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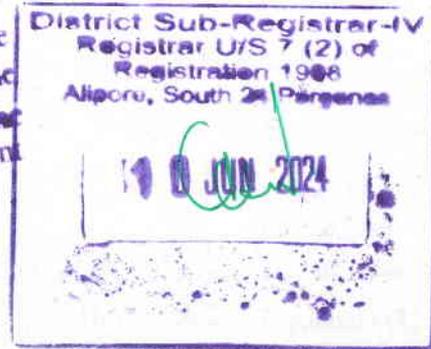


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 390177

10/06/2024  
2001408982/2024

Certification that the document is submitted to the Registrar. The signature sheets and the endorsement sheets attached with the document are the part of this document.



## **DEVELOPMENT AGREEMENT**

To develop the Premises No. 55, Bansdrani Govt. Colony, its postal address 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, Assessee No.31-113-05-0055-2, KMC Ward No.113, Borough-XI.

This **development agreement** made on this day, month and year written at last hereinafter.

*By and Between*

**SRI KAJAL KUMAR GHOSH**, son of Late Purna Chandra Ghosh, having **PAN** : AWAPG 5663 M, **Aadhaar** : 3461 9499 3814 and **Mobile** : 9007455791, by faith-Hindu, by nationality - Indian, by occupation - Retired, residing at Premises No. 24, Bansdrani

Kajal Kumar Ghosh

02 MAY 2024

1452

No..... ₹ 100/- Date.....

Name :..... Adv. P. Ray Chowdhury.....

Address :..... Alipore Judges Court, Kol-27.....

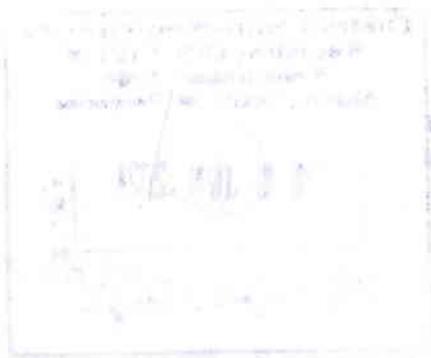
Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27



**Full signature with complete information of Identifier**

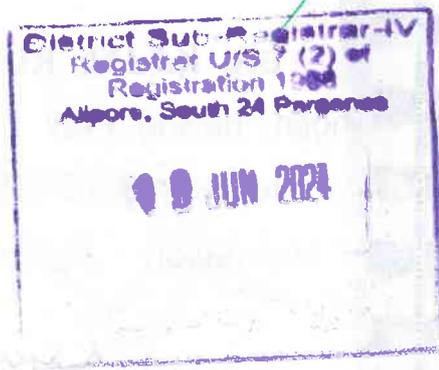
Full signature : *Sraboni Ghosh*

[ADVOCATE SRABONI GHOSH]

ALIPORE JUDGES COURT

KOL-27

F/1396/1073 of 2019





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



192024250072203048

GRN Details

GRN: 192024250072203048 Payment Mode: SBI Epay  
GRN Date: 08/06/2024 21:35:52 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2831671371722 BRN Date: 08/06/2024 21:36:25  
Gateway Ref ID: 62410521 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 080620242007220303 Payment Init. Date: 08/06/2024 21:35:52  
Payment Status: Successful Payment Ref. No: 2001408982/2/2024  
[Query No/\*Query Year]

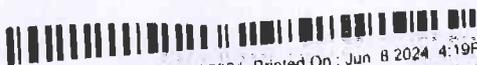
Depositor Details

Depositor's Name: Mr Ganapati Construction  
Address: 1/37, azadgarh  
Mobile: 9830460470  
Period From (dd/mm/yyyy): 08/06/2024  
Period To (dd/mm/yyyy): 08/06/2024  
Payment Ref ID: 2001408982/2/2024  
Dept Ref ID/DRN: 2001408982/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001408982/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001408982/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	20021
			Total	26942

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080620242007220303

## GRIPS Payment Detail

GRIPS Payment ID:	080620242007220303	Payment Init. Date:	08/06/2024 21:35:52
Total Amount:	26942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2831671371722	BRN Date:	08/06/2024 21:36:25
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr Ganapati Construction  
Mobile: 9830460470

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250072203048	Directorate of Registration & Stamp Revenue	26942
<b>Total</b>			<b>26942</b>

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070 and **SMT. MITA GHOSH**, daughter of Late Purna Chandra Ghosh, having **PAN : ARRPG 3950 D, Aadhaar : 8580 8063 1958 and Mobile : 9163009373**, by faith-Hindu, by nationality - Indian, by occupation - Household Worker, residing at Premises No. 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, hereinafter jointly referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) **executed and admitted** by self individually **and** hereinafter referred to as the party of the **FIRST PART**.

**AND**

**M/S. GANAPATI CONSTRUCTION**, a proprietorship firm, having its office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, represent by its proprietor **SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having **PAN : BTZPS 2046 B, Aadhaar : 2173 2103 2005** and **Mobile : 9830460470**, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and / or assigns) **admitted and executed** by self **and** hereinafter called to as the party of the **SECOND PART**.

*Kajal Kumar Shaha*

**THAT** the party of First Part herein **Sri Kajal Kumar Ghosh** and **Smt. Mita Ghosh** are the joint owners of **all that** homestead land measuring about 4K.-1Ch. with cement finished one storied residential building measuring about 600 sq.ft. covered area at Mouza - Bansdroni, L.O.P. No. 24, C.S. Plot No. 18 & 19, J.L. No. 45, Premises No. 55, Bansdroni Govt. Colony, its postal Premises No. 24, Bansdroni Govt. Colony, P.S.-Bansdroni, P.O.-Bansdroni, Kolkata-700070, KMC Ward No.113, Assessee No.31-113-05-0055-2, Borough-XI.

#### TITLE HISTORY OF THE LAND AND PREMISES OF SCHEDULE-'A'

**WHEREAS** after partion of India a large number of residents of former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to fource of circumstances beyond their control. One **Smt. Lilabati Ghosh**, wife of Late Purna Chandra Ghosh was one of such persons who had come to use and occupied a piece of land measuring little more or less 4K.-7Ch-31sq.ft. at Bansdroni Govt. Colony in C.S. Dag No. 18 & 19, Mouza - Bansdroni, J.L. No. 45, P.S.-the then Tollygunge, thereafter Jadavpur, next thereafter Regent Park, now under Bansdroni Police Station, in the District South 24 Pgs. in the Urban area of KMC under the provisions of L.D.P. Act, 1948 / L.A. Act I of 1894 including the above mentioned plot occupied by aforesaid refugee Smt. Lilabati Ghosh.

*Kajal Kumar Ghosh*

**After occupaying** the aforesaid homestead land, said Smt. Lilabati Ghosh constructed one storied cemented residential building thereon and recorded her name before the assessment register of Kolkata Municipal Corporation. **By virtue of** mutation, the aforesaid property has been recorded as Premises No. 55, Bansdrani Govt. Colony, its postal address 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, KMC Ward No.113, Assessee No.31-113-05-0055-2 **and** paid KMC property tax regularly under the aforesaid assessee number for the above mentioned property.

**AND WHEREAS** due to circumstances, during life time of aforesaid occupier Smt. Lilabati Ghosh, the free hold gift deed was not registered in favour of aforesaid Smt. Lilabati Ghosh. Said **Smt. Lilabati Ghosh died** intestate on 20-12-1994 (her husband pre-deceased), a hindu under Dayabhaga School of Hindu Law leaving behind her two legal heirs, out of which one is her son, namely Sri Kajal Kumar Ghosh **and** other one is her daughter Smt. Mita Ghosh to inherit jointly the above mentioned occupied land which left by deceased Lilabati Ghosh at Premises No. 55, Bansdrani Govt. Colony as per Hindu Succession Act. 1956.

