect from the date of execution of these presents.



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ARTICLE III: OWNERS' REPRESENTATION ON TITLE:

The Owners are seized and possessed of and /or otherwise well sufficiently entitled to as absolute owners in respect of the said property more fully described in the schedule hereunder written and they have not deposited the title deed in respect of the said property with any person with an intention to create equitable mortgage or as security for performance of any act or payment of any money and they have not entered into any agreement for sale/ or development in respect of the said property with any person or company whosoever and also after execution of this agreement, they shall not in any manner encumber, mortgage, sell, transfer, let out , demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided.


ARTICLE IV: DEVELOPER'S REPRESENTATION

a).The Developer having inspected the said property as also copy of the title deed and other documents and papers concerning or relating to the said property has duly satisfied himself with regards to the right, title and interest of the owners over the said property. However in case of any defect relating to the right, title and interest is found, the owners shall rectify and/ or cause such defects to be rectified to make the title perfect at their own cost i.e. owners' cost and expenses.

b) The Developer has sufficient knowledge and experience in the matter of development immovable properties and construction new building and also has sufficient means of necessary finance as may be required for carrying out the development of the said property and construction of the said building.

c)The Developer shall carry out the development work of the said property and or construction of the said building by causing demolishing of the existing structure with appropriate precautionary measures on the said land and the Developer shall take all the materials and debris of the existing structure. The Owners shall not claim/demand anything from the materials




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and debris of the existing structure. While demolishing of present structure if any accident/and or untoward, undesirable accident/incident entail/happen, then the Owners would be in no way held responsible for the same and such situation needs to be resolved (financial/legal or administrative)solely by the Developer.The owners herein shall however handover the possession of the said property in favour of the Developer simultaneous within 15(fifteen) days from the date of requisition made by the Developer for the same after getting sanctioned building plan from Kolkata Municipal Corporation, provided the Developer has caused shifting of the owners in the alternative accommodation in terms of this agreement.

ARTICLE V:OWNERS AND DEVELOPER'S JOINT OBLIGATION:

- 1.It appears from records and documents given by the **First Party/Owner** that the First Party/Owners are the absolute owners of their respective premises mentioned in the **Schedule** written hereunder and the land are free from all encumbrances and charges and good marketable title thereon.
- 2.The authorized representative obviously the Developer, on behalf of the Party/Owners, by means of a registered power which is to be considered as a part of this agreement,will sign all necessary papers from time to time as may be required to develop the Schedule mentioned property. The cost of which will be borne by the Developer as per condition of the Bid called for the purpose.
- 3.The Developer may revise/modify the building plan if it is necessary with prior intimation to the owners without prejudice to their right and for this purpose the cost is to be borne by the Developers absolutely.
4. All costs for the construction of the building including the expenses for preparation and sanction of building plan with all allied expenses from Kolkata Municipal Corporation also will be borne by the Developer only.
5. The First party/owners of the said plot or the Authorised Representative on behalf of owners shall sign necessary papers as may be required for the sanction of the building plan and revised building plan in the name of the



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Gossiore, Dum Dum

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First Party/Owner and copy of the sanctioned plan must be handed over to the First Party/Owner or the Authorised representative on behalf of owners before commencement of work.

6. That the Developer shall construct the said building in terms of this Agreement inclusive of all supporting papers and in accordance with the plan sanctioned by the Kolkata Municipal Corporation During execution of construction work, the owners' representatives will have right to ingress or egress to the project for the interest of the construction and the owners as a whole.

7. That the Developer shall have every right to enter into any agreement for sale with the intending purchaser(s) or realise earnest money/booking money or consideration money of only such portion as allocated for the Developer, but the owners have no liability for the money so collected by the Developer.

8. That the proportionate ownership of the total land area of the said premises described in the **Schedule** below shall be transferred proportionately without any liability at the time of transfer of each flats/units/garages and free from all encumbrances with the ownership of connected building area of the said housing project to the purchaser/purchasers of the flats, car parking spaces.

9. That except the title of the said property the First Party/Owner shall not be liable to any way for any dispute, accident, controversy or any kind or Income Tax, and Apartment Tax, for sale and transfer of the said building except the then owners' allocation as aforesaid.

