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certified that the document is genuine.  
a registration. The Signature Sheet and  
endorsement Sheet Attached to the  
document are the part of the document.

Additional District Sub-Registrar  
Kolkata Dum Dum, 24-Pan. (Ninth)

03 MAY 2024

NM/AGREE/32223

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF  
ATTORNEY made on this 31 day of May Two Thousand  
and Twenty Four BETWEEN MR. BIJOY KUMAR SAHA son of Late Dinesh  
Chandra Saha, having Income Tax Permanent Account No. (PAN)  
"AMAPS4413K", Aadhaar No. 3724-9364-0819, residing at 587/3, S.H.K.B.  
Sarani (Jawpur Road), Post Office – Motijheel, Police Station – Dum Dum,  
Kolkata – 700 074, Indian Citizen, hereinafter called the OWNER, (which  
expression shall unless excluded by or repugnant to the context be deemed to  
mean and include his heirs, executors, administrator, representatives and  
assigns) of the ONE PART.

স্মারক নং ২৬৪ তারিখ ২৭/৫

নং ১২

ARUN KUMAR BHAUMIK

পেশা :

Advocate

সংস্থানা :

Calcutta High Court

ভেঙার :

Registration No. W.B. 905/1983

বাইরে

স্বাক্ষর ভেঙার

কালিপুর দপ্তর

এস. আর. অফিস

ভেঙা :

জিতা পাল

স্মারক নাম :-

ভি নং :

28 NFC 2024

স্বাক্ষর খরদের তারিখ

টি.ভি. নং মোট কত টাকার

স্বাক্ষর খরদ করা হয়েছে।

200000.



Modl. District Sub-Registrar  
Cossipore, Dum Dum

03 MAY 2024

AND

**M/S. BAJRANG CONSTRUCTION**, a partnership firm, having Income Tax Permanent Account No. (PAN) "AAZFB0544P", having its office at 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, represented by **TWO** of its **PARTNERS** viz.: **(1) MR. BIJOY KUMAR SAHA** son of Late Dinesh Chandra Saha, having Income Tax Permanent Account No. (PAN) "AMAPS4413K", Aadhaar No. 3724-9364-0819, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, **(2) MR. SUBRATA GHOSH** son of Sri Sambhu Nath Ghosh, having Income Tax Permanent Account No. (PAN) "ALZPG3394H", Aadhaar No. 4367-1487-7506, residing at 99/84, Bapuji Colony, Jessore Road, Post Office and Police Station – Dum Dum, Kolkata – 700 028, both are by faith – Hindu, by Occupation – Business, both are Indian Citizen, hereinafter called the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Permanent Settlement dated 29.04.1949 registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 27, Pages 221 to 223, Being No. 1758 for the year 1949, Bhutnath Ghati & others granted, transferred and assigned in favour of Jagabandhu Ghosh and Kartik Chandra Ghosh All that piece or parcel of the land measuring 11 Decimals comprised in C.S. Dag No. 810 under C.S. Khatian No. 56, at Mouza- Purbà Sintheee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the district of North 24- Parganas.

AND WWHEREAS at the time of Revisional Settlement the said Jagabandhu Ghosh and Kartik Chandra Ghosh duly recorded their names comprised in R.S. Dag No. 810/985 and

810/986 under R.S. Khatian No. 807, at Mouza- Purba Sinthee, Police Station Dum Dum, in the District of North 24 Parganas.

AND WHEREAS the said Jagabandhu Ghosh and Kartik Chandra Ghosh amicably partitioned their property and the land area 03 Cottahs 05 Chittacks 25 Sq. ft. (Southern Side) was allotted to Jagabandhu Ghosh comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, at Mouza- Purba Sinthee, Police Station- Dum Dum, Kolkata- 700 030, within the limit of South Dum Dum Municipality, in the District of North 24 Parganas.