**AND WHEREAS** thereafter one free hold gift deed was registered in respect of said occupied land in favour of **Sri Kajal Kumar Ghosh** and **Smt. Mita Ghosh** by the Governor of the State of West Bengal which was registered on 13th day of June 2016, at the Additional

*Kajal Kumar Ghosh*

District Registrar, Alipore, South 24 Pgs. and has been recorded in its Book No. I, Volume No. IV, Page from 23 to 26, being No.230 for the year 2016. **Thus** by virtue of aforesaid registered deed of gift being No.230 for the year 2016, the party of the First Part herein Sri Kajal Kumar Ghosh and Smt. Mita Ghosh become the joint owners of **all that** homestead land measuring about 4K.-7Ch-31sq.ft. with cement finished one storied residential building measuring about 600 sq.ft. covered area at Mouza - Bansdrani, L.O.P. No. 24, C.S. Plot No. 18 & 19, J.L. No. 45, Premises No. 55, Bansdrani Govt. Colony, its postal address 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, KMC Ward No.113, Borough-XI, Assessee No.31-113-05-0055-2, hereinafter mentioned to as 'the **said land and premises**' which is morefully described in the **Schedule-'A'** hereunder written. **Be it mentioned here** that the aforesaid deed of gift being No. 230 for the year 2016, is issued under the condition of **10(ten) years embergo period**. The physical measurement of the aforesaid homestead land is 4K.-1Ch. in lieu of 4K.-7Ch-31sq.ft. and till today party of the First Part herein without mutation in favour of them, paying property tax under aforesaid Assessee No.31-113-05-0055-2.

#### **DETAILS OF EMBERGO PERIOD**

**WHEREAS** on the aforesaid gift deed being No.230 for the year 2016, **it is clearly mentioned** that the party of the First Part herein shall have **no right to transfer** in any way the land comprised in the scheduled

*Srijit Kumar Ghosh*

hereunder written in any manner whatsoever **within a period of 10(ten)** years from the date of registration of the aforesaid gift deed **without obtaining** prior written permission of the respective office of the Govt. of West Bengal **i.e.** it is clearly mentioned that a period of 10 (ten) years is the embargo period of the aforesaid gift deed in respect of any type of transfer **i.e.** on or after 13-06-2026, any part of the aforesaid land can be legally transferred in favour of any other person/s without any prior written permission from the respective office of the Govt. of West Bengal **i.e.** on or after 13-06-2026, the scheduled property hereunder shall become **free from aforesaid 10(ten) years embargo period.**

#### **PERMISSION OBTAINED AND FREE FROM EMBERGO PERIOD**

**WHEREAS** the party of the First Part herein in the mean time **obtained permission** for sale of landed property from The Joint Secretary, Govt. of West Bengal, Refugee Relief & Rehabilitation Department, under Case No. 461(417)/(DCR) dated 04-09-2023) / III / 2P-511/2023 dated 6th February 2024. As per permission to transfer the aforesaid land which gifted by the State of West Bengal the party of the First Part herein Sri Kajal Kumar Ghosh and Smt. Mita Ghosh have decided to develop their said land and premises of Schedule-'A' by raising a four storied residential building after demolishing the existing old and delapidated residential building over the said land and premises by a competent developer who has enough credential in the arena of development.

*Kajal Kumar Ghosh*

**AND WHEREAS** be it mentioned here that as per development agreement, Land Owners' allocation shall be constructed at the cost of Developer which will be treated as consideration to be given to Land Owners against which the Land Owners are duty bound to transfer the undivided proportionate share of the land attributable to the Developer's allocation in accordance with the Transfer of Property Act. **As per above mentioned permission**, the entire landed property is free from **aforsaid 10(ten) years embargo period**, the Land Owners of First Part herein shall have right to transfer of proportionate undivided share / interest of the land attributable to the Developer's allocation in accordance with the Transfer of Property Act.

**AND WHEREAS** now the aforsaid land and premises of Schedule-'A' is free from all encumbrances, charges, liens, mortgages and / or any other nature of attachments whatsoever nature and have no acquisition or requisition or any case pending both in civil and criminal nature in any respective Court of Law or elsewhere.

**OFFER AND ACCEPTANCE TO DEVELOP THE AFORESAID PROPERTY**

**WHEREAS** at that circumstances, there is no need to wait till the period of 13th day of June 2026, the party of the First Part herein jointly have decided to develop their said land and premises of Schedule-'A' by raising a multistoried residential building as per sanctioned building plan of the Building Department of KMC Borough-XI for their better accommodation after demolishing the existing old and delapidated residential building over the said land and premises by a competent

*Kajul Devi Shaha .*

developer who has enough credential in the arena of development **and** offered the party of the Second Part herein to develop their said land and premises of Schedule-'A'.

**AND WHEREAS** the party of the Second Part herein after proper inspection of the said land and premises of Schedule-'A' being interested to develop by demolishing and erecting a new G+III storied building thereon as per sanctioned building plan of the Building Department of KMC Borough-XI. The First Part herein considering the proposal of **joint venture program** which has financially viable and agreed to do the same for the mutual benefits of both parties herein.

**AND WHEREAS** the Land Owners of First Part herein and the Developer of Second Part herein jointly have agreed to materialize the said proposal for promotion and development by constructing a new G+III storied building at the said land and premises of Schedule-'A' hereunder as per sanctioned building plan of the Building Department of KMC Borough-XI **and** discussed the matter at length, resulting which to avoid disputes and differences in future, they have agreed to record the terms & conditions hereinafter mentioned.

#### **ARTICLE - I**

Clarification and understading of this presents the following terms which have already being used for several times and will come number of times shall always mean and include :-

1. **Land Owners** : shall mean Sri Kajal Kumar Ghosh and Smt. Mita Ghosh, the First Part herein, who have got good and absolute marketable right, title and interest in the said premises of Schedule 'A' hereunder.

2. **Developer** : shall mean M/s. Ganapati Construction of the Second Part herein who undertakes to build a new G+III storied residential building thereon as per sanctioned building plan of the Building Department of KMC Borough-XI on the said premises of Schedule 'A' hereunder.

3. **Title Deed** : shall mean the aforesaid deed of gift being No.230 for the year 2016, in the title recital of Premises No. 55, Bansdrani Govt. Colony, its postal address 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, Assessee No.31-113-05-0055-2, KMC Ward No.113, Borough-XI.

4. **Govt. Permission** : shall mean the permission obtained from The Joint Secretary, Govt. of West Bengal, Refugee Relief & Rehabilitation Department regarding transfer of landed property within the aforesaid embargo period, the aforesaid permission obtained under the Case No. 461(417)/(DCR) dt. 04-09-2023) / III / 2P-511/2023 dt. 06-02-2024.

5. **No Embargo** : shall mean the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area and have **no embargo** and/or restriction imposed by the Local Authority / Competent Authority / Govt. Authority for transferring the land / flat in-question.

6. **Land and Premises** : shall mean the Premises No. 55, Bansdrani Govt. Colony, its postal address 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, KMC Ward No.113, Assessee No.31-113-05-0055-2, Borough-XI which is particularly described in the Schedule 'A' hereunder upon which the new G+III storied

*Kajal Kenuo Shastri*

residential building thereon as per sanctioned building plan of the Building Department of KMC Borough-XI to be constructed by the Developer.

7. **Proposed Building** : shall mean new G+III storied residential building as per sanctioned building plan of KMC Borough-XI to be constructed at the said premises of Schedule 'A' as per building rules of maximum height and maximum area as permissible.

8. **Building Plan** : shall mean such plan to be prepared by the reputed architect engineer for the construction of the new G+III storied residential building thereon as per sanctioned building plan of KMC Borough-XI and shall include all such modifications or alterations as may be made by the Developer from time to time as and when required.

9. **The Architect** : shall mean such person/s, firm/s or L.B.S. with requisite qualification who will be appointed by the Developer for designing and planning of the new building to be constructed upon the said property of Schedule-'A'.

10. **Saleable Space** : shall mean the space in the new G+III storied residential building available for independent use and occupation by the Developer for 50% of the total built-up area as the Developer's allocation **and** for independent use and occupation by the Land Owners or 50% of the total built-up area as the Land Owners' allocation.

11. **Land Owners' Allocation** : shall mean the allocation of the Land Owners on the new G+III storied residential building which is morefully and particularly described in the **Schedule 'B'** hereunder written.

12. **Developer's Allocation** : shall mean the remaining portion of the new G+III storied residential building after providing for the Land

*Najal Karan Shetty*

Owners' allocation and after making due provision for common facilities and spaces required thereon. The entire allocation of the Developer which is morefully described in the **Schedule 'C'** hereunder written.

13. **Common Facilities and Amenities** : shall mean and include corridors, stair, lift, ways, passages etc. which will be provided by the developer in the new G+III storied residential building for all flat owners of the proposed G+III storied residential building shall have the right to enjoy the all common facilities and amenities which is morefully described in the **Schedule 'D'** hereunder written.