10. That it has been agreed upon that with regard to the building to be erected at the property of the owner herein, the party of the Second Part shall be duty bound to fulfil their commitment and the Developers will hand over the possession of constructed area to the owner of the said plot which will be as per owners allocation together with undivided proportionate share of land in proposed building within 24 months from the date of handing over possession of the entire vacant property to the Developer and a copy of the



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signed building plan must be handed over to the First Party obviously before commencement of work.

11. It is expressly agreed and declared that the consideration money to be paid for such development as aforesaid shall belong absolutely to the Developer/Second Party and the land owner shall not be entitled to effect sale of the Developer's Allocation and the Developers also shall not be entitled to effect sale of the Owners' allocation.

12. That the legal expenses such as stamp duties, registration cost etc relating to the Agreement and Power of Attorney in between the owner and the Developers including cost towards execution of the construction work shall be borne by the Developers only.

13. That from the date of delivery of possession of vacant land for development, the Developer shall pay the proportionate share or Municipal Tax, Maintenance and other expenses in relation to the housing project.

14. That after delivery of possession and completion or transfer of all the flats in the said building an Association shall be formed under the relevant statute to protect the right, title and interest of the respective owners of flats, garages, Shops, commercial or semi commercial spaces etc., and for proper maintenance and preservation of the building in which both the Developer and the owners will render active assistance.

15. That if the Developer fails to construct the proposed building in accordance with the plan sanctioned by the Kolkata Municipal Corporation within the stipulated time as stated herein above and/or if there is any deviation from the said sanctioned plan, the Developers will be answerable to all concerned authorities for such failure and deviation. The expenditures if any, for such rectifications shall be borne by the developer.

16. That the owners shall not be liable to and responsible for any damage or for any claim arising out of any accident in connection with the construction to be carried out while executing the said project and after completion of the said flats and/or structures.

17. That the flats/garages/Shops/Commercial/Semi Commercial spaces of Developers Allocation in the said housing project as stated hereunder shall be booked and sold by the Developers to the intending purchaser or



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purchasers and the Developers will also be entitled to receive appropriate consideration from the intending purchaser or purchasers by way of advance and also the full consideration for sale of flat/flats/Car Parking spaces/shops/commercial or semi commercial spaces from the intending purchaser/purchasers and to appropriate the money so received in consideration of constructing the said building at its cost and the Developer on behalf of the land owners will convey the proportionate share of land in respect of the flat/flats, garage/garages/shops/commercial or semi commercial spaces, as per request of the intending Purchaser but the cost and expenses of such conveyance however shall be borne and to be paid by the prospective purchaser for their respective flats or garages.

18. That any dispute arising out of the completion of the project and associated with the same including the cost incurred by the Developers or the performance by the owners of their part of the contractor or the amount of compensation payable to the Developers or to the owners in case of determination or non fulfillment of the terms of this agreement, both the parties should first try to resolve the crisis amicably. However, if that fails then one or both the parties may seek adequate legal redressal before the competent legal forum to protect their interest.

19. Be it mentioned that if the Developer suffers any loss due to the defective title of the owners in the said property, the owners will compensate all loss so suffered by the Developers.

20. Be it mentioned that in order to establish owner's marketable title as in existence now and possession to the said premises, if the Developers obtain and/or procure any document, certified copy of orders and deeds and/or other papers relating to the said property at their own cost the owner will not pay cost therefore or in the alternative the same may not be adjusted against the owner's allocation as aforesaid.

21. The Developer will keep the then Owner safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by the reason mentioned hereunder :-

a) Violation of rules and regulations prescribed by the K.M.C. and/or infringement of such act or deviation from the sanctioned building plan



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causing payment of fines or penalty imposed by the said authority for such violation of the building plan.

b) All claims and demands of the suppliers of building materials etc. at the premises or all claims due to any accident suffered by employers workmen engaged by the Developer to carry out development work in the premises, the Developer shall solely be liable for compensation for such accident of any under the workmen's compensation Act or any other Law.

c) All claims and demands of the owner and or occupiers of the adjoining premises due to damage or loss suffered by them in course of hazards in construction work of the premises shall be the liability of the developer which shall be rectified or regularized for a peaceful and co-existence.

22. All the current rates / taxes of the K.M.C. and other dues and outgoings in respect of the said premises from the date of execution of this agreement shall be borne by the Developer or their agents only up to the period of handing over the completed flats of the owner's allocation to the owner.

23. The Owners hereby give permission to the Developers to enter upon the said property for the purpose of Development of the building.