AND WHEREAS by a Deed of Conveyance dated 18.11.1964 registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 122, Pages from 214 to 216, Being No. 8769 for the year 1964, Jagabandhu Ghosh sold, transferred and conveyed to Surendra Nath Mondal All that piece or parcel of land measuring an area 03 Cottahs 05 Chittacks 25 Sq. ft. more or less comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, at Mouza- Purba Sinthee, Police Station- Dum Dum, Kolkata- 700 030, within the limit of South Dum Dum Municipality, in the District of North 24 Parganas.

AND WHEREAS on the same day by an unregistered Agreement (EKKARNAMA) the said Surendra Nath Mondal agreed to transfer the said land on payment of the full consideration in favour of Jagabandhu Ghosh but Jagabandhu Ghosh had not paid any consideration to Surendra Nath Mondal.

AND WHEREAS by a Deed of Conveyance dated 15.12.1967, registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 144, Pages 20 to 21, Being No. 10029 foY the year 1967, Surendra Nath Mondal and Jagabandhu Ghosh, described therein, as the Vendors, Kartik Chandra Ghosh, described therein as the Confirming Party, sold, transferred and conveyed to Anjana Mukhopadhyay, All that piece or parcel of land measuring an area 02 Cottahs more or less out of said land admeasuring 03 Cottahs 05 Chitacks 25 Sq. ft. comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, at Mouza- Purba Sinthee, Holding No. 16, Purba Sinthee Road, Premises No. 24, Acharjya Prafulla South Chandra Dum Avenue, Police Station- Dum Dum, Kolkata- 700030, within the limit Dum Municipality, in the district of North 24 Parganas.

AND WHEREAS Anjana Mukhopadhyay after the said purchase duly recorded her name in the records of South Dum Dum Municipality being Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under Ward No. 14 within the ambit of South Dum Dum Municipality, and also in the records of B.L. & L.R.O. being L.R. Dag No.810/986 under L.R. Khatian No, 3588 upon land measuring 2 Cottahs or 3.3 satak and Subsequently constructed a two storied building, thereon having measuring an area of 1131 sq.ft. in the Ground floor and 1331 sq.ft. on the first floor.

AND WHEREAS in the manner aforesaid the Anjana Mukhopadhyay became the OWNER of All That piece or parcel of "BASTU" land measuring an area 02 Cottahs or 3.3 Satak more or less together with two storied building standing thereon measuring about more or less 1131 sq. t. in the ground floor and 1131 sq. ft. on the first floor (cemented finished floor)

comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under CS. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza - Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi No. 1298/2833, at Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality, and absolutely seized and possessed the same peacefully without interruption of others and enjoying the same free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any person whomsoever and corner and any other effect whatsoever.

AND WHEREAS by a Deed of Conveyance dated 20.09.2023, registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 1506-2023, Being No. 10262 for the year 2023, Anjana Mukhopadhyay, described therein, as the Vendor, sold, transferred and conveyed to Bijoy Kumar Saha, ALL THAT piece or parcel of "BASTU" land measuring an area 02 Cottahs or 3.3 Satak more or less together with two storied building standing thereon measuring about more or less 1131 sq.ft. in the ground floor and 1131 sq.ft. in the first floor (cemented finished floor) comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under CS. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza - Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi No. 1298/2833, at Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality, in the district of North 24 Parganas.

AND WHEREAS Bijoy Kumar Saha, after the said purchase, duly mutated his name in the records of South Dum Dum Municipality, being Holding No. 418, Purba Sinthee Road A and is thus well seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece or parcel of "BASTU" land measuring an area 02 Cottahs or 3.3 Satak more or less together with two storied building standing thereon measuring about more or less 1131 sq.ft. in the ground floor and 1131 sq.ft. in the first floor (cemented finished floor) comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under CS. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza - Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi No. 1298/2833, at Holding No. 418, Purba Sinthee Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality, in the district of North 24 Parganas.

