

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

NISHA DEVELOPER

Represented by its sole Proprietor

MR. AJAY KUMAR SAHA

.....OWNER

AND

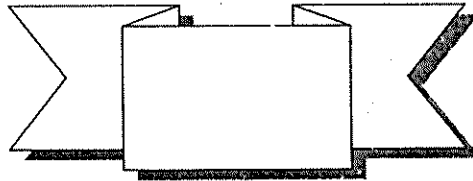
SHRI KRISHNA ENTERPRISE

Represented by its Partners

MR. ARITRA GHOSH

MRS. RUPA SAHA

.....DEVELOPER



PREMISES NO:

9A, RAJENDRA NATH ROY CHOWDHURY LANE,
WARD NO. 001, ASSESSEE NO. 11-001-17-0010-0
KOLKATA MUNICIPAL CORPORATION
KOLKATA - 700036

DRAFTED BY :

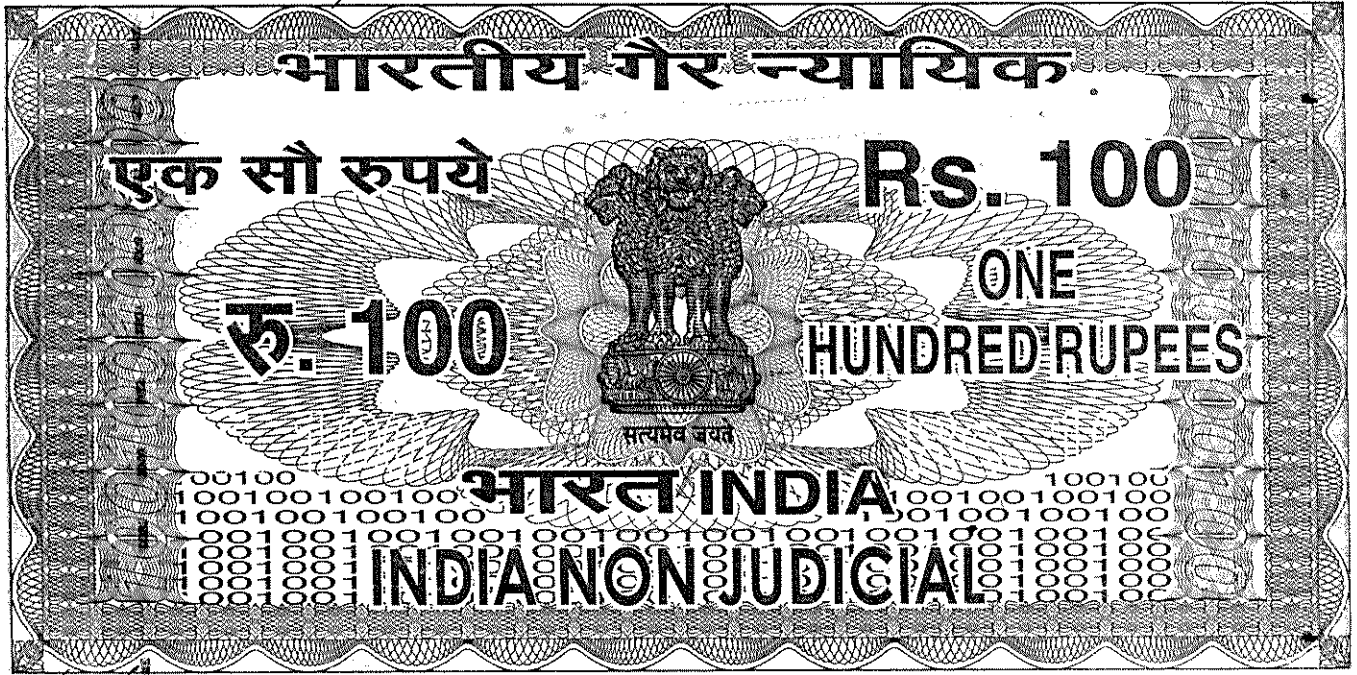
BISWANATH GHOSAL
ADVOCATE
BARASAT JUDGES' COURT

TYPED BY :

SURAJIT DAS
BARANAGAR, KOLKATA

10699/24

I-10366/2024



पश्चिम बंगाल WEST BENGAL

AK 474186

Certified that the document is available
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Medinipur (Dist. Dum.) 24-Pgs. (1000)

27 SEP 2024

DEVELOPMENT AGREEMENT WITH DEVELOPMENT

POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT with Development Power of Attorney is
made on this the 27th day of September, Two Thousand Twenty Four, 2024 A.D.

