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पश्चिम बंगाल WEST BENGAL

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Addl. Distict Sub Registrar
Garia, South 24 Parganas

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DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF
ATTORNEY

This DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY made on this the 4th day of July,
2025 (A.D.)

E1 JUL 2025

NO. 184 Date: _____ Rs 100.00
Name: Debasish Roy (Adv)
Address: Alipore Police Court
Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027
Kul-27

Signature of Vendor



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Identified by
Debasish Roy
Advocate
Alipore Police Court
Kul-27

BETWEEN

1. **Mr. SUDIPTA SENGUPTA (PAN No. BLKPS4137E & AADHAAR No. 2615 1893 1801, D.O.B. – 06.05.1977)** son of Late Suhrid Kumar Sengupta, by faith- Hindu, by occupation – business, by Nationality-Indian, residing at 37, Lake Garden, Laskarpur, P.S. Narendrapur (formerly – Sonarpur), P.O. Laskarpur, P.I.N. – 700153, District – South 24 Parganas.

Hereinafter called and referred as the “**LANDOWNERS**” (which term or expression shall unless otherwise excluded by repugnant to the context or subject be deemed to mean and include all their respective legal heirs, executors, representatives, administrators and assign) of the **FIRST PART**.

AND

2. “**SUNRISE CONSTRUCTION**” (PAN No. AEWFS3068N), a partnership firm, having its office at 95, Lake Gardens, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas represented by its partners namely (1) **Mr. AVIJIT DAS (PAN No. AGSPD8531F & AADHAAR No. 8459 7315 1445)** son of Sudhir Kumar Das, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 26, Lake Garden, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas and (2) **Mr. SANJAY DAS (PAN No. AUAPD1846P & AADHAAR No. 5782 6603 2420)** son of Manmatha Das, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 95, Lake Garden, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas, West Bengal

Hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless otherwise excluded by repugnant to the context or subject be deemed to mean and include its respective legal heirs, executors, representatives, administrators and assigns) of the **SECOND PART**.



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WHEREAS :-

- A. **Partition of India:** After the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.
- B. **Refugee Rehabilitation:** (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta of LOP- 37, Garia Laskarpur, G.S. Scheme, Police Station- Sonarpur (now Narendrapur), Post Office- Laskarpur, Kolkata- 700153, District- South 24 Parganas, were such persons who had to come to use and occupy a piece of land more fully described in the Schedule hereunder and said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation and the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in C.S. Dag No. 758(P), 759(P), 58(P) of Mouza - Laskarpur under P.S. Narendrapur (formerly Sonarpur) in District - South 24 Parganas under the provisions of the L.D.P. Act 1948/ L.A. Act I of 1894 including the plot, acquired by the said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta.
- C. **Gift Deed :** It has been decided by the Government of West Bengal to make a gift of the said plot of land in favour of (1) Late Suhrid Kumar Sengupta, (2) Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta so as to confer absolute right title and interest in he said land where they have been residing peacefully for a long time more fully described in the Schedule below and subsequently by the way of an Indenture made on



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13.04.1993, registered in the office of A.D.S.R. Alipore, South 24 Parganas, duly recorded in Book No. I, Volume No. 8, Pages from 41 to 44, Being No. 536 for the year 1993., the Governor of the State of West Bengal being the Donor through the Refugee Relief and Rehabilitation Department of Government of West Bengal gifted and transferred ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza - Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station -Narendrapur (formerly Sonarpur), P.I.N. - 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas in favour of (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta, being the Donee mentioned therein the said Deed.

D. **Mutation:** After that said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta became the absolute and joint owners of the aforesaid property got their names mutated in the office of Rajpur Sonarpur Municipality vide Municipal Holding No. 54, Street- Lake Garden, under Ward No. 31, P.I.N. - 700153 and used to pay all his taxes to the respected authority and authorities time to time and thus each of them individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below.

E. **Ownership of Late Suhrid Kumar Sengupta, and others:** Thus under the above mentioned facts and circumstances (1) Late Suhrid Kumar Sengupta, (2) Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta became the absolute and joint owners of ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less



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together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas.

- Thus Late Suhrid Kumar Sengupta, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Nirode Baran Sen @ Nirod Baran Sengupta, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below.

- F. **Demise of Suhrid Kumar Sengupta:** While peacefully enjoying his undivided share in the aforesaid property more fully described in the Schedule below Suhrid Kumar Sengupta died intestate on 24.05.2024, leaving behind his wife namely (1) Swapna Sengupta, one son namely (2) Sudipta Sengupta and one daughter namely (3) Sangita Jana to jointly inherit his aforesaid undivided 1/4th share i.e. 12 Chatak land more or less as legal heir and successors and each legal heir individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below.



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- Thus Swapna Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Sudipta Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Sangita Jana, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;

G. **Demise of Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen:** While peacefully enjoying his undivided share in the aforesaid property more fully described in the Schedule below Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen died intestate on 07.09.2022, leaving behind his wife namely (1) Mrs. Rina Sen @ Rina Sengupta, one son namely (2) Mr. Supratim Sen @ Supratim Sengupta and one daughter namely (3) Mrs. Suparna Sen @ Suparna Sengupta to jointly inherit his aforesaid undivided 1/4th share i.e. 12 Chatak land more or less as legal heir and successors and each legal heir individually became the owner of undivided 1/12th share share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below.

- Thus Mrs. Rina Sen @ Rina Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Mr. Supratim Sen @ Supratim Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- Thus Mrs. Suparna Sen @ Suparna Sengupta, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below .



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H. **Ownership of Swapna Sengupta and others:** Thus under the above circumstances (1) Swapna Sengupta, (2) Sudipta Sengupta, (3) Sangita Jana, (4) Mrs. Rina Sen @ Rina Sengupta, (5) Mr. Supratim Sen @ Supratim Sengupta, (6) Mrs. Suparna Sen @ Suparna Sengupta, (7) Nirode Baran Sen @ Nirod Baran Sengupta and (8) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta became the absolute and joint owners of the landed property i.e. A.I. THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas .

Name	Total Land	Share	Area
Swapna Sengupta	3 Katha	Undivided 1/12th Share	4 Chatak
Sudipta Sengupta		Undivided 1/12 Share	4 Chatak
Sangita Jana,		Undivided 1/12th Share	4 Chatak
Mrs. Rina Sen @ Rina Sengupta		Undivided 1/12th Share	4 Chatak
Mr. Supratim Sen @ Supratim Sengupta		Undivided 1/12th Share	4 Chatak
Mrs. Suparna Sen @ Supparna Sengupta,		Undivided 1/12th Share	4 Chatak
Nirode Baran Sen @ Nirod Baran Sengupta		Undivided 1/4th share	12 Chatak
Pramode Ranjan Sengupta @ Promod Ranjan Sengupta		Undivided 1/4th share	12 Chatak
Total			48 Chatak



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I. Gift by Mr. Nirode Baran Sen @ Nirod Baran Sengupta: By the way of a Deed of Gift dated 04/07/2025 registered in the office of A.D.S.R. Garia, duly recorded in book no. 1, being no. I-162903193 for the year 2025 (1) Mr. Nirode Baran Sen @ Nirod Baran Sengupta, gifted out and transferred his undivided 1/4th share i.e., 12 Chatak land more or less bastu land out of total land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza - Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station -Narendrapur (formerly Sonarpur), P.I.N. - 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas in favour of Mr. Sudipta Sengupta (Landowner herein).

Sudipta Sengupta

J. Gift by Mrs. Swapna Sengupta and other: By the way of a Deed of Gift dated 04/07/2025 registered in the office of A.D.S.R. Garia, duly recorded in book no. 1, being no. I-162903210 for the year 2025 (1) Mrs. Swapna Sengupta and (2) Mrs. Sangita Jana, gifted out and transferred their undivided 1/6th share i.e., 8 Chatak land more or less bastu land out of total land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza - Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station -Narendrapur (formerly Sonarpur), P.I.N. - 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas in favour of Mr. Sudipta Sengupta (Landowner herein).

Sudipta Sengupta

K. Sale by Mr. Pramode Ranjan Sengupta @ Promod Ranjan Sengupta and other: By the way of a Deed of Conveyance dated 04/07/2025 registered in the office of A.D.S.R. Garia, duly recorded in book no. 1, being no. I-162903194 for the year 2025 (1) Mr. Pramode Ranjan Sengupta @ Promod Ranjan Sengupta and (2) Mrs. Rina Sen @ Rina

Sudipta Sengupta

M/s. SUNRISE CONSTRUCTION

Avi / S. Das Sanjay Das

Partner

Partner

M/s. SUNRISE CONSTRUCTION

Avi / S. Das Sanjay Das

Partner

Partner

M/s. SUNRISE CONSTRUCTION

Avi / S. Das Sanjay Das

Partner

Partner

পরিচালক

সহকারী

সহকারী কমিশনার

সহকারী

সহকারী কমিশনার

সহকারী



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Sengupta, (3) Mr. Supratim Sen @ Supratim Sengupta and (4) Mrs. Suparna Sen @ Suparna Sengupta sold out, transferred and conveyed their undivided 1 Katha 8 Chatak equivalent to 24 Chatak land more or less bastu land out of total land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas in favour of Mr. Sudipta Sengupta (Landowner herein).

- L. **Absolute ownership of landowner:** Thus under the above circumstances (after the above mentioned three separate registered Deed and being the owner of undivided 4 chatak land more or less) Mr. Sudipta Sengupta (Landowner herein) overall became the absolute owner of ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas more fully described in the **FIRST SCHEDULE** below.
- M. **Offer by the Developer:** With a view to developing the First Schedule property by erecting a multistoried building thereon the owners herein were in search of a Developer and after coming to know the said intention of the land owners, the Developer, the party of the Second Part made an offer to develop the said property at the cost and expenses of the developer herein and in such a manner as to serve the purpose of the land owners in terms of its requirement entered into this Development Agreement under the terms and conditions hereunder written.



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- N. **Acceptance by the landowner:** The Developer has been informed about the acceptance of the proposal of developing the said FIRST SCHEDULE property by constructing an multistoried building on the said land more fully described in the FIRST SCHEDULE below and has proposed the developer, herein, to undertake the said development work and the developer, herein, upon making inspection and search become satisfied to the marketable title of the said land and the developer has agreed with the said proposal of the land owners under certain terms and conditions concerning the project and finally entering into this Agreement.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulation in writing such as to avoid future complication, if any.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS
HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES as
follows:**

ARTICLE – I

DEFINITIONS

1. That in these presents, it is repugnant to or inconsistent with the context:-
 - 1.1 The **Landowner** shall mean the said **Mr. SUDIPTA SENGUPTA** (PAN No. **BLKPS4137E & AADHAAR No. 2615 1893 1801, D.O.B. – 06.05.1977**) son of Late Suhridd Kumar Sengupta, by faith- Hindu, by occupation – business, by Nationality-Indian, residing at 37, Lake Garden, Laskarpur, P.S. Narendrapur (formerly – Sonarpur), P.O. Laskarpur, P.I.N. – 700153, District – South 24 Parganas and further mean and include all their respective legal heirs, executors, representatives, administrators and/ or assign as the case may be.
 - 1.2 The **Developer** shall mean “**SUNRISE CONSTRUCTION**” (PAN No. **AEWFS3068N**), a partnership firm, having its office at 95, Lake Gardens, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas represented by its partners namely (1) **Mr. AVIJIT DAS** (PAN No. **AGSPD8531F & AADHAAR No. 8459 7315 1445**) son of Sudhir Kumar Das, by faith – Hindu, by nationality – Indian, by



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occupation – Business, residing at 26, Lake Garden, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas and (2) **Mr. SANJAY DAS (PAN No. AUAPD1846P & AADHAAR No. 5782 6603 2420)** son of Manmatha Das, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 95, Lake Garden, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas, West Bengal further include all its successor or successors – in interest, executors and administrators as the case may be.

- 1.3 The said **Premises** shall mean **ALL THAT** piece and parcel of bastu land admeasuring about **3 Katha equivalent to 4.94999 decimal** be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – **Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding **L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of **Rajpur Sonarpur Municipality**, under the jurisdiction of **A.D.S.R. Garia, South 24 Parganas** more fully described in the **FIRST SCHEDULE** below.
- 1.4 The **Building** shall mean a proposed multi storied building to be constructed at the said Premises as per building plan, to be sanctioned by **Rajpur- Sonarpur Municipality**.
- 1.5 **Architect** shall mean such Architect/s as may be appointed from time to time by the Developer at his own costs and expenses for designing planning and supervising the proposed building at the said premises.
- 1.6 **Unit** shall mean any independent flat in the building which is capable of being exclusively owned, used and /or enjoyed by any unit owners and which is not the common portions.
- 1.7 The **Covered Area** shall mean inside area plus proportionate area of four sides wall and proportionate share of stair.