AND WHEREAS the Owner has approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

#### **ARTICLE - I, DEFINITIONS**

1. OWNER : shall mean the said Bijoy Kumar Saha and his heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean **M/S. BAJRANG CONSTRUCTION**, and its successor or successors and assigns.

3. PREMISES : shall mean Premises No. 235, Purba Sinthee Road, Holding No. 418, Purba Sinthee Road A, Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata - 700 030, within the Limits of South Dum Dum Municipality, Touzi No. 1298/2833, under Ward No. 14, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written.

4. BUILDING : shall mean the multi storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.

5. COMMON FACILITIES AND AMENITIES : shall mean lift, corridors, stairways, lift, passage ways, provided by the developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

6. SALEABLE: space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. OWNER'S ALLOCATION: shall mean :-

- a) Flat measuring built up area 3000 Sq.ft. more or less with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises
- b) The flat of the Owner's allocation will be allocated after obtaining the sanction plan from South Dum Dum Municipality by a Supplementary Development Agreement.

The Developer will also pay a sum of Rs. 50,00,000/- (Rupees Fifty Lac Only) as forfeited amount to the Owner in the following manner :-

- a) Rs. 5,00,000/- on execution of this Agreement.
- b) Rs. 45,00,000/- will be paid by a several installments within Six months from the date hereof.

The Owner has amalgamated his land with the adjacent land by a registered Deed of Amalgamation.

8. DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owner's allocation.

9. ARCHITECT: shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the Owner.

10. BUILDING PLAN: shall mean the plan to be sanction by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the Owner from time to time.

11. TRANSFEREE : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

#### ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 3rd day of May 2024.

*Schedule 6th*

#### ARTICLE – III, OWNER'S REPRESENTATIONS

1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances' attachment and liens whatsoever.
2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

#### ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owner hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell, and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.

2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owner and to submit the same to the appropriate authorities in the name of the Owner at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

#### ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owner having agreed to permit the developer to sell the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

- a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's allocation in the building at the said premises.

c) To bear all costs charges and expenses for construction of the building at the said premises.

d) Allocate the Owner of his allocation in the building to be constructed at the said premises within 04 (Four) Years from the date of obtaining sanction plan from South Dum Dum Municipality, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

#### ARTICLE – VI, OWNER'S ALLOCATION

7. OWNER'S ALLOCATION: shall mean :-

- a) Flat measuring built up area 3000 Sq.ft. more or less with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.
- b) The flat of the Owner's allocation will be allocated after obtaining the sanction plan from South Dum Dum Municipality by a Supplementary Development Agreement.

The Developer will also pay a sum of Rs. 50,00,000/- (Rupees Fifty Lac Only) as forfeited amount to the Owner in the following manner :-

- a) Rs. 5,00,000/- on execution of this Agreement.
- b) Rs. 45,00,000/- will be paid by a several installments within Six months from the date hereof.

The Owner has amalgamated his land with the adjacent land by a registered Deed of Amalgamation.

#### ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owner's allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owner's allocation to the Owner and comply with all other obligation of the developer to the Owner under this agreement.

#### ARTICLE – VIII, PROCEDURE

1. Owner shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.

#### ARTICLE - IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building.

#### ARTICLE - X, SPACE ALLOCATION

1. After completion of the building the Owner shall be entitled to obtain physical possession of the Owner's allocation and the balance constructed area and other portions of the said building shall belong to the developer.
2. Subject as aforesaid and subject to Owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owner and developer contained herein.
3. The Owner shall be entitled to transfer or otherwise deal with the Owner's allocation in the building without any claim whatsoever of the developer.
4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the Owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and Owner shall not in any way interfere with or disturbed the quiet and peaceful possession of the developer's allocation.

### ARTICLE – XI, BUILDING

1. The developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the developer within 04 (Four) Years from the date of obtaining sanction plan from South Dum Dum Municipality in respect being deemed to be as the agreement between the parties.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.
4. The developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction

of enjoyment of the building for which purpose the Owner shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial or other liability on the Owner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owner in writings.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the Owner shall have no liability in this context.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owner's allocation.