BETWEEN

7854 12 JUN 2023
Name.....
Address.....
P.S.....
Dist.....
Name of Treasury :- Barrackpore
Name of Vender :- RANA SUR
Date of Purchase.....
Total Amount.....
Signature of Vendor.....
Biswanath Ghosal
ADVOCATE
BARASAT JUDGE'S COURT
NORTH 24 PARGANAS
06 JUN 2023
140000
Rana Sur



Identified By:-
Surajit Das
S/O. Late Gour Ch. Das
Occupation: Professionals
Of 56, Maharaja Nanda
Kumar Road (South)
P.O. Baranagar
P.S. Baranagar
Kolkata - 700036
Dist: North 24 Parganas

4001. District Sub-Registrar
Cossipore, Dum Dum

27 SEP 2023

NISHA DEVELOPER (PAN : AYIPS0066Q), a Proprietorship Firm having its office at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its sole Proprietor **MR. AJAY KUMAR SAHA (PAN : AYIPS0066Q)**, (Aadhaar No : **9790 2632 2551**), son of Late Nirmal Kumar Saha, by faith : Hindu, by Nationality : Indian, by Occupation : Business, residing at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives and assigns) of the **ONE PART**.

AND

SHRI KRISHNA ENTERPRISE (PAN : AFJFS0306P), a Partnership Firm having its office at 39A, B. T. Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its Partners **(1) MR. ARITRA GHOSH (PAN : DBSPG1754F)**, (Aadhaar No : **4990 4448 5964**), son of Arup Kumar Ghosh, by faith : Hindu, by Nationality : Indian, by Occupation : Business, residing at 9/3A, Rajendranath Roy Chowdhury Lane, P.O. Cossipore, P.S. Cossipore, Kolkata – 700036, Dist : North 24 Parganas, **(2) MRS. RUPA SAHA (PAN : EUKPS9054L)**, (Aadhaar No : **4050 7381 5901**), wife of Mr. Ajay Kumar Saha, by faith : Hindu, by Nationality : Indian, by Occupation : Business, residing at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, hereinafter jointly called and referred to as the **DEVELOPERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Monoranjan Ghosh(since deceased), son of Late Annada Prasad Ghosh of 56/12, Kashi Nath Dutta Road, Kolkata – 700036 who was the original owner, executed a Deed of Gift written in Bengali (Dan Patra) dated 31st day of December, 1982 in favour of the daughter-in-law, Smt. Chhabi Rani Ghose, wife of Debabrata Ghose, in respect of ALL THAT the entire Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036** with tile shed rooms standing thereon and the said Deed of Gift was duly registered and recorded

in Book No. I, Volume No. 64, Pages 164 to 170, Being No. 376, for the year 1983 in the Office of the Registrar of Assurance, Calcutta and after physical verification and actual measurement, the land at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane is admeasuring 8(Eight) Cottahs 3(Three) Chittacks within the boundaries thereof under the limit of Kolkata Municipal Corporation and the Assessee No. 11-001-17-0010-0.

AND WHEREAS by virtue of the said Registered Deed of Gift dated 31st day of December, 1982, Smt. Chhabi Rani Ghose acquired her undisputed right, title and interest in respect of ALL THAT the piece and parcel of land measuring more or less 8(Eight) Cottahs 3(Three) Chittacks together with the tile shed rooms standing thereon being known at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036 as an absolute owner thereof which is morefully described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the “**said Premises**” and said Smt. Chhabi Rani Ghose mutated her name in the Municipal extract of the Kolkata Municipal Corporation and has been paying the rates and taxes in respect of the said property to the Kolkata Municipal Corporation regularly and punctually at being Assessee No.11-001-17-0010-0

AND WHEREAS said Smt. Chhabi Rani Ghose by the registered Deed of Conveyance sold and transferred including the tenants of the under mentioned **FIRST SCHEDULE**, property to **B. D. ENCLAVE PRIVATE LIMITED(PAN : AADCB2241E)**, a Private Limited Company, incorporated under the Companies Act, 1956, having its registered Office at 31/2D, Birpara Lane, P.O. Ghugudanga, P.S. Chitpur, Kolkata – 700030, Dist : North 24 Parganas Represented of the Director Mr. Basab De, son of Late Lalit Mohan Dey, residing at 9/4A/1E, South Sinthee Road, P.O. Sinthee, P.S. Sinthee, Kolkata – 700050, Dist : North 24 Parganas and purchased the Premises of land measuring about 8(Eight) Cottahs 3(Three) Chittacks out of which cover area 2686 Sq.ft. with the tiles shed of 19(Nineteen) Rooms with common bath & privy standing thereon being known at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036, under Ward No. 1, being Assessee No. 11-001-17-0010-0, of Kolkata Municipal Corporation and the same was registered by the Deed of Conveyance on dated 01st June, 2011 of

the office at A.R.A. – II, Kolkata and it has been recorded in Book No: I, CD Volume No. 32, Pages 3134 to 3150, being No: 8515 for the year 2011.