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- 1.8 The **Super -Built-Up Area** shall mean the total area of the unit by the Architect for the time being of the building plus proportionate share of common areas as shall be determined by the developer in the consultation with the owner and the architect and aggregate of both shall be deemed to be super built up area of the unit.
- 1.9 **Sanctioned Plan/Plans** shall mean and include the new building plan for the proposed multi storied building to be erected upon the said premises, to be sanctioned by the Rajpur- Sonarpur Municipality.
- 1.10 The **Landowners' Allocation** shall mean (1) **50% built up area on the First Floor (North – East- West Side)**, (2) **50% built up area of Second Floor (North – East – West Side)** and (3) **One Shop Room on the Ground Floor** admeasuring about **100 Sq.ft. built up area** of the proposed building according to the building plan sanctioned by the Municipality together with proportionate share of land and common area, facilities and amenities. Be it precisely mentioned here that after the completion of the building within stipulated period of time the Developer shall hand over the landowner's allocation to the landowner. Be it also mentioned here that the Landowner shall get from Developer a lump sum amount of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** as forfeit money more particularly described in the **"SECOND SCHEDULE"**
- 1.11 The **Developer's Allocation** shall mean the **remaining portion** of the building of the entire property after handing over Landowner's allocation together with proportionate share of land and common area, facilities and amenities more particularly described in the **"THIRD SCHEDULE"** written hereunder.
- 1.12 **Floor Area Ratio** shall mean the maximum floor area ratio available for construction of the premises according to the prevailing municipal law considering the total area of the said First Schedule premises.
- 1.13 The **Common Areas** shall mean and include outside corridors, stairways, passage ways, common lavatories, stair cover, pump rooms, roof of the



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building underground water reservoir overhead water tank and other areas meant for common enjoyment of the buyers/ occupants.

- 1.14 The **Facilities And Amenities** shall mean and include stair ways, water pumps and overhead and underground water reservoirs provided in the building in the said premises for common enjoyment of all the buyers/occupants.
- 1.15 The **Transferor** shall mean the landowner and the developer.
- 1.16 The **Transferee** shall mean any person, firm, company, association of persons or co-operative society to whom any flat/unit is to be transferred by the Landowner/Developer.
- 1.17 **Time of Completion** shall mean the time period of **24 months** from the date of sanction of building plan. The Developer shall complete the building and deliver the peaceful vacant physical possession of the Owners' allocation within 24 months from the date of sanction of the proposed building plan. The time may be extended due to unavoidable circumstances arises if any by mutual consent of both the parties but the same shall not be extended for more than 6 months in any circumstances. If the Developer fails or neglect to handover the possession of the owners' allocation within the said stipulated time then in that case the owners' shall have right to take legal steps with due process of law.
- 1.18 The present agreement shall deemed to have been commenced with immediate effect i.e., from the date of execution of the present agreement.

ARTICLE – II

LANDOWNERS' REPRESENTATION

- 2.1 The Landowners are the joint and absolute owners in respect of the property more fully described in the First Schedule hereunder written.
- 2.2 There are no suits, litigations or legal proceedings in respect of the property
- 2.3 No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.



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- 2.4 The right, title and interest of the Owners in the property are free from all the encumbrances and the Owners have a marketable title thereto.
- 2.5 The premises or any part thereof is at present not affected by any requisitions/acquisitions/any alignment of any authority/authorities under any law and/or otherwise nor any notice/intimation about any such proceedings has been received or come to the notice of the Owner.
- 2.6 Neither the property nor any part thereof has been attached and/or is liable to be attached due to Income Tax Revenue or any other public demand.
- 2.7 The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

ARTICLE – III

LANDOWNERS' RIGHTS & OBLIGATION

- 3.1 The Owners will get the Owner's allocation described in the Second Schedule hereunder written without any hindrances from the Developer.
- 3.2 The Owners shall deliver the original copy of the Title Deed or Deeds or any other documents from their custody to Developer.

ARTICLE – IV

LANDOWNERS' OBLIGATION

- 4.1 The Owners shall answer and comply with all the requisitions made by the Advocate of the Developer for establishing the title of the Owners in respect of the property shall make out a remarkable title, if encumbered any manner. The Owner shall remain liable to rectify all the latent defects in the title, if any at his costs and expenses. The Owners will make the delivery of peaceful, vacant physical possession of the said property to the Developer before the construction of the building as desire by the Developer free from all the encumbrances. The Developer will be authorized to construct and complete the building at his cost and as per the specifications mentioned herein without any interference or hindrances from the side of the Owners.
- 4.2 During the continuance of this Agreement the Owners shall not let out a fresh grant, lease, mortgage and/or create any charge in respect of the property or any portion thereof without the consent in writing of the Developer and the Developer for the time being assist the Owners.



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- 4.3 The Owners will, if required, execute agreement for sale in respect of sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flats pertaining to the Developer's allocation for registration at the cost of the Developer and/or its nominee.
- 4.4 The Developer with the execution of this Agreement shall request the Owners to delivery of all the original documents in relating with their title or property. And the Owners are always bound to comply that.
- 4.5 The Owners will solely be responsible for delivering the peaceful vacant physical possession of the property to the Developer, free from all the encumbrances.
- 4.6 The Owners will extent all the reasonable cooperation to the Developer for effecting the construction of the said building.
- 4.7 The Owner's shall, if required, from time to time, transfer to the Developer and/or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession, the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Municipality Deceleration, Gift to Municipality, if any, shall be borne and paid by the Developer.
- 4.8 In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- 4.9 The Owners shall, if required, from time to time, grant such further Power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/or construction of the building and/or portion thereof and to receive all the amount in pursuance thereof.
- 4.10 That the Owners shall be liable to pay all the previous taxes, mutation expenses in respect of the above noted property



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ARTICLE - V
DEVELOPER'S RIGHTS