14. **Common Expenses** : shall mean and including all expenses on the common facilities and amenities of the building and/or premises to be incurred proportionately by the all flat/unit owners for the management and maintenance which is morefully described in the **Schedule 'E'** hereunder written.

15. **Common Restriction** : shall mean the general restrictions for mutual advantage inherent in the Ownership Flat/Unit Scheme. The Land Owners and Developer shall adopt the same restriction to their respective areas. The covenants and restrictions morefully mentioned in the **Schedule 'F'** hereunder.

16. **Specification** : shall mean and include the new building to be constructed and completed according specification of work schedule mentioned in **Schedule 'G'** hereunder written and will provided by the Developer in those flats under Land Owners' allocation.

17. **Transfer** : with its grammatical variation shall include possession under agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act.

*Kajal Kaur Ghosh*

18. **Intending Buyers** : shall mean all the persons, firm/s, company, organization who is interested to purchase any flat/s and space/s of the said building from the Developer's allocation.

19. **Transferee** : shall mean a Person/s, Firm/s, Company, Association of persons to whom any space in the new building will be transferred from the Developer's allocation.

20. **Force Majeure/unavoidable circumstances** : shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by any Force Majeure.

21. **Consideration** : shall mean and include Land Owners' allocation shall be constructed as per specifications at the cost of Developer will be treated as consideration to be given to Land Owners against which the Land Owners will transfer the undivided proportionate share of land in the said premises attributable to the Developer's allocation to the Developer and /or its nominee/s.

22. **Additional Consideration** : shall mean and include Land Owners are entitled to receive additional consideration amount to the tune of Rs.20,00,000/- (Rupees twenty lakh) only from the Developer which is non-refundable other than consideration amount mentioned

*Kajal Kumar Shetty*

hereinabove and is clearly mentioned hereinafter in Article - II and Article-III respectively.

23. **Advocate for Developer's Allocation** : shall mean the Advocate appointed by the Developer who will prepare all legal work and documentation for the Developer's allocated area. The deed of conveyance shall prepare and to be registered only by the appointed advocate of the Developer **because** the entire building is under the Apartment Ownership Act i.e. drafting of the all units of the building shall be same and identical.

24. **Advocate for Land Owners' Allocation** : shall mean the Advocate appointed by the Land Owners who will observe / prepare all legal work and documentation for the Land Owners' allocated area **subject to considering** that all said documents shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D' , Schedule-'E' and Schedule - 'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

25. **Development Power of Attorney** : shall mean the Land Owners shall execute and registered separately the Development Power of Attorney in favour of Developer as per guide line which is clearly mentioned in the **Article - IV** hereunder.

26. **Project** : shall mean the work of development undertaken to be done by the Developer in pursuance hereof till the development of premises of Schedule 'A' be completed and possession of the flats/units/

*Kajal Kauran Shah*

spaces are taken over by the individual flat/unit owner both Land Owners' and Developer's allocated area.

27. **Flat/Unit** : the unit of a self contained accommodation of the said building for residential purpose having one or more rooms alongwith kitchen, exclusive user bath and privy as per plan in accordance with the specification of work schedule to use and enjoy the same exclusively and without any interruption from others alongwith free access and right to ingress and egress to and from main entrance togetherwith right of user of common spaces/common portions with other common facilities.

28. **Flat/unit Owner** : shall mean any person who acquired, holds and/or owns any unit in the new building and shall include the Land Owners and Developer for the flats/units held by them.

29. **Alternative Accommodation** : shall mean two alternative accommodations to be provided by the Developer to the Land Owners during the period of construction of the new building at the premises of Schedule - 'A' hereunder till offer the possession of the Land Owners' allocation of Schedule-'B' hereunder which is clearly mentioned in Article-III hereinafter.

30. **Development Agreement with Power** : shall mean the instant agreement with power made between the Land Owners and Developer.

31. **Commencement** : shall mean the instant Development Agreement be deemed to have commenced with effect from the date of execution and registration.

*Kajal Kumar Shrestha*

**ARTICLE - II**

Title, indemnity, declarations, rights and obligations of the party of Land Owners :-

1. That the Land Owners herein declare that they have full right of ownership and are in the possession & enjoyment of the right, title and interest AND they have got good and absolute marketable title, right and interest in said Premises No. 55, Bansdrani Govt. Colony, its postal address 24, Bansdrani Govt. Colony, P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, KMC Ward No.113, Assessee No.31-113-05-0055-2, Borough-XI, which is morefully described in the Schedule 'A' hereunder written without any interference, disturbance and obstruction whatever from any person whomsoever. The Land Owners are legally entitled to enter into this development agreement with development power of attorney with the Developer herein and the Land Owners hereby undertake to indemnify and keep the Developer indemnify against any loss, damage, claim, action demand and risk whatsoever that may arise in respect of the title of the Land Owners relating to the said property or premises of Schedule 'A' hereunder.

2. That the right, title and interest of the Land Owners in the premises of Schedule 'A' is free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever or howsoever and the Land Owners have not received any notice/s to the effect that the said land and

*Kajal Kumar Shaha*

premises of Schedule - 'A' is affected by any scheme of the Govt. of West Bengal or of the C.I.T. or of K.M.D.A. or of K.M.C. and/or any other statutory body at the time of signing of this agreement. The entirety of the premises is in khas and possession of the Land Owners and the Land Owners have not created any lien, gift or trust and not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said land and premises of Schedule 'A' or any part thereof. The Land Owners also assures and declare that there is no excess vacant land within the meaning of Urban Law (Ceiling and Regulation) Act 1976 in the Urban Agglomeration Area.

3. **That** the Land Owners hereby declare that there is no proceeding under the Public Demand Recovery Act and there is no suit against the property of Schedule -'A'.

4. **That** the Land Owners hereby grant exclusive and sole right to the Developer to build new G+III storied building as per building rules of maximum height and maximum area as permissible on the said land and premises of Schedule 'A' in accordance with the sanctioned building plan at the cost of Developer and on the other hand the Land Owners shall not bear any such cost whatsoever in respect of the completion of the entire new proposed building.

5. **That** the Land Owners hereby agreed and declare that the Developer shall use the existing water connection line for the project purpose and thereafter the Developer shall arrange the water connection, if newly needed, for the new building from the competent authority of

*Kajul Kumar Shaha*

KMC Water Department at his own cost. **Be it mentioned here** that at present electric connection is existing at the said premises of Schedule-'A' which in due time to be surrendered and shall install new main service electric meter at the cost of Developer which shall use for the project purpose **and** individual unit meter in the name of the Land Owners and/or their nominee/s at the proposed new building for the flats of the Land Owners allocation by the supervision of the Developer at the cost of Land Owners herein **and** individual unit meter for the Developer's allocated area in the name of the proposed flat buyers at the cost of said flat buyers of Developer's allocation at their own cost but by the supervision of the Developer.

6. **That** at the time of execution of this agreement, the Land Owners hereby agreed to handover **either** certified copy of all original deeds **or** notarised authentication copy of all original deeds and papers in connection with the title history of said property of Schedule 'A' clearly mentioned hereinabove to the Developer herein. **Be it mentioned here** that if any need to verify the original documents – at that event the Land Owners are duty bound to show the all said documents for verification. In no circumstances the original title documents shall mortgage to any financial authority / institution for sanction of the individual loan and / or mortgage for individual flat of the intending flat buyers of the Developer's allocation.

7. **That** the Land Owners are entitled to receive **additional consideration** amount of Rs. 20,00,000/- (Rupees twenty lakh) only i.e. Rs.10,00,000/- by each Land Owner from the Developer of Second

*Rajiv Kumar Shastri*

Part herein. The entire additional consideration amount shall pay by the Developer to the Land Owners on the day of registering the development agreement by the Land Owners of First Part herein in favour of the Developer of Second Part herein. The additional consideration amount of Rs.20,00,000/- to be considered as non-refundable from Land Owners to Developer.

8. **That** the Land Owners shall handover peaceful vacant possession of the land and premises of Schedule-'A' in favour of Developer **either** on the day of registering the Development Agreement and Development Power of Attorney **or** on the day of obtaining the sanctioned building plan from the competent authority of KMC Building Department of Borough - XI to construct the new G+III storied building. After handover of vacant possession of land as above to the Developer, the Developer shall demolish the present existing structure standing upon the said premises of Schedule-'A' at their own cost and shall enjoy the debris out of its own accord.