24. The Owners with the help of a registered power of attorney, hereby agree to sign and execute from time to time plans, applications for lay outs, sub division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the Developers.

25. The owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multi-storied building.

26. This agreement shall commence from the date of execution of this agreement and in terms of this agreement, the developers shall be held responsible for completion of the proposed multi-storied building.

27. The developer shall abide by all the laws, bye-laws of the Government Bodies, K.M.C. and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws,



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Dist. District Sub-Registrar
Coimbatore, Dum Dum

28 FEB 2025

bye-laws, rules or regulations and the Developer shall keep the owner protected, saved and indemnified against all this Third Party actions save and except the title of the Third Schedule mentioned property

28. The Developer shall also keep the owner protected saved and indemnified against all third party actions suits and proceedings and/or for penalties and other consequence that will come during construction process.

29. All persons who will be employed by the developer for the purpose of construction, supervision or protection of the property and at work-site shall not have any claims or dispute or concern with the owner and the developer shall be responsible to pay all their salaries, wages, compensation and form complaints of all laws relating to their services.

30. It is clearly mentioned that during the construction of the building, the owners will give peaceful vacant possession of the Schedule property to the developers herein for development only.

31. In case of leaving the project half done or if the project cannot be completed within schedule time as would be agreed upon by both the parties to this agreement, the whole construction cost along with cost of all raw materials will become the absolute property of the Owners and the Owners will reimburse appropriate expenditure to the Developer so far incurred by the Developer according to the prevailing market price and Development Agreement to be cancelled following legal procedure. But this would be strictly effected on contacting other Competent Developers by the Owners to complete the project after deducting reasonable expenses by the Owners as they suffered for the abortive deal prior to reimbursement. However if it is detected that the reason for delay in execution of the work is beyond the control of the

Developer and the situation is created due to disturbance by outsiders/antisocial or by natural calamity or for any forceful or illegal interference of any Third party, in that case the Developer will not be liable for delay in execution of work.

32. The Developer undertakes to bear full infrastructure cost for bringing main electric line as well as installation of Lift at proposed Building.



Asst. District Sub-Registrar
Coimbatore, Dum Dum

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33. The Developer shall take all reasonable care and responsibility at the time of demolition of existing structure as well as at the time of construction of new building. If any unfortunate accident takes place during such period in that event the Developer shall be held sole responsible for the same and if there is any monetary lose that shall be borne by the Developer.

34. The Developer shall take the responsibility to collect and deposit GST to the respective Governments after collection from prospective buyers of its allotted area.

35. The Developer undertakes to provide necessary Certificate to be obtained from competent Authority of Government of West Bengal in form "C" regarding Fit to use Lift as well as Completion Certificate of the Building from K.M.C.

36. Owners shall hand over all original purchase Deeds and registered documents in connection with the Premises to the Developer along with execution of Development Agreement cum Development Power of Attorney.

ARTICLE VI- FORCE MAJEURE:

A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existence of a force majeure.

B) Force majeure shall mean Covid-19, flood, earthquake, riot, war, storm, civil commotion, epidemic, strikes or from other acts beyond the control of parties hereto.

C) Force majeure shall include local affairs, K.M.C. affairs, or any other Government office or officers and/or Government Act if published after execution of this agreement and in this regard if the construction is held up, then the time of this agreement will be extended automatically.

ARTICLE VII- JURISDICTION:

Only Courts in the competent jurisdiction in the District of Kolkata shall have the jurisdiction to try and determine all actions suits and proceedings arising out of these presents between the parties.



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Asst. District Sub-Registrar
Dimapur, Dimapur

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AND WHEREAS for the interest of timely completion of entire project work we do hereby nominate, appoint, constitute and authorize and empower **MR SURAJ KUMAR GUPTA (PAN NO - CQCPG2563A, AADHAAR NO - 2424 4418 9469, MOBILE NO - 9874935101)** son of Mr Ananda Kumar Gupta by faith Hindu, by occupation, Business, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas for the following work.

1).To look after and manage and control and supervise and administrate the construction on my said property on my behalf and to take any steps in respect of the said property.

2).To sign execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from the Kolkata Municipal Corporation and other appropriate authorities.