- 5.1 The Developer will have the exclusive right to build and complete at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the premises with joint effort of the Owners and the Developer.
- 5.2 In the event of any dispute, both the parties will amicably settle the matter.
- 5.3 The Developer will have the exclusive right to commercially exploit the Developer's allocation. The Developer will have full right and absolute authority to enter into any sale agreement/sale with any intending purchaser/purchasers in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- 5.4 The Developer will be entitled to occupy and use the property Subject To the terms and of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary size office and/or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch and ward staffs after getting possession of the said property from the Owner.
- 5.5 Upon being inducted into the premises, the Developer will be at liberty to do all the works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain the temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.
- 5.6 The Developer will be entitled to receive, collect allocation from the intending purchaser in respect of the units/spaces/car parking spaces appertaining to the Developer's allocation without creating any personal and/or financial liability upon the Owners.
- 5.7 The Developer to cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities from time to time for the betterment of project.
- 5.8 The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, i sleek brick and other building materials for the construction of the building.



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- 5.9 The Developer will be entitled to deliver the unit pertaining to the Developer's allocation to the intending purchaser/purchasers.
- 5.10 The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the Developer's allocation by the virtue of the Power of Attorney to be given by the Owner to the Developer or its nominee.
- 5.11 The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of the commercial exploitation of the Developer's allocation.
- 5.12 The Owners shall give such cooperation to the Developer and sign all the papers, confirmation and/ or authorities as may be reasonably required by the Developer from time to time for the project, at the cost and expenses of the Developer.
- 5.13 The Developer shall have the right to demolish the existing structure and taken over the existing materials if any.

ARTICLE – VI
DEVELOPER'S OBLIGATION

- 6.1 The Developer will deliver the Flats/Units and other constructed spaces under the Owner's allocation Flats complete in all the respect including the electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks L.e. habitable condition to the Owners within stipulate period of time from the date of sanction of building plan. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of both the parties. In the event of any disputes regarding the vacant possession, both the parties will amicably settle the matter according to the situation.
- 6.2 All costs, charges, expenses and responsibility for the construction of the building and/or the development of the said premises shall be borne and paid by the Developer exclusively. The Developer will complete the Owner's allocation with the specification annexed hereto.
- 6.3 The Developer will construct the building with ISI standard materials available in the market.
- 6.4 The Developer will bear all the costs arising out of the construction of the building.
- 6.5 The Developer will bear all the liabilities and imposition in respect of the premises and/or part thereof from the date of taking possession of the premises



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till the Developer delivers the Flats/ Units and other construction spaces under the Owner's allocation to the Owner from the date of the Owner's allocation is landed over to the Owners, complete and made habitable in terms hereof, the Owners shall be responsible to pay and bear the outgoings and impositions in respect of the Owner's allocation whereas, the Developer will remain responsible for the liabilities and imposition on the Developer's allocation.

- 6.6 After completion of construction of the new building the Developer at its own cost and expenses shall obtain completion certificate from the Rajpur Sonarpur Municipality for the new building.
- 6.7 The Developer shall submit the building Plan to Rajpur Sonarpur Municipality within next 6 (Six) months from the date of execution of this Indenture.
- 6.8 The Developer shall provide a collapsible gate at the entrance of the Flat of landowner and the colour of landowner's flat will be of Asian Paints/ Royal Shyne.
- 6.9 The Septic Tank will be on the North – West side of the entire premises.

ARTICLE – VII

INDEMNITY

- 7.1 The Developer indemnifies the Owners against all the claims, accidents, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- 7.2 The Developer will indemnify and keep the Owner indemnified in respect of all the costs, expenses, liabilities, claims, and/ or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- 7.3 The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- 7.4 The Developer indemnifies the Owners against all the claims or demand that may be made due to any things done by the Developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- 7.5 The Developer indemnifies the Owners against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever including any accident of other loss.



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- 7.6 The Developer indemnifies the Owners against any demand and/or claim made by the unit holder in respect of the Developer's allocation.
- 7.7 The Developer indemnifies the Owners against any action taken by the Municipality and/or other authority for any illegal or faulty construction or otherwise of the building.
- 7.8 The Developer hereby agrees with the Owners not to do any act, deed or things whereby the Owners will be prevented from enjoying in the property, , selling, disposing, assigning of any of Owner's allocation in the property.

ARTICLE – VIII

COMMON UNDERSTANDING

- 8.1 In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owner hand over the vacant and peaceful possession of the premises to the Developer, then the Owner shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owner's allocation to the Owners, where after the Owner's shall be responsible for their allocation and the Developer for their allocation.
- 8.2 The Owners shall be solely and exclusively entitled to the Owner's allocation and the Developer's allocation in the newly constructed building along with common service area as per Proposed plan.
- 8.3 The Owner's allocation shall be raised and constructed by the Developer for and on behalf of the Owner. The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owner and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper **Subject To However** the general restrictions for mutual advantage inherent in the Owner's allocation. They will also be at liberty to enter into an agreement for sale of their respective allocation **Save That** insofar as the same relates to common areas (as described in the Fourth Schedule hereto) common expenses (as described in the Fifth Schedule hereto) and other matter of common Interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as drawn



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by the Advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat buildings in Rajpur Sonarpur Municipality

- 8.4 The Developer will be entitled to all such monies receivable in respect of the Developer's allocation Provided However that the monies payable and/ or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owners till formation of the society or any Owner's association of the unit Owners
- 8.5 The Developer will provide electricity connection for the said building including the Owner's allocation and the Owner and/or their nominees shall reimburse for their individual meter as required to obtain electricity from the WBSEDCL to the Developer
- 8.6 Upon completion of the building, all the flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building
- 8.7 If no required by the Developer, the Owner shall join and/or cause such persona na may be necessary to join as confirming parties in any documents conveyance and/ or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the Developer's allocation.

ARTICLE – IX

COMMON RESTRICTION

- 9.1 Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful loving of the other occupiers of the building.
- 9.2 Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- 9.3 Both the parties shall abide by all laws, bye-laws, rules and regulation of the competent authority in enjoying the occupation of the building
- 9.4 Both the parties will jointly form a committee to look after the maintenance of the building. But with the Owners tale possession of the Owner's allocation and the Developer sale major parts of its allocation, the Developer will have no liability to the said committee and/ or any association to be formed.