8. The Developer will obtain **Completion Certificate** from the South Dum Dum Municipality at its own cost.

#### ARTICLE - XII. COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owner's allocation, the developer shall give written notice to the Owner requesting the Owner to take possession of the Owner's allocation in the building

and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation, the said rates to be apportioned prorate with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owner and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owner and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner's and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical

installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

#### ARTICLE - XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the Owner to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Owner's applications and other documents may be required to be signed or made by the Owner's relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgment due to the residence of the Owner shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered office the developer.

3. Both the developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be mutually settled.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owner or affecting his estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owner or any of his estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the developer and/or its transferees and the Owner and/or his transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being

supervised by this agreement and the Owner agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8. The Owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or it's and assigns).

#### ARTICLE - XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer

#### ARTICLE - XV, ARBITRATION

1. If at any time and dispute shall arise 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 of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

2. JURISDICTION: - District Court of Barasat alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

AND WHEREAS the Owner also do hereby nominate, constitute and appoint (1) MR. BIJOY KUMAR SAHA son of Late Dinesh Chandra Saha, having Income Tax Permanent Account No. (PAN) "AMAPS4413K", Aadhaar No. 3724-9364-0819, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (2) MR. SUBRATA GHOSH son of Sri Sambhu Nath Ghosh, having Income Tax Permanent Account No. (PAN) "ALZPG3394H", Aadhaar No. 4367-1487-7506, residing at 99/84, Bapuji Colony, Jessore Road, Post Office and Police Station – Dum Dum, Kolkata – 700 028, both are by faith – Hindu, by Occupation – Business, both are Indian Citizen, partners of M/S. BAJRANG CONSTRUCTION, a partnership firm, having Income Tax Permanent Account No. (PAN) "AAZFB0544P", having its office at 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, severally or jointly as our true and lawful Attorney, for us in our name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

To sign in the Building Plan or revised plan (if necessary) in our name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery site plan, building plan, application of phase – II, certificate, completion certificate or any addition/alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related papers as may be

required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to our piece of land in the name of the principals.

To deposit the fees for obtaining revised sanction plan from the South Dum Dum Municipality in the name of the principals.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs and expenses of the Attorney Entirely, as per the terms, conditions and specifications of the Development Agreement entered and executed by and between the principals and the Attorney.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats except the flats & garages of owner's allocation as per the Development Agreement of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/ Purchasers at his/her/their own risk at such price which our said attorney in his/her/their absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he/she/they deems fit and proper for and on our behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on our behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the

employee/agents as and when necessary and same will be at the complete discretion of the Attorney at its own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on our behalf at its own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building from competent authority of South Dum Dum Municipality, for and on our behalf.

To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developers' Allocation, as per the Development Agreement Without having any right or authority to deal with the Owner's Allocation.

To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all plaints, written statement, accounts, inventories to accept service of all summon notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vocalatnama, warrant of attorney or other authorities to act and plead for and on our behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer and any other person/s including intending purchaser/purchasers of the Developers' Allocation in respect of the premises to be

constructed to compound or comprise the same for and on our behalf, at the costs and expenses of the Attorney.

To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if present, only and exclusively in respect of the Developers Allocation, under the Development Agreement.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developers allocation, under the Development Agreement.

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

### SCHEDULE OF THE PROPERTY

All That piece or parcel of "BASTU" land measuring an area 02 Cottahs or 3.3 Satak more or less together with two storied building standing thereon measuring about more or less 1131 sq.ft. in the ground floor and 1131 sq.ft. in the first floor (cemented finished floor) comprised in C.S. Dag No. 810. R.S./L.R. Dag No. 810/986 under CS. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza - Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi No. 1298/2833. at Holding No. 418, Purba Sinthee Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum under ward no. 14 within the ambit of South Dum Dum Municipality, in the district of North 24 Parganas.