9. **That** the Land Owners shall pay and bear all property taxes and other dues and outgoings in respect of the said land and premises of Schedule-'A' accruing due before date of handing over the same to the Developer. After completion of the new G+III storied building the Land Owners are liable to pay municipal taxes after getting possession of respective Land Owners allocation in respect of their share.

10. **That** the Land Owners hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the new building whereby the Developer shall be

*Kajal Kumar Shastri*

prevented from construction and completion of the said new building. The Land Owners shall not do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion of the Developer's allocation in the new building. Be it mentioned here that the Land Owners shall have right to visit and see the construction of the building whether the Developer is constructing the building as per sanctioned building plan and as per specification of work schedule mentioned hereunder.

11. **That** the Land Owners hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer which clearly mentioned in Schedule-'C' hereunder **but** shall have all right to let out grant, sale, lease, mortgage and/or charges their allocated portion which clearly mentioned in Schedule-'B' to any person/s, company/ies, firm/s i.e. save and except the Developer's allocation mentioned in Schedule-'C' hereunder.

12. **That** the Land Owners shall be entitled absolutely to those areas which is clearly mentioned in the Land Owners' allocation of Schedule-'B' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Land Owners shall have the right & liberty to sell and transfer the respective areas of Schedule-'B' hereunder to any intending buyers in such a price and in such terms & conditions **SAVE THAT** the Land Owners shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D' , Schedule-'E' and Schedule - 'F'

*Kajal Kumar Shastri*

hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

13. **That** in the event, if a co-operative society and/or association be formed, the Land Owners shall become the member of the said society and/or association as the case may be and shall be liable to pay and bear proportionate maintenance charges as well as service charges for maintenance of the common areas and facilities etc. including municipal property taxes in respect of respective Land Owners' allocation and / or Land Owners' portions.

14. **That** the Land Owners shall help the Developer to construct the boundary wall for demarcation of land of Schedule-'A' hereunder at the time of preparation of land plan for registering the 'Boundary Declaration' at the cost and expenses of Developer.

15. **That** for smooth functioning of the development work and for the purpose of construction of the proposed new building, the Land Owners, are duty bound to make registration separately the **Development Power of Attorney** in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats & car parking spaces of the building to any intending buyers only relating to Developer's allocation and further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation. The guide line of the separate Development Power of Attorney is clearly mentioned in the **Article-IV** hereunder.

*Kamleshwar Shukla*

16. **That** the Land Owners hereby agrees and covenants with the Developer, the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and intending buyers for Developer's allocation in manner whatsoever and further the Land Owners shall not be entitled to claim the profit and / or any liabilities of the said venture on Developer's allocation of Schedule-'C' hereunder.

17. **That** the Land Owners shall lend their names and signatures in all papers, plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of Land Owners.

18. **That** if the project finally fails under any circumstances due to title dispute of the entire land and premises, the Land Owners are legally duty bound to pay back the additional consideration amount of Rs.20,00,000/- **within three months** from the day of submitting the letter from the Developer to the Land Owners **subject to considering** that the maximum period of in respect of this clause shall be the maximum period of one year from the day of obtaining the sanctioned building plan. **After refunding** as above, the development agreement and development power of attorenty which already registered, shall be treated cancelled and revoked by registering before the respective office **and** the Developer of Second Part herein will handover the possession of entire land and premises of Schedule-'A' with incomplete construction. **Be it mentioned here** that until and unless the Land Owners of First Part herein make re-payment the above mentioned total additional

*Kajal Kumar Singh*

consideration amount of Rs.20,00,000/- with all other amounts which already expended by the Developer, the Developer herein shall have right to entitle to hold and remain in possession of the premises of Schedule-'A' but shall have no right to further construction **and** the Land Owners shall not entitle to make further development agreement with any other Developer, if do the same – that shall be considered as illegal attempt i.e. fully bad-in-law and liable to penalise for the said illegal attempt of the Land Owners of First Part herein.

19. **That** the Land Owners herein declare and assures that in the demise of any one or both of the Land Owners during the subsistence of this, heir/s of the said demise Land Owner/s shall sign and execute all papers and/or documents AND shall register a development agreement and development power of attorney in favour of the Developer herein under same terms and conditions of the present registered document to overcome the legal problem to construc the rest work of the G+III storied building and to complete of the new building, otherwise the Developer have right to take legal action with all costs against the legal heir/s of deceased Land Owner/s.

### **ARTICLE - III**

**Indemnity, declarations, rights and obligations of the party of Developer mentioned hereunder :-**

1. **That** the Developer undertakes to build a new G+III storied building over the said land and premises of Schedule 'A' in accordance with the sanctioned building plan and in conformity with the

*Kajul Kumar Shastri*

specification herewith at their own costs and expenses without claiming any part of investment from the Land Owners in connection with the cost of the proposed building / project including preparation of building plan and all other incidental cost & expenses to be incurred for the said building /project. Be it mentioned here that the Developer shall have to appoint – a professional Civil Engineer or L.B.S. or Firm as Architect to supervise the construction work of the new G+III storied building.

2. **That** from the day of handover, the Developer shall be entitled to hold and remain in possession of the premises of Schedule-‘A’ and it shall always be deemed that the Developer is in possession of the entirety of premises in part of performance of this agreement during the subsistence hereof and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever. The Developer shall be entitled to use the premises for setting up a temporary site office and / or quarters for its watch ward and other staff. The Developer shall demolish the present existing structure standing upon the said premises of Schedule-‘A’ at its own cost & expenses and shall enjoy the debris and salvages out of its own accord.

3. **That** the Developer of Second Part herein is obligated to pay **additional consideration** amount of Rs. 20,00,000/- (Rupees twenty lakh) only to the Land Owners of First Part herein (Rs.10,00,000/- each Land Owner). The entire additional consideration amount shall pay by the Developer to the Land Owners on the day of registering the development agreement by the Land Owners of First Part herein in

*Kajul Kenuv Shahh .*

favour of the Developer of Second Part herein. The additional consideration amount of Rs.20,00,000/- to be considered as non-refundable from Land Owners to Developer.

4. **That** in connection with the alternative accommodation, it is agreed that two alternative accommodations to be provided by the Developer in favour of Land Owners of First Part herein during the period of construction of the new G+III storied building at the said land and premises of Schedule - 'A' hereunder **till the Developer offers possession** of the Land Owners' allocation of Schedule-'B' hereunder. **The Developer shall try that the Land Owners can live peacefully to the alternative accommodations which they enjoy at present.** The Developer is only responsible to make the monthly rent as aforesaid **but** all other outgoings, viz, maintainance etc. inconnection therewith shall bear and pay by the aforesaid the Land Owners separately during the period of their occupation thereof **and** within 60 (sixty) days of notice from the Developer in respect of completion of entire building habitable condition, the Land Owners and their family members shall vacate the alternative accommodations and shall shift to their respective flats from the Land Owners' allocation. Failing which, after the expiry of the said 60th day of the notice, the Developer shall cease to be responsible for payment of the rent for the aforesaid two alternative accomodations and the Land Owners and their family members are liable for all costs and consequences arising therefrom.

*Kajal Kumar Shukh*

5. **That** the Developer shall pay and bear all property taxes and outgoing in respect of the said property of land and premises of Schedule-'A' accruing due as and from the date of handing over vacant possession of the said property of Schedule-'A' by the Land Owners to the Developer. After completion of the new building, the Developer shall liable to pay the property taxes in respect of Developer's allocation of Schedule-'C' hereunder.