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- 9.5 Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- 9.6 Both the parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building giving notice in writing.
- 9.7 Both the parties will bear proportionate tax, maintenance cost, and day to day expenditure of their respective allocation after completion and delivery of possession of the building.

ARTICLE - X MISCELLANEOUS

- 10.1 The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- 10.2 Through this Agreement no transfer of right, title or interest in respect of the said property has been assigned to the Developer herein absolutely.
- 10.3 Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.
- 10.4 The material and brand used for construction of internal side of each flat of the building what any deviation of Developer's Allocation and Owner's allocation
- 10.5 The Developer shall solely liable for construction of New Building and security arrangement and the owner shall not be responsible in or any person or any mean for any mishap, accident of in any labour if occurred during construction of the New building
- 10.6 Penalty Rs.10,000/- per month if not hand over the owner's allocation after 24 Months of the Owner's Allocation after sanction of building plan.
- 10.7 If any dispute arises between the parties then the said dispute will be solved by the two Arbitrators (one Arbitrator for one party basis) set by the both parties and the said Arbitrators shall solve the dispute mutually. Moreover if the said Arbitrators fail to solve the said dispute between the parties then the decision/ orders/ judgment of concerned L.d. Court will be final.



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ARTICLE – XI

FORCE MAJEURE

- 11.1 The parties hereof shall not considered to be held responsible and liable for any obligation performance of which would have been prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".
- 11.2 "Force Majeure" shall mean flood, earthquake, riot, war, storm, tempest, strike, lockdown due to pandemic Covid-19 and / or any other act or commission beyond the control of the parties hereto.
- 11.3 Save and except what has been specifically stated hereunder all dispute and differences between the parties hereof arising out of the meaning, construction import of the present agreement for development or with regard to their respect right and liabilities vide terms of the agreement (barring the inherent right of the landowner hereof regarding cancellation of the developer hereto) shall be adjudicated by reference to Arbitration of 2 (two) independent Arbitrators, each of whom are to be appointed by the respective parties, who shall jointly appoint an Umpire at the commencement of the reference and the Award of the Arbitrators or Umpire shall be final and binding upon the parties hereof.
- 11.4 Notwithstanding the Arbitration clause as refereed to hereinbefore the respective right to sue for Specific Performance of the present Agreement by either of the parties hereof against the other as per the terms of this agreement shall remain unaffected.

ARTICLE – XI

JURISDICTION

The Courts which have the territorial jurisdiction to entertain and determine all action, suits and proceedings arising out of the present agreement for development between the parties hereof.

STATUTORY PARA

Be it noted that by this Development Agreement and the related Developer Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document/for transfer of property as per provisions laid down in the said documents as a Developer



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without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/ Final Document for transfer of property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE BY PRESENTS, THAT, Mr. SUDIPTA SENGUPTA (PAN No. BLKPS4137E & AADHAAR No. 2615 1893 1801, D.O.B. – 06.05.1977) son of Late Suhrid Kumar Sengupta, by faith- Hindu, by occupation – business, by Nationality-Indian, residing at 37, Lake Garden, Laskarpur, P.S. Narendrapur (formerly – Sonarpur), P.O. Laskarpur, P.I.N. – 700153, District – South 24 Parganas, hereinafter referred to and called as the **LANDOWNER/ PRINCIPAL** do hereby nominate, authorise, constitute and appoint **“SUNRISE CONSTRUCTION” (PAN No. AEWFS3068N)**, a partnership firm, having its office at 95, Lake Gardens, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas represented by its partners namely (1) **Mr. AVIJIT DAS (PAN No. AGSPD8531F & AADHAAR No. 8459 7315 1445)** son of Sudhir Kumar Das, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 26, Lake Garden, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas and (2) **Mr. SANJAY DAS (PAN No. AUAPD1846P & AADHAAR No. 5782 6603 2420)** son of Manmatha Das, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 95, Lake Garden, Laskarpur, P.S. Narendrapur (formerly Sonarpur), P.O. Laskarpur, P.I.N. - 700153, District – South 24 Parganas, West Bengal, to be our **true and lawful constituted Attorney** for us in our name and on our behalf to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things relating to the said premises that is say :

1. To look after, manage, supervise, hold, maintain and do all and every things necessary or in any manner connected with or having reference to the said premises belonging to us in our name and on our behalf.



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2. To represent and to appear on our behalf in all Original, Appellate, Civil Suits and Criminal Cases, Rajpur Sonarpur Municipality, W.B.S.E.D.C.L., Zila and Block Land & Land Reforms Office, Authorities under the Town and country planning Act, and before all other Statutory and local bodies as and when necessary for the purpose of and/ or relating to all matter concerning the development of my said premises by constructing there upon a multi storied building.
3. To sign, verify and file applications, forms, building plans, documents and papers before the concerned Municipality or before other Statutory Authorities for the purpose of maintenance, administration, development and construction of building on the said premises.
4. To sign, execute, submit and to take delivery of site plan, building plan, building occupancy/ completion certificate or any revised modified building plan/s, document, statements, undertakings, Affidavits, declaration, indemnity bond and all other related paper that may be required for having the building plan sanctioned and/ or sanction of modified/ revised plan by the authorities of the Municipality in respect of construction of building on the said premises.
5. To construct a multistoried building upon the Scheduled Property as per the sanctioned building plan provided by the Municipality by appointing labours, masons, machines and also to appoint contractor or contractors for completion of newly multi storied building upon the said premises.
6. To sign and execute any agreement for sale/ memorandum etc. towards sale and transfer of any flat/s, units and /or other constructed spaces of the newly constructed building fallen under Developer's allocation in terms of the registered development agreement/registered supplementary development agreement together with proportionate share of land attributable thereto of the said premises in favour of the intending purchaser/s as our constituted attorney.