3).To enter into agreement for sale/lease with prospective buyer or buyers on our behalf and to receive earnest money or part payments and full consideration money from the prospective buyers from Developer's share only. To execute Deed of Partition with other co-owners of the Premises after or before construction work for the purpose of Development work as well as to execute necessary Deed of Gift for the purpose of obtaining sanction to building plan. To receive from the intending purchasers any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the right and interest of the purchasers in all respects without seeing the application of the money except the portion of the Land **Owners**.

4).To file and receive back any documents to deposit money against claim or receipt and to withdraw money from any Government office and the Kolkata Municipal Corporation.

5).To sign and execute all other deeds, instrument and assurances which shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually



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Dist. Sub-Registrar
Coimbatore, Dum Dum

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conveying the flats of the said property as I could do myself , if personally present.(Exclusively for Developer's Allocated portion only)

6)To present any such conveyance for registration or lease deed, Partition Deed and to admit execution and receipt of consideration before Additional District Sub Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts, deed and things which my said Attorney shall consider necessary for conveying the said property to the said purchasers/lessee as fully and effectually in all respects as I could do myself , which will be restricted from Developer's Share only.

7) To represent me before the Kolkata Municipal Corporation and sign all necessary paper, Plan, addition, alteration and renovation plan & paper and submit before the Kolkata Municipal Corporation for construction of the building on the said property including making Gift to K.M.C. for the purpose of obtaining sanction to Building Plan.

8).To pay fees, obtain sanction and such other orders and permission from the authorities in our names as may be expedient for sanction, modification and /or alteration of any papers and documents as may be required by the competent authorities.

9) To apply and obtain the connection relating to electricity, water, sewerage, drainage, telephone or any other service which will be considered necessary to the said proposed newly constructed building and or connect or disconnect the same and for those purpose to sign execute and submit all papers, applications, documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorneys.

10) To effect mutation of holding in the office of the collector and/or Kolkata Municipal Corporation and obtain any essential service and to all other acts and things.



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Additional District Sub-Registrar
Cossipora, Dum Dum

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11) To compromise suits, appeals or other legal proceedings in any court, tribunal authority whatsoever and sign and verify applications thereof for the said property even against other co-owners of the Premises for the interest of Development work following the terms of present Development Agreement.

12) To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as on my own act and deed as per terms and conditions of the Development Agreement.

13) To appoint any Mason, Engineer, Architect, Planner, Revenue Agent or any legal practitioner relating to my said property on behalf of me and construct a building on my said property and sell the same to anybody out of Developer's Share only as per terms of Development Agreement.

We do hereby agree to ratify and confirm all and whatsoever other act which my said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the said property (Developer's Share only) and under which by virtue of this deed notwithstanding no express power is given to the Attorney.

THE SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of undivided 50% area of Bastu land measuring about 13 Chatak out of total land area of 1 Katha 10 Chatak along with cement flooring 55 years old Two storied R.C.C. structure measuring about undivided area of 550 Sft in each floor (Ground & First) totaling 1100 Sft standing on it out of total constructed area of 1100 Sft in each floor (Ground & First Floor) totaling 2200 Sft against Premises No 8B Ramkrishna Ghosh Road P.S. & P.O. Sinthi, under Ward No -002 of K.M.C. Kolkata - 700050, (A/No : 11-002-18-00776) The Premises is butted and bounded as follows:-



Additional District Sub-Registrar
Cassipora, Dum Dum

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ON THE NORTH : Ramkrishna Ghosh Road (30 Feet Wide)

ON THE SOUTH : Premises No 10A, Ramkrishna Ghosh Road

ON THE EAST: : Premises No 6E/1B Ramkrishna Ghosh Road

ON THE WEST : Premises No 8A, Ramkrishna Ghosh Road.

SCHEDULE 'B' OF THE PROPERTY/ALLOCATION OF FIRST PARTY

OWNER

Shall mean and include self contained flats and consideration amount as detailed below:

Smt Anita Das: One self contained flat measuring about Super Built up area measuring about 625 Sft against Covered Area 500 Sft& Carpet Area 400 Sft in the 2nd Floor North/East side.

SmtAmita Dutta @ SmtAmitaMitra: One self contained flat measuring about Super Built up area 675 Sft, against Covered area 540 Sft& Carpet Area 432 Sft in the 2nd Floor North/West side.