6. **That** the Developer shall complete the construction of the new G+III storied building as per sanctioned building plan within the maximum period of 24 (twentyfour) months from the day of obtaining the sanctioned building plan from the competent authority of Building Department, KMC Borough-XI. **Be it mentioned here** that the Developer is committed to apply for the sanctioned building plan within the maximum period of one month from the day of registering the development agreement and development power of attorney **and** shall consider the time limit to obtain sanctioned building plan from the aforesaid competent authority within the maximum period of six months from the day of submission the proposed building plan. If fails, maximum one month shall be extended to obtain the sanctioned building plan. After sanctioned, the Developer shall handover one copy of the sanctioned building plan to the Land Owners herein for their records. In case the Developer fails to deliver the possession of the entirety of the Land Owners' allocation within the period stipulated hereinabove, then and in such event the Developer shall be granted an extension of a maximum period of 3(three) months

*Kajal Kaur Sheth*

and the Developer shall have to complete the project. **Be it mentioned here** that the entire building whether the Land Owners' allocation and / or the Developer's allocation shall be completed at the same time for habitable condition to reside the all flat owners at a time. But due to any unavoidable circumstances which are beyond the control of the Developer i.e. Force Majure mentioned in 'Article - I' hereinabove. **If the Developer further fails** to handover the possession of Land Owners' allocation within above mentioned maximum extended time, at that event – **there is two options**, out of which, **either** the Developer shall pay Rs.5,000/- p.m. to each Land Owner as compensation till the handover the possession on and from the next month of expiring the above mentioned maximum extended time **or** the Land Owners shall have right to cancel the present development agreement and development power of attorney subject to considering that the Land Owners are obligated to pay-back the entire cost of construction (which already constructed) with all other incidental expenses to the Developer within the maximum period of 3(three) months from the day of finalise the matter between the parties herein. The construction cost shall be finalised by the reputed L.B.S. i.e. not by any party herein. Until and unless, the aforesaid settled amounts pay-back by the Land Owners to the Developer, the Land Owners shall not entitle to make further development agreement with any other Developer, if do the same – that shall be considered as illegal attempt i.e. fully bad-in-law and liable to penalise for the said illegal attempt of the Land Owners of First Part herein **and** on the day of making full and final payment by the Land Owners to the Developer, cancellation of development agreement and

*Kajal Kumar Shukla*

revocation of development power of attorney shall be registered **and** after that the entire land and premises of Schedule-'A' with incomplete construction shall be free from the Developer of Second Part herein.

7. **That** the Developer shall on completion of the new G+III storied building put the Land Owners in undisputed possession of the Land Owners' allocation with Completion Certificate (C.C.) of KMC, Borough-XI. As soon as the new building is completed, the Land Owners shall inspect the Land Owners' allocation of Schedule-'B' hereunder **and** shall take possession **with Completion Certificate (C.C.)**. After taking possession of entirety Land Owners' allocation of Schedule-'B', the Land Owners and/or their nominee/s shall exclusively responsible to make payment of all municipal property taxes, rates, duties and other outgoing and imposition whatsoever payable in respect of the Land Owners' allocation togetherwith liability to pay common expenses for the common areas & utilities. At the time of offering the possession in favour of Land Owners, the Developer shall issue and give a 'Letter of Possession' with copy of completion certificate to the Land Owners. The Developer shall be the confirming party in sale deed and sale agreement in respect of the Land Owners' allocation if the same becomes necessary at the instance of the Land Owners.

8. **That** the Developer shall install electric main service metre for the new building at its own cost. Unit meter for the flats of Land Owners allocated area shall install at the cost of Land Owners but under the supervision of the Developer herein.

*Kajal Kumar Bhus*

9. **That** the Developer shall be entitled absolutely to those areas which is clearly mentioned in the Developer's allocation of Schedule-'C' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Developer shall have the right and liberty to sell and transfer the respective areas of Schedule-'C' hereunder to any intending buyers in such a price and in such terms & conditions as determined by the Developer SAVE THAT the Developer shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D', Schedule-'E' and Schedule - 'F' hereinbelow for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

10. **That** the Developer is entitle to receive the entire consideration amount from the intending buyers against issuing proper receipt thereof from the Developer's allocation without affecting the Land Owners' allocation or Land Owners' interest. Be it mentioned here that the Land Owners are not liable and / or obligated to the aforesaid intending buyers of the Developer's allocation to make refund any amount which the Developer shall receive for the all said intending buyers.

11. **That** the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer/s and/or shall be entitled to settle any matter with any intending buyer in respect of payment of consideration amount or in any issue in any term as the Developer may thing fit and proper.

*Kajul Kumar Singh*

12. **That** the Developer shall be entitle to deliver the peaceful vacant physical possession of the flats and all other properties to the intending buyers pertaining to the Developer's allocation free from all encumbrances whatsoever from the Land Owners without any obstruction from any quarter. **Be it mentioned here** that the handover of the Developer's allocation in favour of the intending buyers **either** with the same time of handover the Land Owners' allocation in favour of the Land Owners **or** after the handover the Land Owners' allocation in favour of the Land Owners.

13. **That** for smooth functioning the development work and for the purpose of construction of the proposed new building, the Developer herein have right to take separately the registered **Development Power of Attorney** from the Land Owners in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats & car parking spaces of the building to any intending buyers only relating to Developer's allocation and further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation. The Development Power of Attorney separately shall be registered under the guide line which is clearly mentioned in the **Article-IV** hereunder.

14. **That** the intending flat buyers of Developer's allocated area shall be entitled to take financial assistance at their own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the respective flat of the new building **by virtue of the Developer's allocation** as envisaged in

*Kajir Karmu Shah.*

this agreement in Schedule-'C' hereinbelow without infringing the Land Owners' right and interest of the Land Owners' allocation of Schedule-'B' hereunder in any manner whatsoever i.e. only the Developer's allocation shall be mortgaged and never the Land Owners' allocation shall be mortgaged and charged. The Land Owners shall not raise any objection in this respect because Land Owners' allocation is free from all encumbrances whatsoever nature. It is however clarified that in this respect the Land Owners' allocation of Schedule-'B' hereunder as envisaged in this agreement shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their family members i.e. the liabilities in regard to the said loan shall create responsibilities only upon the Developer's allocation. **Be it mentioned here** that the above subject matter whether maintaining or not, the Land Owners have right to see the all original title documents time to time at the office of the Developer. **Be it further mentioned here** that the entire project at the said land and premises of Schedule-'A' shall not be approved by any bank and / or financial institution, at that event there is no question to provide any bank guarantee by the Developer to the Land Owners i.e. the individual home loan shall arries as per guideline mentioned hereinabove.

15. **That** the Developer shall act as an independant contractor in constructing the building and hereby undertakes to keep the Land Owners indemnified against all third party claims including any govt., quasi govt., local authorities, electric supply, telephone etc **and** actions arising out of any sort of act of commission of the Developer or in relation to the construction of the said new building.

*Kajal Kumar Singh*

16. **That** the Developer hereby undertakes to keep the Land Owners indemnified against all action, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises of Schedule 'A' and/or in the matter of construction of the building and/or any defect therein.

17. **That** the Developer shall be liable for any income tax, capital gain tax, wealth tax, goods & GST or any other taxes for transferring the Developer's allocation and the Developer shall have to keep the Land Owners indemnified and re-imberseed against all actions, suits, proceedings and expenses in respect thereof.

18. **That** the Developer shall abide by all the safety norms during construction of the new building and follow all statutory and legal norms and keep the Land Owners indemnified until handing over the Developer's allocation to the intending flat buyers.

19. **That** the Developer shall indemnify and keep the Land Owners indemnified in respect of all costs, expenses, liabilities, claims and / or proceedings arising out of any acts done in pursuance of the registered power of attorney as aforesaid.

20. **That** the Developer shall indemnify the Land Owners against all claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever include any accident or other loss. The Developer shall indemnify the Land Owners from any local problems at the time of construction of the building.

21. **That** the Developer shall indemnify the Land Owners against any demand and/or claim made by any unit holder in respect of the Developer's allocation.

*Kajal Kumar Sharma*

#### ARTICLE - IV

**Power of Attorney by the Land Owners in favour of Developer i.e. the guide line of the registered Development Power of Attorney which to be registered later on :-**

**That** M/s. Ganapati Construction, hereinafter referred to as the **lawful attorney**, to do the following acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture and shall remain in force till the completion of the venture, that is to say :-

(a) **that** to raise, erect, built the new residential building on the said land and premises of Schedule-'A' as per building plan and as per terms & conditions of the development agreement.

(b) **that** to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) **that** to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) **that** to appoint and engage or suspend any worker for the construction work as per development agreement.

(e) **that** to settle any dispute arising in respect of the said premises.

(f) **that** to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify complaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

*Kajal Karmali Shah*

(g) **that** to settle, compromise of suits of disputes arising out of and/or in connection with aforesaid land & premises on such terms and conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on our behalf.

(h) **that** to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.