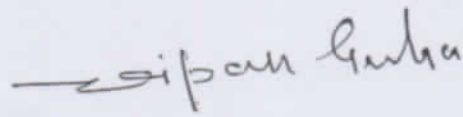
#### The property is butted and bounded as follows: -

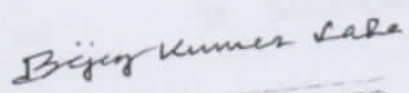
|              |                                               |
|--------------|-----------------------------------------------|
| ON THE NORTH | Land of Kartik Chandra Ghosh.                 |
| ON THE SOUTH | 6' wide common Road and Drain.                |
| ON THE EAST  | 16' ft wide Acharjya Prafulla Chandra Avenue. |
| ON THE WEST  | Land of Jagabandhu Ghosh.                     |

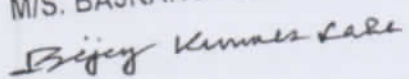
WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

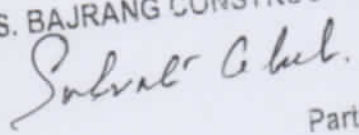
SIGNED SEALED AND DELIVERED  
At Kolkata in presence of: -

1.    
AA

2. 

  
SIGNATURE OF THE OWNER

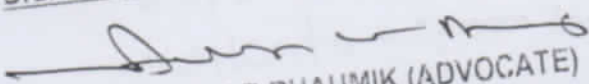
M/S. BAJRANG CONSTRUCTION  


Partner  
M/S. BAJRANG CONSTRUCTION  


Partner

SIGNATURE OF THE DEVELOPER

Drafted by:-

  
MR. ARUN KUMAR BHAUMIK (ADVOCATE)  
Calcutta High Court, Reg. No. WB-905/1983  
63/21, Dum Dum Road, Surer Math,  
P.O. - Motijheel, P.S. - Dum Dum,  
Kolkata - 700 074, Dial - 9830038790,  
E-mail ID - arun\_bhoumik@yahoo.com

MEMO OF CONSIDERATION

1. Paid by Cheque No. 353052 dated 29.04.2024 on  
Axis Bank Ltd, Dum Dum Road, Kolkata

Rs. 5,00,000.00

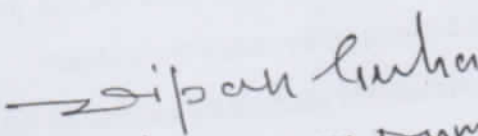
Total :

Rs. 5,00,000.00

(Rupees Five Lac only)

WITNESS :-

1.  AA

2.   
63/21 Dum Dum Road  
Kolkata - 700074



SIGNATURE OF THE OWNER

## SPECIFICATION

### 1) STRUCTURE :-

R.C.C. framed structure as per municipal approved design with branded steel.

### 2) BRICK WALL :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" & 3" thick with 1<sup>st</sup> class bricks.

### 3) FLOORING :-

All floor of Bed Rooms, Dining, Drawing, verandah and Kitchen, Toilet will be marble/vitrified tiles finish. Height of Skirting will be 6" from floor level of same specification.

### 4) KITCHEN :-

Kitchen Tabletop will be made of 2' wide Black Stone. Ceramic tiles will be fitted on back side wall of table and sink upto a height of 6'-0" table top level and One No. sink and two nos. bib cock will also provided. One no. exhaust fan out of 9" dia will be provided.

### 5) DOORS & WINDOWS :

- (a) All Door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors. Polydoor and frames will be provided in both toilets.
- (b) All windows will be made with aluminum sliding fully glass.

### 6) WATER SUPPLY :-

All internal water pipe line will be concealed G.I./CPBC of required dia of approved brand and separated from roof level for each floor.  
Outside water pipe line will be surface P.V.C.  
Municipal Water line with reservoir on the GROUND Floor.