SmtRanitaBiswas : She will get Rs 30,00,000/- (Rupees Thirty Lakhs only) in lieu of her allotted portion of One self-contained flat measuring about Super Built up area 500 Sft, against Covered area 400 Sft& Carpet Area 320 Sft on the 2nd Floor South/West side. Out of this Rs 30,00,000/- she will get Rs 10,00,000/- (Rupees Ten Lakhs only) at the time of execution of Development Agreement cum Development Power of Attorney and balance amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) will be paid to her by the Developer within seven days from the date of obtaining Sanctioned Building Plan from K.M.C. against Premises No 8B, Ramkrishna Ghosh Road, Kolkata – 700050 / 8B Ramkrishna Ghosh Road, Kolkata – 700050 (after amalgamation) or within six months from the date of execution of this Development Agreement cum Development Power of Attorney whichever is earlier subject to the condition that she will have to execute necessary Deed of Conveyance in favour of the Developer against her allotted portion of 400



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Dist. Sub-Registrar
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Sft covered area of flat on the 2nd Floor as referred to above at the time of receiving balance amount of Rs 20,00,000/- from the Developer and after execution of said Deed of Conveyance she will have no further claim or right, title and interest in the property at Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776.

In the event of non payment of said amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) by the Developer to SmtRanita Biswas within the stipulated time frame as mentioned in this Development Agreement cum Development Power of Attorney, then said Ranita Biswas will be solely eligible to seek suitable legal action against the said Developer to recover the said amount of Rs20,00,000/- (Rupees Twenty Lakhs only). Although she along with other co-owners jointly executed and Registered the referred Development Agreement cum Development Power of Attorney, however, no other co-owner can raise any objection to such legal action, and if that be so, that would be fully null and void and infructuous in every count of Law on this Stipulation.

Additionally, In the event of non payment of said amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) by the Developer to SmtRanita Biswas within the stipulated time frame as mentioned in this Development Agreement cum Development Power of Attorney, then said Ranita Biswas will be legally entitled to cancel this agreement without incurring any liability of the same. In that case, said Ranita Biswas will be legally empowered to deduct Rs 1,00,000/- (Rupees One Lakh only) in addition to all other reasonable expenses incurred (such as return Airfare from the place of the then residence, Advocate fees, Court fees, Document preparation charges, other charges, other incidental expenses) that she might incur for that Abortive Deal/Deed or 50% of the total Advance of Rs 10,00,000/- (Rupees Ten Lakhs only) paid at the time of execution of this Development Agreement cum Development Power of Attorney, whichever is less. The rest Advance amount would be returned to the Developer, without any interest, in due time following legal procedure.



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Dist. Sub-Registrar
Cossipora, Dum Dum

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This allocation has got no connection with the allocation provided to Dr.JoydeepMitra for his undivided 50% share in the same property through another Development Agreement.

No security Advance will be given to the owners. Owners will have no further claim against the Developer in addition to their allotted flat area irrespective of sanctioned constructed area.

In consideration of the above, the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land.Shall mean and include three self contained flats as detailed below:

**SCHEDULE 'C' OF THE PROPERTY/ALLOCATION OF SECOND PARTY
DEVELOPER.**

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion of total sanctioned area excluding the owners' allocation.

SCHEDULE - 'D' OF THE PROPERTY - CONSTRUCTION SPECIFICATION

1. The partition brick wall of the inner side of the said flat will be 5" (five) in thickness, other major brick wall of inner side will be 5" (five) inches in thickness and the outside brick wall of the said flat will be 8" (Eight) inches in thickness.
2. All floors will be finished with Marble/Tiles of good quality including skirting areas. The height between floor to inside roof shall be according to guideline of Building Plan.
3. All maindoor frames are Sal Wood and other doors will be water proof flush type ply wood made and P.V.C. / Syntax toilet door.
4. Windows: Aluminium sliding doors, two or three racks with glass fitting and M.S. Grill will be fitted from outside in all windows.
5. All the inside walls and partition walls will be covered by plaster of Paris/Putty including the ceiling with smooth finish.