AND WHEREAS the Managing Director of Basab De of **B. D. ENCLAVE PVT. LTD.** of their Company to Develop the said property and premises more particularly mentioned in the FIRST SCHEDULE written hereunder and obtained a sanctioned building plan vide Building Permit No. 2014010074, Dated : 27.09.2014 of Borough No. 1 from K.M.C., Building Department in order to construct a G+4 storied building thereupon their said premises and at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036.

AND WHEREAS thereafter said Basab De who was died on 22nd March, 2015 after demised of said Basab De at the present Company's Directors his Wife **Smt. Kaberi Dey** and daughter **Smt Deborpita Dey** of the said Concern of **B. D. ENCLAVE PVT. LTD.** and mutated in the name of the said Company of Kolkata Municipal Corporation.

AND WHEREAS the under-mentioned Schedule property at premises as absolute owner of said **B. D. ENCLAVE PVT. LTD.** the joint Directors namely **Smt. Kaberi Dey, Ms. Deborpita Dey** in respect of the FIRST SCHEDULE property lying in the District 24 Parganas(North) as mentioned hereinabove and they are paying taxes thereon at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036, being Assessee No. 11-001-17-0010-0 of K.M.C. Ward No. 001, under Kolkata Municipal Corporation and the said Owner were seized and possessed and absolutely entitled to aforesaid premises of the said plot of appertaining Bastu land measuring an area **8(Eight) Cottahs 3(Three) Chittacks** with pucca tin and tiled structure thereon free from all encumbrances whatsoever for the sake of brevity hereinafter referred to as the SAID PREMISES more fully described in the FIRST SCHEDULE property hereinafter written with all easement rights connected with the said land, appertaining being at Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036**, and Assessee No. 11-001-17-0010-0 of K.M.C. Ward No. 1, under Kolkata Municipal Corporation.

AND WHEREAS said **B. D. ENCLAVE PVT. LTD.** the joint Directors namely **Smt. Kaberi Dey, Ms. Deborpita Dey** by the registered Deed of Conveyance sold and transferred including the tenants of the under mentioned **FIRST SCHEDULE** property to **NISHA DEVELOPER**, a Proprietorship Firm having its office at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its sole Proprietor **MR. AJAY KUMAR SAHA** and purchased the Premises of land measuring about 8(Eight) Cottahs 3(Three) Chittacks out of which cover area 2686 Sq.ft. with the tiles shed of 19(Nineteen) Rooms with common bath & privy standing thereon being known at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036, under Ward No. 1, being Assessee No. 11-001-17-0010-0, of Kolkata Municipal Corporation and the same was registered by the Deed of Conveyance on dated **21st June, 2024** of the office at Additional District Sub-Registrar at Cossipore Dum Dum and it has been recorded in Book No: I, Volume No. 1506-2024, Pages 186908 to 186930, being No: 150606316 for the year 2024 and thereafter said **NISHA DEVELOPER**, represented by its sole Proprietor **MR. AJAY KUMAR SAHA** mutated of its name of the land with structure being **Assessee No. 110011700100** under Kolkata Municipal Corporation, being at Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036** and enjoying the same free from all encumbrances.

AND WHEREAS the said premises is free from all encumbrances, charges, liens, mortgage and or any other nature of attachments whatsoever and have no acquisition or requisition in respect of the said premises which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written.:

AND WHEREAS the present owner of the said Company **NISHA DEVELOPER** intend to enter into agreement for development of premises No. **9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036**, being Assessee No. 11-001-17-0010-0 of K.M.C. Ward No. 1, under Kolkata Municipal Corporation and about intention of the Owner connected with the Developer's Concern namely **SHRI KRISHNA ENTERPRISE**, a Partnership Firm having its office at 39A, B. T. Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its Partners **(1) MR. ARITRA GHOSH**, son of Arup Kumar Ghosh, residing at 9/3A, Rajendranath Roy Chowdhury Lane, P.O. Cossipore, P.S.

Cossipore, Kolkata – 700036, Dist : North 24 Parganas, (2) **MRS. RUPA SAHA**, wife of Mr. Ajay Kumar Saha, residing at 58/G, Satchashi Para, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, hereinafter jointly called the **DEVELOPER**, approached to the said owner for constructing the said building consisting of several flats in each floor and other spaces for the garages & godown on the said premises which is morefully and particularly described in the **FIRST SCHEDULE** written hereunder and after satisfying the terms and conditions the said Owner of the One Part have agreed to execute an Agreement for Development also with Development Power of Attorney with the aforesaid Developer's Concern under the terms and conditions hereunder appearing and the said Developer's Concern accepted the same.