### 7) SANITARY :-

All fittings of Cistern Commode etc. will be provided of approved ISI Brand. For waste-water line P.V.C. pipe will be provided. For rain water line, P.V.C. Pipe will be provided. All porcelain fittings should "REPUTED" brand. One No. Tap point in Balcony.

### 8) ELECTRIC :-

All electric line will be concealed with BRANDED wire and BRANDED switch will be provided. At Bed Room Two nos. light points, One No. Fan point and One No. 5 Amp. plug point, Two nos. light points, One no. fan point and One Nos. 15 Amp. Plug point will be provided in drawing-cum-dining room. In each toilet & kitchen one no. light point and one no. exhaust fan point will be provided. In kitchen one no. 15 Amp. Plug point will also be provided. One no. light point, One no. Calling bell point will also be provided outside the main door. One no. light point and one no. 5 amp plug point will also at Verandah. T.V. Antenna (cable) line will also provided. One A.C. Point in any one Bed Room and One Geyser point in Common Toilet.

### 9) PAINTING & FINISHING :-

Outside wall will be painted with Exterior Colour Paint.

All internal wall surfaces will be finished by white Putty finish.

### 10) MISCELLANEOUS :-

- (a) One no. Loft may be provided if suitable position will available.
- (b) Clear height of each floor will be dome as per Municipal Sanctioned Plan. (9'-6").
- (c) Provision of letter box should be provided.

### 11) ELEVATOR :-

One no. lift should be provided

- If any Extra works done by the Owner then he has to pay for the same.

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS



*Bijay Kumar Leha*

|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| LH. |  |  |  |  |  |
|     |  |  |  |  |  |
| RH. |  |  |  |  |  |

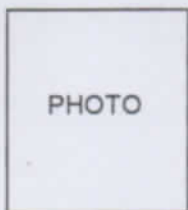
ATTESTED: *Bijay Kumar Leha*



*Subrat Chandra*

|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| LH. |  |  |  |  |  |
|     |  |  |  |  |  |
| RH. |  |  |  |  |  |

ATTESTED: *Subrat Chandra*



PHOTO

|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| LH. |  |  |  |  |  |
|     |  |  |  |  |  |
| RH. |  |  |  |  |  |

ATTESTED:

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



192024250034/68688

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250034768688  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 02/05/2024 17:34:42 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 0886148341419       | BRN Date:           | 02/05/2024 17:34:59     |
| Gateway Ref ID:   | 58165753            | Method:             | Axis Bank-Retail NB     |
| GRIPS Payment ID: | 020520242003476867  | Payment Init. Date: | 02/05/2024 17:34:42     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001081225/1/2024       |
|                   |                     |                     | [Query No*/Query Year]  |

Depositor Details

|                           |                                               |
|---------------------------|-----------------------------------------------|
| Depositor's Name:         | Mr Arun Kumar Bhaumik                         |
| Address:                  | 63/21, Dum Dum Road, Suremath, Kolkata 700074 |
| Mobile:                   | 9830038790                                    |
| EMail:                    | arun_bhoumik@yahoo.com                        |
| Period From (dd/mm/yyyy): | 02/05/2024                                    |
| Period To (dd/mm/yyyy):   | 02/05/2024                                    |
| Payment Ref ID:           | 2001081225/1/2024                             |
| Dept Ref ID/DRN:          | 2001081225/1/2024                             |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001081225/1/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 6971       |
| 2       | 2001081225/1/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5028       |
| Total   |                   |                                          |                    | 11999      |

IN WORDS: ELEVEN THOUSAND NINE HUNDRED NINETY NINE ONLY.