(i) **that** to take all necessary steps for preparing plan/s and sign all the said plan/s including revised plan, modified plan **and** if necessity arises to get the same sanctioned from competent authority of KMC and to complete all relating works according to said plan and sign any type of declaration and / or affidavit on my behalf in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan **and** the attorney has also empower to sign on the proposed building plan on behalf of us which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) **that** to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make

*Sajal Kumar Shaha*

alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the **Developer's allocation** and sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorney which the attorney think proper and/or to cancel and/or repudiate the same.

(l) **that** to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said sell of **Developer's allocation** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(m) **that** to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said **allocation of Developer** alongwith undivided proportionate share of land attributable thereto in

*Rajul Kumar Shukla*

the said premises and/or part thereof. To present any such conveyance or conveyances in respect of said allocation of Developer alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(n) **that** the intending flat buyers of Developer's allocated area shall be entitled to take financial assistance at their own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the respective flat of the new building **by virtue of the Developer's allocation** as envisaged in this agreement in Schedule-'C' hereinbelow without infringing the Land Owners' right and interest of the Land Owners' allocation of Schedule-'B' hereunder in any manner whatsoever i.e. only the Developer's allocation shall be mortgaged and never the Land Owners' allocation shall be mortgaged and charged. The Land Owners shall not raise any objection in this respect because Land Owners' allocation is free from all encumbrances whatsoever nature. It is however clarified that in this respect the Land Owners' allocation of Schedule-'B' hereunder as envisaged in this agreement shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their family members i.e. the

*Kajul Kerna Shukla*

liabilities in regard to the said loan shall create responsibilities only upon the Developer's allocation. **Be it mentioned here** that the above subject matter whether maintaining or not, the Land Owners have right to see the all original title documents time to time at the office of the Developer. **Be it further mentioned here** that the entire project at the said land and premises of Schedule-'A' shall not be approved by any bank and / or financial institution, at that event there is no question to provide any bank guarantee by the Developer to the Land Owners i.e. the individual home loan shall arries as per guideline mentioned hereinabove.

**AND** we the Land Owners hereby agreed that all acts, deeds and things lawfully done by said attorney by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things.

**AND** we the Land Owners hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. **Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the Developer on the schedule of land and premises morefully describe hereinbelow.**

**AND** specifically stated that the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area. The schedule mentioned property have **no embargo** and/or restriction imposed by the Local Authority/Competent

*Kajal Kenu Sharma*

Authority / Govt. Authority for transferring the land/flat in-question and if restriction previls, in that event Land Owners will be held responsible for that but the aforesaid problem shall be solved by the decission of the both parties.

**AND** after completion of the venture mentioned in the said registered development agreement **i.e.** after registering and handover of Developer's allocation on 50% of the built-up area on the entire building in favour of intending buyers, these power of attorney **shall be considered as revoked.**

**AND** we the Land Owners hereby ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of **Developer's allocated area** of 50% of the built-up area on the entire building under and by virtue of this power of attorney.

#### **ARTICLE - V**

##### **Miscellaneous :-**

1. **That** if the Developer shall require these development agreement to be registered then and in that event upon seven days notice being given to that effect the Land Owners shall remain present at the appropriate registration office to admit & execution of these development agreement and the Developer shall provide proper stamp duty and will make payment all incidental expenses and in no event the Land Owners shall be liable and/or responsible for the same.

*Kajal Kumar Shukla*

2. **That** the Land Owners and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construct as partnership between the parties. The parties can proceed with this development agreement to complete the entire project successfully.

3. **That** in case any of the parties hereto commit any default in fulfilment of his obligations contained herein **and** all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be entitled to specific performance and/or damages before the competent authority of local jurisdiction of court.

4. **That** both the parties do hereby undertake to co-operate with each other in all respect to materialize the development project within the stipulated time as per terms and conditions mentioned hereinabove and both the parties agreed to discuss between them in respect of any disputes and differences between the parties hereto before any suit at the proper authority of local jurisdiction of court.

5. **That** this agreement contains the entire agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this agreement be terminated or waived except by written consent of both the parties. Both the parties acknowledge upon signing this agreement, that there are no other conditions, stipulations, representations, guarantees or warranties that have been made by the parties.

*Kajal Kumar Singh*

**SCHEDULE 'A' ABOVE REFERRED TO**

**(the said land and premises)**

**ALL THAT** homestead land measuring about **4K.-1Ch.** with **cement** finished **one storied** residential building measuring about **600 sq.ft.** covered area at Mouza - Bansdrani, L.O.P. No. 24, C.S. Plot No. 18 & 19, J.L. No. 45, **Premises No. 55, Bansdrani Govt. Colony**, its postal address 24, Bansdrani Govt. Colony, **P.S.-Bansdrani, P.O.-Bansdrani**, Kolkata-700070, **KMC Ward No.113**, Assessee No.31-113-05-0055-2, Borough-XI, District South 24 Pgs. **togethewith** all right, title, interest and right of easement attached thereto butted and bounded in the manner following :-

on the North - **12'+** wide road

on the South - Premises No. , Bansdrani Govt. Colony

on the East - **17'+** wide road

on the West - Premises No. 23, Bansdrani Govt. Colony

**SCHEDULE 'B' ABOVE REFERRED TO**

**(the Land Owners' allocation)**

**ALL THAT** save and except the Developer's allocation as described in the Schedule - 'C' hereunder, the Land Owners are entitled to hold & enjoy 50% of the total constructed area of G+III storied building, out of which, (i) 50% on ground floor from south side of staircase consisting of two garages and one flat, (ii) entire 2nd floor consisting two flats and (iii) 50% on 3rd floor from north side of staircase consisting one flat **togethewith**

Kajal Kumar Shukla

Kajal Kumar Shukla

undivided proportionate share in the land of the premises of Schedule 'A' hereinabove **togetherwith** common right on the common portion as described in the Schedule 'D' hereunder **togetherwith** liabilities to pay proportionately on common expenses for the common portions as described in the Schedule 'E' hereunder **togetherwith** covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building as described in the Schedule 'F' hereunder.

**SCHEDULE 'C' ABOVE REFERRED TO**

**(the Developer's allocation)**

**ALL THAT** save and except the Land Owners' allocation as described in the Schedule - 'B' hereinabove, the Developer is entitled to hold and enjoy 50% of the total constructed area of G+III storied building, out of which, **(i)** 50% on-ground floor from north side of staircase whether garages or flat, **(ii)** entire 1st floor consisting two flats and **(iii)** 50% on 3rd floor from south side of staircase consisting one flat **togetherwith** undivided proportionate share in the land of the premises of Schedule 'A' hereinabove **togetherwith** common right on the common portion as described in the Schedule 'D' hereunder **togetherwith** liabilities to pay proportionately on common expenses for the common portions as described in the Schedule 'E' hereunder **togetherwith**

*Kajal Kumar Singh*

covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building as described in the Schedule 'F' hereunder **without** any car parking space.

**SCHEDULE 'D' ABOVE REFERRED TO**

**(common rights on the common portion for all unit owners)**

- (i) staircases and staircase landings on all floors,
- (ii) Lift and lift well,
- (iii) common passage,
- (iv) water pump, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- (v) common electrical wiring, fittings and fixtures.
- (vi) drainage and sewers.
- (vii) boundary walls and main gates.
- (viii) such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas including side spaces and back spaces to be left open according to LBS building plan.
- (ix) roof on the top floor.

**SCHEDULE 'E' ABOVE REFERRED TO**

**The expenses proportionately** shall inter-alia include all expenses for maintaining, operating, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing, insurance,

*Rajul Kumar Shrivastava*

litigation, rates & taxes and outgoings and staff expenses for the said building. Any other expenses that may be incurred for rendering maintenance and operation of all the common parts, utilities, facilities, amenities and any other amenities not specifically mentioned.

### **SCHEDULE- 'F' ABOVE REFERRED TO**

(Covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building)

1. **That** the common areas and facilities shall remain undivided and no owner of any flat or portion of the said building shall be entitled to make partition or division and/or cause to obstruct and do any act or things whereby the use and enjoyment of the common parts of the said building and/ or said premises be in any way prejudicially effected or vitiated thereof.

2. **That** the all flat owners will enjoy the ultimate roof for their day to day purposes and the said roof will be maintained by all the flat owners of the said building. Without permission of the flat owners association, all other purpose on the ultimate roof shall be restricted.