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7. To pay all Municipal and other statutory rents, rates and taxes in respect of the said premises as and when the same will become due and payable and to obtain proper receipt in respect thereof.
8. To sign and execute any agreement for sale, instrument, Deed of Conveyance or document for the purpose of transferring in proportionate share of the said premises or any part or portion thereof together with any flat/unit of the newly constructed building fallen under developer's allocation to the intending purchaser or purchasers on such terms and conditions that the attorney at its absolute discretion may deem fit and proper.
9. To accept any amount by cheque/draft/NEFT/RTGS etc. in the name of the attorney against agreement for sale/memorandum, deed of conveyance or conveyances from the intending purchaser or purchasers and to be entitled to nominate the intending purchaser or purchasers for sale and /or transfer of any part or portion of the newly constructed building fallen under developer's allocation in terms of the registered development agreement/supplementary development agreement together with undivided and proportionate share of land attributable thereto of the said premises.
10. To sign, execute and present for registration any agreement for sale, memorandum, deed of conveyance or conveyances etc. in my name and on my behalf as my lawful constituted attorney in favour of the intending purchaser/s of flat/unit of the building fallen under developer's allocation together with proportionate, undivided share of land attributable thereto of the said premises and to present the said agreement for sale, memorandum, deed of conveyance or conveyances for registration on my behalf before the competent registration authority.
11. To apply for and obtain temporary or permanent connections of electricity, water supply, cooking gas, telephone line, sewerage/drainage line and/or connections of any other utilities that may be required for the decent habitation of the new building on the said premises on my behalf as my constituted attorney.



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12. To receive the consideration money from the purchaser/s in the name of the authority towards sale and transfer of the flat/unit/constructed spaces of the building fallen under developer's allocation together with proportionate share of land attributable thereto of the said premises and to grant proper receipt there for and to give full discharge to the purchaser/s in my name and on my behalf as my duly appointed constituted attorney.
13. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
14. To instruct the Advocate/ Lawyers for preparing and / or drafting such agreement, deed/s, documents and other such papers that may be necessary for the purpose of sale and transfer of any part or portion of the building over above the said premises fallen under developer's allocation.
15. To appear and represent us before the registrar of Assurances, District Sub Registrar, Additional District Sub-registrar, Metropolitan Magistrate, Notary Public and before other officer or officers or Authority or Authorities having jurisdiction over and above the said premises and to present for registration and acknowledge and register or have registered and perfected all agreement for sale, deed of conveyance or conveyances, memorandum, instrument, writings etc. executed in our names and on our behalf as our duly appointed constituted attorney relating to sale and transfer of flat/s, unit/s and other constructed spaces of the newly constructed multistoried building fallen under developer's allocation in full compliance of the terms and conditions of the registered development agreement/supplementary development agreement as We could do the same if personally and / or physically present.
16. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, memo of appeal or any other document or papers in any proceedings in our names and on our behalf relating to the said premises or construction of the newly building in any way connected therewith.



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17. For all or any of the purposes herein before stated and to appear and represent myself before all such authorities having jurisdiction over and above the said premises and to sign, execute and submit all papers and documents for development and construction of the newly constructed building on the said premises or in any way connected/related therewith.

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of us the said Attorney ought to be done execute and performed in relation to the said property standing in our names or our concern engagements or affairs ancillary and incidental thereto as fully and effectually as we could do the same if we personally present.

AND We do hereby agree and undertake to ratify all and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do execute or perform in exercise authorities and liberties hereby conferred upon under and by virtue of this power of attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire Premises)

ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No. 57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas together with other easements right, hereinafter referred to as the “**SAID PROPERTY**”, butted and bounded as follows:-

ON THE NORTH	:	LOP No. 33
ON THE SOUTH	:	15 Feet Wide Municipal Road
ON THE EAST	:	LOP No. 38
ON THE WEST	:	25 Feet Wide Municipal Road



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THE SECOND SCHEDULE AS ABOVE REFERRED TO

(THE LANDOWNERS' ALLOCATION)

The Landowners' Allocation shall mean (1) 50% built up area on the First Floor (North – East- West Side), (2) 50% built up area of Second Floor (North – East – West Side) and (3) One Shop Room on the Ground Floor admeasuring about 100 Sq.ft. built up area of the proposed building according to the building plan sanctioned by the Municipality together with proportionate share of land and common area, facilities and amenities. Be it precisely mentioned here that after the completion of the building within stipulated period of time the Developer shall hand over the landowner's allocation to the landowner. Be it also mentioned here that the Landowner shall get from Developer a lump sum amount of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) as forfeit money.

THE THIRD SCHEDULE AS ABOVE REFERRED TO

(THE DEVELOPER'S ALLOCATION)

The Developer's Allocation shall mean the remaining portion of the building of the entire property after handing over Landowner's allocation together with proportionate share of land and common area, facilities and amenities.

THE FOURTH SCHEDULE AS ABOVE REFERRED TO

(SPECIFICATION OF CONSTRUCTION)

A. Structural Construction:

Building design on RCC foundation with RCC framed structure with RCC roof slabs all confirming to National Building Code of India and Kolkata Municipal Corporation

B. Perimeter Walls:

200 mm thick cement work (1:6 sand cement mortar).

C. Internal Walls:

75/125 mm thick with cement work (1:4 sand cement mortar) with wire reinforcement in every 2nd layer.



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D. Surface finish:

Internal all walls and ceiling cement plastered and plaster of parish outside surface sand, cement plaster and snowcem wash.

E. Flooring:

Marble 2'x 2 skirting in bed rooms and all other floors.

F. Door:

All Door Frame would be Sal wood, Main Door and all the internal doors shall commercial flush doors.

G. Window:

All windows will be sliding aluminum with smoke glass cover with M.S. grill.

H. Kitchen:

Marble floor 2'x2' skirting, Black stone kitchen platform with 2'6" height white glazed ceramic tiles on the wall, one steel sink, one C.P. bib cock.

I. Toilet:

Marble floor 2'x2' skirting with 6'-6" height wall tiles (white in colour) over all, one white commode with cistern (PVC) white in colour, One C.P. bib cock, concealed water lines, ceramic white basin and shower in toilet and both the toilets shall be provided with suitably positioned lights.

J. Electricals:

Concealed copper wire line with necessary fittings, sufficient light points, fan points and plug point in each and every rooms balcony, kitchen, living cum dining, bath rooms by modular plate switches of reputed mark ie, Each Bedroom-2 Light points, one 5 Amp. Plug Point, One Fan Point. Living-cum-Dining - One 5 Amp. Plug Point, Two Light Points and Two Fan Points. Toilets - One Light Point, One Geyser Point, One Exhaust Fan Point. W.C.- One Light Point and One Exhaust Fan Point. Kitchen - One Aqua-guard Point, One 15 Amp. Plug Point, One Light Point and One Exhaust Fan Point. And one A.C Point in each Flats.