### Major Information of the Deed

|                                                             |                                                                                                                                                                                                            |                                                        |            |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------|
| Deed No :                                                   | I-1506-04521/2024                                                                                                                                                                                          | Date of Registration                                   | 03/05/2024 |
| Deed No / Year                                              | 1506-2001081225/2024                                                                                                                                                                                       | Office where deed is registered                        |            |
| Deed Date                                                   | 29/04/2024 3:33:47 PM                                                                                                                                                                                      | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas |            |
| Applicant Name, Address Other Details                       | ARUN KUMAR BHAUMIK<br>63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas,<br>WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status : Advocate                              |                                                        |            |
| Transaction                                                 | Additional Transaction                                                                                                                                                                                     |                                                        |            |
| [110] Sale, Development Agreement or Construction Agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-] |                                                        |            |
| Set Forth value                                             | Market Value                                                                                                                                                                                               |                                                        |            |
| Rs. 2/-                                                     | Rs. 51,26,849/-                                                                                                                                                                                            |                                                        |            |
| Stamp duty Paid(SD)                                         | Registration Fee Paid                                                                                                                                                                                      |                                                        |            |
| Rs. 7,071/- (Article:48(g))                                 | Rs. 5,028/- (Article:E, E, E.)                                                                                                                                                                             |                                                        |            |
| Remarks                                                     | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                                                             |                                                        |            |

**Land Details :**  
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, Premises No: 235, , Ward No: 014, Holding No:418 JI No: 0, Pin Code : 700030

| Sch No        | Plot Number         | Khatian Number | Land Use Proposed | Land Use | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|---------------------|----------------|-------------------|----------|--------------|-------------------------|-----------------------|---------------------|
| L1            | LR-810/986 (RS :- ) | LR-3588        | Bastu             | Bastu    | 2 Katha      | 1/-                     | 35,99,999/-           | Property is on Road |
| Grand Total : |                     |                |                   |          | 3.3Dec       | 1/-                     | 35,99,999 /-          |                     |

### Structure Details :

| Sch No                                                                                                                                               | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                   | On Land L1        | 2262 Sq Ft.       | 1/-                     | 15,26,850/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 1131 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 1131 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                              |                   | 2262 sq ft        | 1 /-                    | 15,26,850 /-          |                           |

### Land Lord Details :

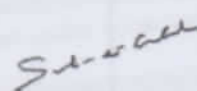
| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                           | Name,Address,Photo,Finger print and Signature                                                                                                                                           |                                                                                   |                                                                                               |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                               | Name                                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                                  | Signature                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Mr Bijoy Kumar Saha</b><br>Son of Late Dinesh Chandra Saha<br>Executed by: Self, Date of Execution: 03/05/2024<br>, Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                         | 03/05/2024                                                                        | LTI<br>03/05/2024                                                                             | 03/05/2024                                                                          |
| 587/3, S.H.K.B Sarani, Jawpur Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AMxxxxxx3K, Aadhaar No: 37xxxxxxxx0819, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office |                                                                                                                                                                                         |                                                                                   |                                                                                               |                                                                                     |

### Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                  |  |  |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>Bajrang Construction</b><br>223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

### Representative Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                    | Name,Address,Photo,Finger print and Signature                                                                                                                                                |                                                                                     |                                                                                                 |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                        | Name                                                                                                                                                                                         | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr Bijoy Kumar Saha</b><br>Son of Late Dinesh Chandra Saha<br>Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                              | May 3 2024 2:31PM                                                                   | LTI<br>03/05/2024                                                                               | 03/05/2024                                                                            |
| 587/3, S.H.K.B Sarani, Jawpur Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AMxxxxxx3K, Aadhaar No: 37xxxxxxxx0819 Status : Representative, Representative of : Bajrang Construction (as Partners) |                                                                                                                                                                                              |                                                                                     |                                                                                                 |                                                                                       |

| Name                                                                                                                                                                                                                                                                                                                                                                                   | Photo                                                                                                  | Finger Print                                                                                                       | Signature                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mr Subrata Ghosh</b><br><b>(Presentant)</b><br>Son of Mr Sambhu Nath Ghosh<br>Date of Execution -<br>03/05/2024, , Admitted by:<br>Self, Date of Admission:<br>03/05/2024, Place of<br>Admission of Execution: Office                                                                                                                                                               | <br>May 3 2024 2:31PM | <br>Captured<br>LTI<br>03/05/2024 | <br>03/05/2024 |
| 99/84, Bapuji Colony, Jessore Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ALxxxxxx4H, Aadhaar No: 43xxxxxxxx7506 Status : Representative, Representative of : Bajrang Construction (as Partners) |                                                                                                        |                                                                                                                    |                                                                                                   |