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Dist. District Sub-Region
Coastal, Dum Dum

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6. Vitrified Tiles of good quality in bathroom, toilet and privy up to 6'6" on the walls,
7. Black slab/Counter on top of the kitchen slab/counter.
8. Glazed tiles of good quality on wall of kitchen, from kitchen slab upto 3'3' height.
9. One Basin in between kitchen and dining room,
10. All electric wiring will be concealed in the said flats. Wires will be Havels/Finoles make.
11. The electric points will be installed as follows :-
 - a) Bed Room -- 4 (four) points each room.
 - b) Dining & Kitchen - 4 (four) points.
 - c) A.C. -- 1 (One) point.
 - d) Cable T. V. -- 1 (One) point.
 - e) Toilet - 2 (two) points.
 - f. Calling bell - 1 (One) point.
 - g. Stair Case. - 1 (One) point.
 - h. Geyser - 1 (one) point.
12. The water connection in the said flat will be as follows :-
 - a) Kitchen - 2 (two) points.
 - b) Toilet - 2(two) tap & 1 (One) shower.
 - c) Basin - 1 (One) point.
13. Lift. (Capacity - Four Passengers)/ Any reputed company as per decision of Developer.



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Dist. Sub-Registrar
Coimbatore, Dum Dum

28 FEB 2025

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

SIGNED SEALED AND DELIVERED.

In the presence of

WITNESS:

1. Sukhamay Das

Ramita Biswas

Amrita Dutta

2. Sagor Kumar Dutta

Arpita Das

SIGNATURE OF OWNERS/PRINCIPAL

(FIRST PARTY.)

Suraj Kumar Gupta

SIGNATURE OF DEVELOPER/ATTORNEY

(SECOND PARTY)

Drafted By:-

Sitangsu Dasgupta

Sitangsu Dasgupta

Advocate (F/342/305/2013)

High Court, Calcutta.



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Sub-Registrar,
Coimbatore, Dist. Office

28 FEB 2025

MEMO OF CONSIDERATION

Received the sum of Rs 10, 00,000/- (Rupees Ten Lakh) from the Developer as per terms of Development Agreement cum Development Power of Attorney in connection with Premises No 8B, Ramkrishna Ghosh Road, P.S.& P.O. Sinthi, Kolkata - 700050.

<u>Bank Draft No & Date</u>	<u>Bank & Branch</u>	<u>Amount.</u>
1. IDBI BANK Dated - 27/02/2025 no: 013734	SINTHIMORE	Rs 10, 00,000/- <u>Rs 5,00,000/-</u>
2. IDBI BANK Dated. 27/02/2025	SINTHIMORE no: 013735	Rs - 5,00,000/-

Total :Rs 10,00,000/- (Rupees Ten Lakh only)


SIGNATURE OF OWNER




























Ranuli Biswas



[Handwritten Signature]
Asst. District Sub-Registrar
Coimbatore, Dist. Coim.

28 FEB 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
1		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
						
2		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
						
3		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
						



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Officer, District Sub-Registrar
Cossipore, Dum Dum

28 FEB 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
Surya Kumar Singh		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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adi. District Sub-Registrar
Cassipora, Dum Dum

28 FEB 2025



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



192024250423744111

GRN Details

GRN:	192024250423744111	Payment Mode:	Online Payment
GRN Date:	27/02/2025 16:47:26	Bank/Gateway:	State Bank of India
BRN :	IK0DDHACB7	BRN Date:	27/02/2025 16:48:41
GRIPS Payment ID:	270220252042374410	Payment Init. Date:	27/02/2025 16:47:26
Payment Status:	Successful	Payment Ref. No:	2000437268/4/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	SURAJ KUMAR GUPTA
Address:	47/25A, Ramkrishna Ghosh Road Pin 700050
Mobile:	9163534282
Depositor Status:	Others
Query No:	2000437268
Applicant's Name:	Mr SITANGSU DASGUPTA
Identification No:	2000437268/4/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	27/02/2025
Period To (dd/mm/yyyy):	27/02/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000437268/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	7071
2	2000437268/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	10028
			Total	17099

IN WORDS: SEVENTEEN THOUSAND NINETY NINE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1506-02205/2025	Date of Registration	28/02/2025
Query No / Year	1506-2000437268/2025	Office where deed is registered	
Query Date	12/02/2025 7:15:13 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SITANGSU DASGUPTA 60, Rafi Ahmed Kidawi Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831225148, 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], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 35,15,624/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,121/- (Article:48(g))		Rs. 10,028/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