3. **That** none owners or occupiers of the flat in the said building shall at any time demolish or remove or damage or cause to be damaged, the flats and/ or any parts thereof for any addition & alteration except for repair and/or replace any fixture and fittings and/or reconstruction in case its becoming heavily damaged in the elevation or outside colour scheme of the flat.

*Kajal Kumar Shesh*

4. **That** none flat owners/occupiers shall throw or accumulate or cause to be thrown or accumulated any dirt, rubbish or other refuses within the compound of the premises or any portion of the said building or permit the same to be thrown into sinks, baths, lavatories, cisterns or waste.

5. **That** none flat owners shall keep and store in their flat any goods or hazardous or inflammable or combustible nature for which are so heavy as to adversely affect the construction of the structure of the said building excepting the cooking gas or kerosene for cooking purpose.

6. **That** the all flats / units will use only for residential purpose and not for commercial purpose **and** not to use the flat or any part thereof for any purpose as to cause nuisance, annoyance to the owners and occupiers of the other flats nor shall use or allow the flat to be used for any illegal or immoral purpose.

7. **That** not to make any noise by use or play on any musical instrument, radio, television or amplifiers beyond permissible limits as per law or do any work to act conduct himself/herself/themselves in such a way that may reasonably cause irritation, annoyance or disturbances to any other resident or neighbour.

8. **That** flat owner/s shall have no right to park any two wheeler at the entrance gate of the building and also shall not use the said space to keep his/their cycle.

*Kajal Kumar Singh*



machine/micro-oven, one exhaust fan point, one point for filter water, one plug point, two plug socket and one plug point for chimney.

**TOILET** : Glazed tiles upto 6' hight from the top of the floor with concealed pipe line for water supply, Geyser point (15 amp. plug point), shower point, one general water point, one basin for hand wash, comode with cistern with C/P bib cock provided, one exhaust fan point, one light point, one plug point and one plug socket in each electric point.

**DRAWING-CUM-DINING ROOM** : Two fan point, two light points, one 15 amp. plug point for frize and one plug point and one washing machine point, two plug sockets, 15 amp plug point for AC with plug socket and one basin in dining room.

**BED ROOM** : One fan point, two light points, one plug point and one AC point at each bed room of each flat with 2 Nos plug socket, one changing to be provided in one bed room.

**BALCONY / VARANDHA** : One light point and one plug point with plug socket.

**ELECTRICAL WIRING** : All wires will be concealed and shall be completed by 1st class quality. (Finolex / Havels or other reputed make i.e. V-Guard / Goldstar)

**WATER SUPPLY** : Corporation water connection will be provided in the complex and a 1.5 HP pump set with motor will be provided for lifting water from under ground reservoir to overhead reservoir and shall be connected with the flat for smooth supply. Overhead tank should be of cement concrete / brick.

**SANITARY** : Manufacture of the products to be approved by Land Owners.

- (a) PVC fittings and pipes of standard quality for concealed water line and H.D.P. Pipes of best quality for external water line.

*Rajul Kumar Singh*

- (b) Porcelain Pan-style of European / Orissa / Gujrat / Hindustan / Nelco / Reliance or any other reputed ISI Mark will be provided in bathrooms.
- (c) Concealed internal hot and cold lines as necessary in kitchen and Toilet.
- (d) CP stopcock, bibcock, angular stop cock, pillar cock etc. in bathrooms and kitchen as necessary should be of best quality of ISI mark.
- (e) Porcelain hand wash basin in each flat at any place and one stain-less steel sink to be provided at kitchen.
- (f) Necessary Drain/Sewerline, Inspection Pits with connection complete with Main Municipal Sewer line.
- (g) Water pump coupled with motor of 1.5 BHP as necessary for lifting water to Overhead reservoir from Undergroup Reservoir.
- (h) P.V.C. rainwater pipe for roof water disposal.

**PAINTING :** ICI / Berger / Asian / Nirolace

- (a) All interior walls would be plaster of paris.
- (b) Weather coat colour based paint will be used on outside walls.
- (c) Synthetic primer to be provided on all wooden and steel work of doors and windows.

**ELECTRIFICATION :** Pritam / Havels / Anchor

Concealed or semi-concealed wiring, built-in-switch-board and piano switch will be provided.

**ROOFING :** I.P.S. finish over the roof.

**LIFT :** Four passenger lift with adequate H.P. with panel having automatic floor levelling.

**NAME OF THE BUILDING :** Leela Residence or any other name with anodized steel letters to be fixed on the highlight position of outside of the building after completion of painting work.

**Extra charges for any extra work other than the specifications.**

*Rajul Kumar Chakraborty*

IN WITNESS we, the said Land Owners and Developer have hereto put our signatures on this the 31<sup>st</sup> day of May 2024.

Signed, sealed and delivered in the presence of following witness.

Full signature with complete address of the following witness.

1. Biswa Rayan Ghosh  
Flat NO: 401,  
Parul garden  
115B/1 N.S.C. Box Road  
P.S. Regent Park  
Kolkata - 700040.

2. Madhulipi Ghosh  
24, Bansdhoni  
Court. Colony  
Kolkata - 700070

1. Kajal Kumar Ghosh

2. Mita Ghosh

Signature of the Owners / Vendors  
Sri Kajal Kumar Ghosh  
Smt. Mita Ghosh

GANAPATI CONSTRUCTION  
Amit Senapati

Proprietor

Signature of Developer  
M/s. Ganapati Construction  
signed by its proprietor  
Sri Amit Senapati

As per available documents and informations supplied by parties herein  
Drafted by me at my office :

Mr. Punyabrata Roy Chowdhury  
Senior Advocate

Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Pallisree, Kol-92,  
Mobile : 98303 29585

Compared the drafting by me with the relevant documents supplied by parties herein and readover before the parties.

Miss. Sraboni Ghosh  
Advocate

Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court  
Office : 9/29 Netaji Nagar, Kol-92  
Mobile : 8697502211

Kajal Kumar Ghosh

**MEMO OF CONSIDERATION**

RECEIVED Rs. 20,00,000/- (Rupees twenty lakh) only from the Developer of Second Part herein as full and final additional consideration amount, in the manner as hereunder :

**MEMO**

- |  |                  |
|--|------------------|
| 1. By Cheque No. <u>079108</u> ..., dt. <u>10.06.24</u><br>on <u>AXIS BANK</u><br>in favour of 'Kajal Kumar Ghosh' | Rs. 10,00,000.00 |
| 2. By Cheque No. <u>079109</u> ..., dt. <u>10.6.24</u><br>on <u>AXIS BANK</u><br>in favour of 'Mita Ghosh'         | Rs. 10,00,000.00 |

Total : Rs. 20,00,000.00

**Full signature of Witness :-**

1. BISWA RANJAN GHOSH

2. Madhulipi Ghosh

1. Kajal Kumar Ghosh.

2. Mita Ghosh

**Signature of the Owners / Vendors**  
Sri Kajal Kumar Ghosh  
Smt. Mita Ghosh

Sri Kajal Kumar Ghosh

Kajal Kumar Ghosh

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2024, Page from 197596 to 197654  
being No 160406404 for the year 2024.



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.06.18 16:28:56 +05:30  
Reason: Digital Signing of Deed.