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K. Finishing:

Plaster of putty over sand cement plaster would be done in all inside walls will be painted with weather coat plaster, one coat putty, one coat primer, two coat weather coat, windows will be coloured with two coats of synthetic enamel over primer.

L. Water:

Rajpur Sonarpur Munirentity water supply at the underground reservoir (bore water) with pumping facilities to overhead tank for the distribution of water to the individual flats through common surface pipe line (PVC) and pipe line up to the overhead tank at the roof of the building.

M. Stairs and Landings:

Marble Finish.

N. Verandah Railing:

Grills upto 3' height.

O. Roof:

Water proofing treatment of roof.

P. Lift:

Branded ISI Mark Lift.

Q. Extra Work:

No Extra work in the Flat would be carried out by the Developer. In the event such work is to be carried out, then in such event the Purchasers or Owners shall bear all the extra costs and expenses and for such extra work, it carried out, no deduction would be made by the Developer in the price of the Flat as agreed to the sold/purchased.



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THE FIFTH SCHEDULE AS ABOVE REFERRED TO
(COMMON RIGHTS)

1. Stair-case in all the floors of the said building
2. Stair-case landings on all the floors of the said building
3. Common passage including main entrance of the floors leading to roof.
4. Water pump, overhead water tank, Under Ground Water tank and water supply line
5. Electric service line and electric main line wiring, electric meter for pump installed on the building and the meter box
6. Drainage and Sewerages.
7. Boundary walls and Main gate with 5"Fl
8. The ultimate roof of the building
9. Lift Facility.
10. Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or above the said building as are necessary for the use and occupancy of the said building in common.

THE SIXTH SCHEDULE AS ABOVE REFERRED TO
(COMMON EXPENSES)

1. All electricity charges payable in common for common portions of the buildings
2. Premium for insurance of the building if any made.
3. Municipal and all other taxes levied on the building and other outgoings and any other charges required for payment towards the common use and enjoyment.
4. Salaries and/or wages for Darwan, Sweeper, etc.
5. Regular maintenance of the building and attachment including periodical paintings of the outer side of the buildings, common spaces.
6. Maintenance of Sewerage lines, External pipelines, sanitary tanks, underground water reservoir and other common attachments.
7. Any other common expenses that the Owners Association of the building may decide if any all formed by the Flat Owner.



Addl. District Sub-Registrar
Garia, South 24 Parganas

040725

IN WITNESS WHEREOF the parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of:

WITNESSES :

1. Aparna Sengupta
w/o Sudipta Sengupta
37 Lake garden
Kol-700153

Sudipta Sengupta

SIGNATURE OF THE LANDOWNER

2. Swapna Sengupta
w/o Lt. Subir Sengupta
Lake garden
Kol-700153

M/s. SUNRISE CONSTRUCTION

Avi / S. Das Sanjay Das

Partner

Partner

SIGNATURE OF DEVELOPER

Drafted by me:

Debasish Roy

DEBASISH ROY

Advocate

Alipore Police Court

Enrollment No. F/993/2016

MR. SURESH CONSTRUCTION

Partner



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

MEMO OF CONSIDERATION

RECEIVED on or before executing this Development Agreement with Development Power of Attorney **Rs. 35,00,000/- (Thirty Five Lakh)** only as forfeit money of the said Property more fully mentioned in the Schedule herein above written, from the above named Developer.

DATE	BANK	R.T.G.S.	AMOUNT (Rs.)
02.07.2025	INDIAN BANK	R.T.G.S	35,00,000/-
Total			35,00,000/-

(Rupees Thirty Five Lakh) only

WITNESSES :

1. *Apabna Sengupta*

2. *Swapna Sengupta*

Indipta Sengupta

SIGNATURE OF THE LANDOWNER



Addl. District Sub-Registrar
Garia, South 24 Parganas

040725

SPECIMEN FORM FOR TEN FINGER PRINTS



Sudipta Sengupta

Sudipta Sengupta	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Sudipta Sengupta	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Avijit Das

Avijit Das	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Avijit Das	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sanjay Das

Sanjay Das	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Sanjay Das	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Addl. District Sub Registrar
Garia, South 24 Parganas

040725



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



192025260142189948

GRN Details

GRN:	192025260142189948	Payment Mode:	SBI Epay
GRN Date:	03/07/2025 23:42:02	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4310932735817	BRN Date:	03/07/2025 23:42:20
Gateway Ref ID:	IGASZZXP0	Method:	State Bank of India NB
GRIPS Payment ID:	030720252014218993	Payment Init. Date:	03/07/2025 23:42:02
Payment Status:	Successful	Payment Ref. No:	2001883087/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr AVIJIT DAS
Address:	26 LAKE GARDEN , LASKARPUR, KOLKATA - 700153
Mobile:	9830239266
Period From (dd/mm/yyyy):	03/07/2025
Period To (dd/mm/yyyy):	03/07/2025
Payment Ref ID:	2001883087/2/2025
Dept Ref ID/DRN:	2001883087/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001883087/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2001883087/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	35028
Total				41999

IN WORDS: FORTY ONE THOUSAND NINE HUNDRED NINETY NINE ONLY.

PAID

Doc. Need

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEWFS3068N



नाम / Name
SUNRISE CONSTRUCTION

गठना / गठन की तारीख
Date of Incorporation/Formation
14/10/2022

01125022

M/s. SUNRISE CONSTRUCTION
Sangjay Das
Partner
Anil Das
Partner

MR. SUNRISE CONSTRUCTION

Partner

Partner



Avijit, Das

100

100

100



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1040/96597/03132

To

Avijit Das

S/O: Sudhir Das

26 LAKE GARDEN

Rajpur Sonarpur (M)

Laskarpur

South 24 Parganas West Bengal - 700153

9903660394

Download Date: 17/01/2017

Generation Date: 28/12/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8459 7315 1445

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Avijit Das

Date of Birth/DOB: 18/12/1977

Male/ MALE



8459 7315 1445

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O: Sudhir Das, 26 LAKE GARDEN,