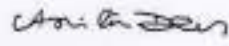


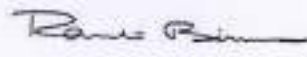
District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramkrishna Ghosh Road, , Premises No: 8B, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13 Chatak	30,00,000/-	30,00,000/-	Property is on Road Adjacent to Metal Road, .Last Reference Deed No :1506-I -05882-2023
Grand Total :				1.3406Dec	30,00,000 /-	30,00,000 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	5,00,000/-	5,15,624/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 550 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1100 sq ft	5,00,000 /-	5,15,624 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs AMITA DUTTA Wife of Mr Sagar Kumar Dutta Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office</p>	<p>Photo</p>  <p>28/02/2025</p>	<p>Finger Print</p>  <p>LT1 28/02/2025 Captured</p>	<p>Signature</p>  <p>28/02/2025</p>
<p>47/23, Ramkrishna Ghosh Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AJxxxxxx2P, Aadhaar No: 76xxxxxxxx0189, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs ANITA DAS Wife of Mr Sukhamoy Das Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office</p>	<p>Photo</p>  <p>28/02/2025</p>	<p>Finger Print</p>  <p>LT1 28/02/2025 Captured</p>	<p>Signature</p>  <p>28/02/2025</p>
<p>15/1/5,Hiralal Mukherjee Lane, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BHxxxxxx0R, Aadhaar No: 51xxxxxxxx4529, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs RANITA BISWAS Wife of Mr Chiranjib Das Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office</p>	<p>Photo</p>  <p>28/02/2025</p>	<p>Finger Print</p>  <p>LT1 28/02/2025 Captured</p>	<p>Signature</p>  <p>28/02/2025</p>
<p>232 Salt Lake Sector 2, City:- , P.O:- Sechbhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AUxxxxxx6G, Aadhaar No: 27xxxxxxxx6931, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURAJ KUMAR GUPTA (Presentant) Son of Mr Ananda Kumar Gupta Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	 28/02/2025	 LTI 28/02/2025 Captured	Signature  28/02/2025
Son of Mr Ananda Kumar Gupta 47/25A, Ramkrishna Ghosh Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CQxxxxxx3A, Aadhaar No: 24xxxxxxxx9469, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITANGSU DASGUPTA Son of Late Pramode Ranjan Dasgupta 60, Rafi Ahmed Kidawi Road, City:- , P.O:- Bangur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	 28/02/2025	 Captured 28/02/2025	 28/02/2025
Identifier Of Mr SURAJ KUMAR GUPTA, Mrs AMITA DUTTA, Mrs ANITA DAS, Mrs RANITA BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs AMITA DUTTA	Mr SURAJ KUMAR GUPTA-0.446875 Dec
2	Mrs ANITA DAS	Mr SURAJ KUMAR GUPTA-0.446875 Dec
3	Mrs RANITA BISWAS	Mr SURAJ KUMAR GUPTA-0.446875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs AMITA DUTTA	Mr SURAJ KUMAR GUPTA-366.66666700 Sq Ft
2	Mrs ANITA DAS	Mr SURAJ KUMAR GUPTA-366.66666700 Sq Ft
3	Mrs RANITA BISWAS	Mr SURAJ KUMAR GUPTA-366.66666700 Sq Ft

Endorsement For Deed Number : I - 150602205 / 2025

On 28-02-2025

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

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

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

Presented for registration at 14:04 hrs on 28-02-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SURAJ KUMAR GUPTA ,Claimant.

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 35,15,624/-

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

Execution is admitted on 28/02/2025 by 1. Mr SURAJ KUMAR GUPTA, Son of Mr Ananda Kumar Gupta, 47/25A, Ramkrishna Ghosh Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business. 2. Mrs AMITA DUTTA, Wife of Mr Sagar Kumar Dutta, 47/23, Ramkrishna Ghosh Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife. 3. Mrs ANITA DAS, Wife of Mr Sukhamoy Das, 15/1/5,Hiralal Mukherjee Lane, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife. 4. Mrs RANITA BISWAS, Wife of Mr Chiranjib Das, 232 Salt Lake Sector 2, P.O: Sechbhawan, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife

Identified by Mr SITANGSU DASGUPTA, . . Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,028.00/- (B = Rs 10,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 4:48PM with Govt. Ref. No: 192024250423744111 on 27-02-2025, Amount Rs: 10,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DDHACB7 on 27-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 219200, Amount: Rs.50.00/-, Date of Purchase: 11/12/2024, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 4:48PM with Govt. Ref. No: 192024250423744111 on 27-02-2025, Amount Rs: 7,071/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DDHACB7 on 27-02-2025, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2025, Page from 64248 to 64283
being No 150602205 for the year 2025.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.03.03 14:03:43 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 03/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.