**(Anupam Halder) 18/06/2024**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**  
**West Bengal.**

### Major Information of the Deed

Deed No :	I-1604-06404/2024	Date of Registration	10/06/2024
Query No / Year	1604-2001408982/2024	Office where deed is registered	
Query Date	08/06/2024 4:17:16 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,61,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdrani Govt Colony, , Premises No: 55, , Ward No: 113 Pin Code : 700070

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	4 Katha 1 Chatak	1/-	36,56,253/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>				<b>6.7031Dec</b>	<b>1 /-</b>	<b>36,56,253 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>600 sq ft</b>	<b>1 /-</b>	<b>4,05,000 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr KAJAL KUMAR GHOSH (Presentant )</b> Son of Late PURNA CHANDRA GHOSH Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office		 Captured	
		10/06/2024	LTI 10/06/2024	10/06/2024
24, BANSDRONI GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AWxxxxxx3M, Aadhaar No: 34xxxxxxxx3814, Status :Individual, Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office				
2	<b>Name</b> <b>Smt MITA GHOSH</b> Daughter of Late PURNA CHANDRA GHOSH Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office		 Captured	
		10/06/2024	LTI 10/06/2024	10/06/2024
24, BANSDRONI GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ARxxxxxx0D, Aadhaar No: 85xxxxxxxx1958, Status :Individual, Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office				

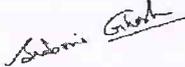
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GANAPATI CONSTRUCTION</b> 1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX4 , PAN No.:: BTxxxxxx6B,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
	<b>Mr AMIT SENAPATI</b> Son of Mr DUKHO HARAN SENAPATI Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office	 <small>Jun 10 2024 1:27PM</small>	 Captured <small>LTI 10/06/2024</small>	 <small>10/06/2024</small>
1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BTxxxxxx6B, Aadhaar No: 21xxxxxxxx2005 Status : Representative, Representative of : GANAPATI CONSTRUCTION (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss SRABONI GHOSH</b> Daughter of Mr BASUDEB GHOSH 9/29 , NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092		 Captured	
	10/06/2024	10/06/2024	10/06/2024
Identifier Of Mr KAJAL KUMAR GHOSH, Smt MITA GHOSH, Mr AMIT SENAPATI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr KAJAL KUMAR GHOSH	GANAPATI CONSTRUCTION-3.35156 Dec
2	Smt MITA GHOSH	GANAPATI CONSTRUCTION-3.35156 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr KAJAL KUMAR GHOSH	GANAPATI CONSTRUCTION-300.00000000 Sq Ft
2	Smt MITA GHOSH	GANAPATI CONSTRUCTION-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 160406404 / 2024**

**On 10-06-2024**

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

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

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

Presented for registration at 12:55 hrs on 10-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KAJAL KUMAR GHOSH , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,61,253/-

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

Execution is admitted on 10/06/2024 by 1. Mr KAJAL KUMAR GHOSH, Son of Late PURNA CHANDRA GHOSH, 24, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Smt MITA GHOSH, Daughter of Late PURNA CHANDRA GHOSH, 24, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29 , NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-06-2024 by Mr AMIT SENAPATI, SOLE PROPRIETOR, GANAPATI CONSTRUCTION (Sole Proprietoship), 1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29 , NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,053.00/- ( B = Rs 20,000.00/- , E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 20,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2024 9:36PM with Govt. Ref. No: 192024250072203048 on 08-06-2024, Amount Rs: 20,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 2831671371722 on 08-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

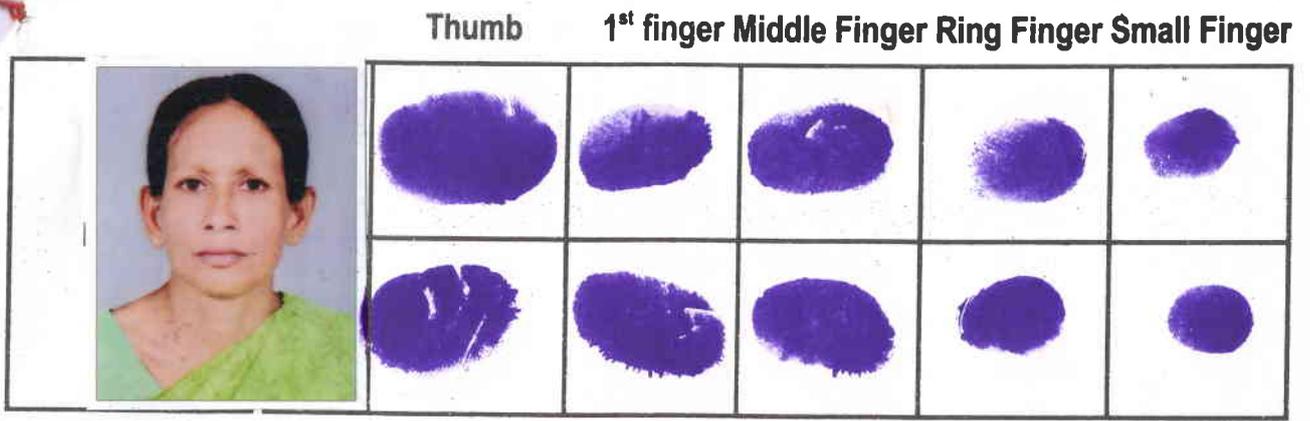
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1452, Amount: Rs.100.00/-, Date of Purchase: 02/05/2024, Vendor name: Subhankar Das

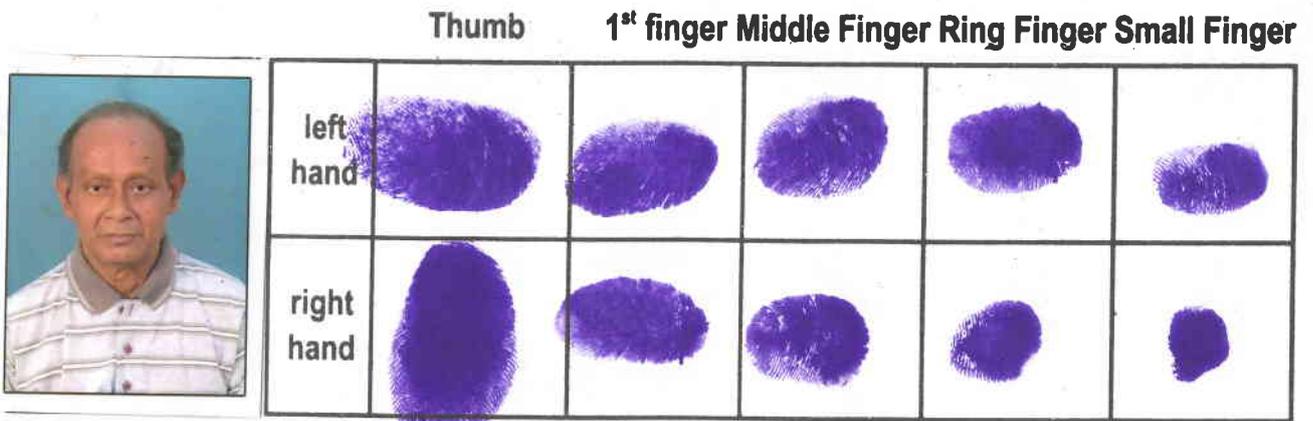
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2024 9:36PM with Govt. Ref. No: 192024250072203048 on 08-06-2024, Amount Rs: 6,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 2831671371722 on 08-06-2024, Head of Account 0030-02-103-003-02



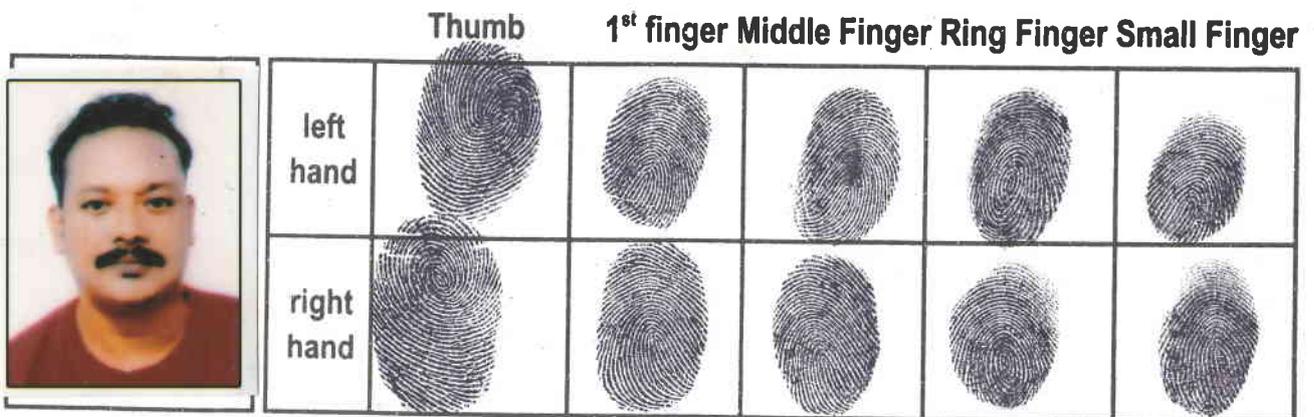
**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Name MITA GHOSH  
 Signature Mika Ghosh



Name KAJAL KUMAR GHOSH  
 Signature Kajal Kumar Ghosh



Name AMIT SENAPATI  
 Signature Amit Senapati



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

10 JUN 2024