Rajpur Sonarpur (M), South 24

Parganas,

West Bengal - 700153

8459 7315 1445

Avijit Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAY DAS

MANMATHA DAS

05/05/1975

Permanent Account Number
AUAPD1846P

Sanjay Das

Signature



23/03/2018

Sanjay Das



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1507/10034/00538

To
Sanjay Das
S/O: Manmatha Das
95 LAKE GARDEN
Rajpur Sonarpur (M)
South 24 Parganas Laskarpur
West Bengal - 700153
9748783438

Download Date: 27/07/2017

Generation Date: 22/07/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5782 6603 2420

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Sanjay Das

DOB: 05/05/1975
MALE



5782 6603 2420

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Manmatha Das, 95 LAKE
GARDEN, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700153

5782 6603 2420



1947



help@uidai.gov.in



www.uidai.gov.in

Sanjay Das

ভারত সরকার
Government of India

সুদীপ্ত সেনগুপ্ত
Sudipta Sengupta
জন্ম তারিখ / DOB : 06/05/1977
পুরুষ / Male

2615 1893 1801

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O: সুহৃদ কুমার সেনগুপ্ত, 37,
লেক গার্ডেন, লস্কার পুর,
লস্কারপুর, দক্ষিণ ২৪ পরগনা,
লস্কার পুর, পশ্চিম বঙ্গ, 700153

Address:
S/O: Suhrid Kumar Sengupta, 37,
LAKE GARDEN, LASKAR PUR,
Laskarpur, South 24 Parganas,
Laskar Pur, West Bengal, 700153

2615 1893 1801

1947
1800 300 1947

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA SENGUPTA

SUHRID KUMAR SENGUPTA

06/06/1977

Permanent Account Number

BLKPS4137E

S. S. Sengupta

Signature

Major Information of the Deed

Deed No :	I-1629-03222/2025	Date of Registration	04/07/2025
Query No / Year	1629-2001883087/2025	Office where deed is registered	
Query Date	02/07/2025 7:25:17 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasish Roy Sodepur Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700062, Mobile No. : 9830239266, 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 : 35,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 33,60,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,071/- (Article:48(g))		Rs. 35,028/- (Article:E, E, E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:54 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1527 (RS :-758)	LR-213, (RS:-21310)	Bastu	Bari	3 Katha	1/-	33,00,002/-	Width of Approach Road: 25 Ft., ,Last Reference Deed No :1605-I -00536-1993
Grand Total :					4.95Dec	1 /-	33,00,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Land Lord Details :

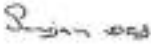
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDIPTA SENGUPTA Son of Mr SUHRID KUMAR SENGUPTA Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office	 04/07/2025	 LT1 04/07/2025	 04/07/2025
37 LAKE GARDEN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: BLxxxxxx7E, Aadhaar No: 26xxxxxxxx1801, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SUNRISE CONSTRUCTION 95 LAKE GARDENS, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Date of Incorporation:XX-XX-2XX2 , PAN No.: AExxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT DAS (Presentant) Son of Mr SUDHIR DAS Date of Execution - 04/07/2025, , Admitted by: Self, Date of Admission: 04/07/2025, Place of Admission of Execution: Office	 JUL 4 2025 1:20PM	 LT1 04/07/2025	 04/07/2025
26 LAKE GARDEN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx1F, Aadhaar No: 84xxxxxxxx1445 Status : Representative, Representative of : SUNRISE CONSTRUCTION (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr SANJAY DAS Son of Mr MANMATHA DAS Date of Execution - 04/07/2025, , Admitted by: Self, Date of Admission: 04/07/2025, Place of Admission of Execution: Office	 Jul 4 2025 1:21PM	 Captured LTI 04/07/2025	 04/07/2025
95 LAKE GARDEN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AUxxxxxx6P, Aadhaar No: 57xxxxxxxx2420 Status : Representative, Representative of : SUNRISE CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH ROY Son of Mr N ROY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 04/07/2025	 Captured 04/07/2025	 04/07/2025
Identifier Of Mr SUDIPTA SENGUPTA, Mr AVIJIT DAS, Mr SANJAY DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUDIPTA SENGUPTA	SUNRISE CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUDIPTA SENGUPTA	SUNRISE CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:54 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1527, LR Khatian No:- 213		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162903222 / 2025

On 04-07-2025

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 13:18 hrs on 04-07-2025, at the Office of the A.D.S.R. GARIA by Mr AVIJIT DAS .

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 33,60,002/-

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

Execution is admitted on 04/07/2025 by Mr SUDIPTA SENGUPTA, Son of Mr SUHRID KUMAR SENGUPTA, 37 LAKE GARDEN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Identified by Mr DEBASISH ROY, , Son of Mr N ROY, 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 04-07-2025 by Mr AVIJIT DAS, PARTNER, SUNRISE CONSTRUCTION (Partnership Firm), 95 LAKE GARDENS, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Mr DEBASISH ROY, , Son of Mr N ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 04-07-2025 by Mr SANJAY DAS, PARTNER, SUNRISE CONSTRUCTION (Partnership Firm), 95 LAKE GARDENS, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Mr DEBASISH ROY, , Son of Mr N ROY, 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 35,028.00/- (B = Rs 35,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 35,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2025 11:42PM with Govt. Ref. No: 192025260142189948 on 03-07-2025, Amount Rs: 35,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 4310932735817 on 03-07-2025, 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 , by Stamp Rs 100.00/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 184, Amount: Rs.100.00/-, Date of Purchase: 01/07/2025, Vendor name: Washim Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2025 11:42PM with Govt. Ref. No: 192025260142189948 on 03-07-2025, Amount Rs: 6,971/-, Bank: SBI EPay (SBIEPay), Ref. No. 4310932735817 on 03-07-2025, Head of Account 0030-02-103-003-02



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2025, Page from 83950 to 83992

being No 162903222 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2025.07.28 15:04:39 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 28/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY MADE
ON THIS THE 4TH DAY OF JULY, 2025 (A.D.)

BY & BETWEEN

Mr. SUDIPTA SENGUPTA

----- LANDOWNER

AND

"SUNRISE CONSTRUCTION",

----- DEVELOPER

Represented by :

(1) Mr. AVIJIT DAS

(2) Mr. SANJAY DAS

----- PARTNERS

Drafted by

DEBASISH ROY

ADVOCATE

ALIPORE POLICE COURT

9830239266