AND WHEREAS at or before execution of this Agreement the said owner and Developer both have represented and assured to each other as follows:-

- (i) That the said owner have authority and there is no legal bar or otherwise to enter upon this Development Agreement also with Development Power of Attorney and the Developers shall at their own risk and responsibility verify and confirm the matter.
- (ii) There is neither notice of acquisition upon the said premises or any part thereof. That the Owner have not entered into any agreement with anybody whatsoever with regard to this property.
- (iii) The said premises is free from all encumbrances, charges, liens, impendence, attachments, whatsoever and or howsoever.

NOW THIS AGREEMENT WITNESSES and it is hereby agree upon by and between the parties hereto on the following terms and conditions:-

ARTICLE – I

DEFINITIONS

OWNERS shall mean and include the said **NISHA DEVELOPER**, a Proprietorship Firm having its office at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its sole Proprietor **MR. AJAY KUMAR SAHA**, son of Late Nirmal Kumar Saha, residing at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24

Parganas and its heirs, successors, administrators, executors, legal representatives, nominees and assigns as the case may be.

DEVELOPER shall mean **SHRI KRISHNA ENTERPRISE**, a Partnership Firm having its office at 39A, B. T. Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its Partners **(1) MR. ARITRA GHOSH**, son of Arup Kumar Ghosh, residing at 9/3A, Rajendranath Roy Chowdhury Lane, P.O. Cossipore, P.S. Cossipore, Kolkata – 700036, Dist : North 24 Parganas, **(2) MRS. RUPA SAHA**, wife of Mr. Ajay Kumar Saha, residing at 58/G, Satchashi Para, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas and include its respective heir, executor, administrators, representatives, successors nominees and assigns :-

PREMISES PROPERTY shall mean ALL THAT piece and parcel of land measuring an area of land about **8(Eight) Cottahs 3(Three) Chittacks** with tile shed structure, being at Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036**, Assessee No. 11-001-17-0010-0 of K.M.C. Ward No. 1, under Kolkata Municipal Corporation, in the District 24 Parganas (North).

NEW BUILDING shall mean the Ground Plus Four storied building as per available sanctioned area mainly for residential and /or partly Commercial unit of the holding which is to be constructed over the said premises as per plan sanctioned by the authority Concern of Kolkata Municipal Corporation:

COMMON AREA FACILITIES AND AMENITIES shall mean and include corridors stairways, lift, passage ways drive ways, common lavatories, tube well, underground septic tank, overhead water, water pump and motor, roof and other facilities which is to be attached with the proposed building for better enjoyment.

SALEABLE SPACE shall mean and include flat/units/garage/space in the building available for independent use and occupation of the self contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

COVERED AREA shall mean total built up area for any unit plus proportionate share of stair/lift and lobby etc.

BUILDING shall mean a sanctioned building plan obtained from The Kolkata Municipal Corporation to be made with prior approval by the concern authority.

PROPORTIONATE OR PROPORTIONATELY shall mean the proportion of which the Carpet area of any unit and all the unit in the said building PROVIDED THAT where it refers to share of any rates and / or taxes such share of the whole shall be determined on the basis on which such rates and / or taxes are being respectively levied then the same shall be share on the basis of area include by the user of the respective units of the co-owner respectively.

OWNERS' ALLOCATION shall mean one 3(Three) Rooms Flat in North-West Side and another 1(One) Room Flat in Northern Side of the Ground Floor and one 2(Two) Rooms Flat in North-West Side and another 1(One) Room Flat in South-West Side of the First Floor and one 1(One) Room Flat in South-West Side and another 2(Two) Room Flat in North-West Side of the Second Floor and one 1(one) Room Flat in South-West Side and another 2(Two) Rooms Flat in North-West Side of Third Floor and one 1(One) Room Flat in South-West Side also with entire Fourth Floor area of the Flat wherein different area of units of the Owner's Allocation all along with proportionate share of stair case and interest in proportionate land underneath with the common facilities and amenities as to be provided in the said building together with non refundable amount **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs)** only as consideration paid by Developer to the Owner against the First Schedule Property at Premises as per mode of payment written hereinafter and situated at Premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036, Assessee No. 11-001-17-0010-0 of Ward No. 1, under Kolkata Municipal Corporation, in the District 24 Parganas (North). After complete construction of the building the first position will be taken by the owner.