#### Identifier Details :

| Name                                                                                                                                                                                       | Photo                                                                                            | Finger Print                                                                                                 | Signature                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mr Dipak Guha</b><br>Son of Late Sudhir Guha<br>63/21, Dum Dum Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 | <br>03/05/2024 | <br>Captured<br>03/05/2024 | <br>03/05/2024 |
| Identifier Of Mr Bijoy Kumar Saha, Mr Bijoy Kumar Saha, Mr Subrata Ghosh                                                                                                                   |                                                                                                  |                                                                                                              |                                                                                                   |

#### Transfer of property for L1

| Sl.No | From                | To. with area (Name-Area)    |
|-------|---------------------|------------------------------|
| 1     | Mr Bijoy Kumar Saha | Bajrang Construction-3.3 Dec |

#### Transfer of property for S1

| Sl.No | From                | To. with area (Name-Area)                |
|-------|---------------------|------------------------------------------|
| 1     | Mr Bijoy Kumar Saha | Bajrang Construction-2262.00000000 Sq Ft |

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, Premises No: 235, , Ward No: 014, Holding No:418 JI No: 0, Pin Code : 700030

| Sch No | Plot & Khatian Number                      | Details Of Land                                                                                                            | Owner name in English as selected by Applicant |
|--------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 810/986, LR Khatian No:- 3588 | Owner:অরুণা মুখোপাধ্যায়, Gurdian:শ্যামা প্রসাদ মুখোপাধ্যায়, Address:বিক্র .<br>Classification:বাজ, Area:0.03300000 Acre, | Mr Bijoy Kumar Saha                            |

Endorsement For Deed Number : I - 150604521 / 2024

On 03-05-2024

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

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

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

Presented for registration at 13:17 hrs on 03-05-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Subrata Ghosh ..

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 51,26,849/-

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

Execution is admitted on 03/05/2024 by Mr Bijoy Kumar Saha, Son of Late Dinesh Chandra Saha, 587/3, S.H.K.B Sarani, Jawpur Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Mr Dipak Guha, . . Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

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

Execution is admitted on 03-05-2024 by Mr Bijoy Kumar Saha, Partners, Bajrang Construction (Partnership Firm), 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr Dipak Guha, . . Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 03-05-2024 by Mr Subrata Ghosh, Partners, Bajrang Construction (Partnership Firm), 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr Dipak Guha, . . Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,028.00/- ( B = Rs 5,000.00/- ,E = Rs 28 ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 02/05/2024 5:34PM with Govt. Ref. No: 192024250034768688 on 02-05-2024, Amount Rs: 5,028/-, E SBI EPay ( SBlePay), Ref. No. 0886148341419 on 02-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 10 by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 268, Amount: Rs. 100.00/-, Date of Purchase: 02/01/2024, Vendor name: Finance Department, Govt. of West Bengal, Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 02/05/2024 5:34PM with Govt. Ref. No: 192024250034768688 on 02-05-2024, Amount Rs: 6,971/-, E SBI EPay ( SBlePay), Ref. No. 0886148341419 on 02-05-2024, Head of Account 0030-02-103-003-02

*Kaustava Dey*

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGI  
OFFICE OF THE A.D.S.R. COSSIP  
DUMDUM

North 24-Parganas, West Ber

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2024, Page from 135453 to 135489  
being No 150604521 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.05.03 15:16:44 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 03/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.