CONSIDERATION shall mean apart from flat area mentioned herein above and also the Owner shall get non-refundable sum of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs)** only as full and final consideration against the said land and premises

- of First Schedule Property payable by the Developers to the owner as per Mode of Payment mentioned herein under written.

MODE OF PAYMENT

1. At the time of execution of Agreement	Rs. 5,00,000/-
2. Within 3(three) months from the date of Starting construction.	Rs. 10,00,000/-
3. After Second floor of roof casting	Rs. 10,00,000/-
4. Remaining Balance within five installment	Rs.1,25,00,000/-
	<u>Rs.1,50,00,000/-</u>

(RUPEES ONE CRORE FIFTY LAKHS) ONLY.

DEVELOPER ALLOCATION shall mean the except the Owners' Allocation as referred to above together with proportionate right, title and interest in the land in common facilities and amenities including right to use thereof of the said premises and remaining part of the constructed area of the building shall be the Developer's Allocation.

TRANSFER shall mean and included transfer by delivered of possession at present customers or by any other mans adopted by the Developer for effecting transfers of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ROOF shall mean and include the top roof of the entire building excluding the space required for installation of overhead water tank, stairs and lift room covered spaces at the top of the building.

ARTICLE II

COMMENCEMENT & DURATIONS

The agreement shall be deemed to commence from the date of registration of this Development Agreement and shall remain in force for a period of **24(Twenty Four) months** from the date of regularized sanction Building Plan and also 6(six) months of grace period for natural calamities and force majeure situations shall be extended upon consent of both parties mutually agreed.

FORCE MEASURE**ARTICLE – III****OWNERS'S DECLARATION, RIGHTS AND RESPONSIBILITES**

That the owner hereby declare that the First Schedule property is under the ownership of their name now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance or in any manner whatsoever.

That the Owner hereby delivered all the Photocopies of the relevant documents i.e. Title Deeds, Tax Receipt, Death Certificate, update Tax receipt, legal heirs certificate and others to the Developer's Company for verification and the Developer's Company themselves hereby satisfied in regards to the same and Owner will also be bound that they will hand over the original aforesaid property papers to the Developer thereto in any manner whatsoever.

That the Owner authorized the Developer to develop the said property and to construct G-4 storied building residential-cum-commercial building consisting of different self contained flats and/or units as per sanctioned plan regularized from the Kolkata Municipal Corporation by the Developer herein and also Developer hereby agree that it will be liable or responsible solely for the security, safety and stability of the newly constructed G+4 storied building and Owners will not be responsible in any matter whatsoever if any damage done regarding construction to the newly constructed G+4 storied building at the time of the construction.

That as owners hereby declare that the said property is free from all encumbrances charges, lispendences, attachments acquisition or requisition whatsoever or howsoever and the firm have good and marketable title over the said land and building and share is no impediment under the urban land (ceiling and regulation) Act., 1976.

That Owners hereby declare and agree that they shall not grant lease, mortgage, charge or encumber the First Schedule property in any manner whatsoever during the existing substance of this agreement as well as during the construction of the

buildings without prior written consent of the Developer;. If any due is revealed with respect to previous Tax. That shall have to be met by the Developer without any reimbursement from the Land Owner.

That as owner hereby agree to deliver peaceful vacant possession of the First schedule property immediately after execution of the Registered Development Power of Attorney and for the purpose of Development of the Schedule property and the owner shall not raise any objection for such construction their shall not claim any further consideration beyond this Agreement.

That the owner hereby undertake to deliver all the original deeds and documents to the Developer at the time of vacating possession of the First Schedule Property and also agreed shown to bound to go to the competent Authority of Banking loan for the requirement of the any Authority Concern or other inspection of the original title Deed and other Documents for the Purchasers / Developers to **execute for the same and the registered Development with Development Power of Attorney** to be complete the same for the purpose of completion of the building thereon.

That the owner hereby giving exclusive right to the Developer shall exploit the same as per terms and conditions contained in this agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assign of all the right title interest of this agreement to any third party and the owner shall give necessary consent for betterment of this project without raising any objection to that effect save and except the owner allocation as mentioned, subject to the sanctioned building Plan by the Kolkata Municipal Corporation. The owner shall give Development Power to be registered to the Developers for doing all activities necessary for sanctioning of building Plan, construction work and taking advance, execute sale deed etc. but everything should be done strictly within the time of sanctioned building Plan and contains of the agreement.

The owner hereby agreed to execute and Registered Deed of Declaration and other Declarations solely for any purpose of Building Construction, if at all required as stated earlier for the purpose of addition, alteration, revision, of the sanctioned building plan and completion of the work as per agreement and also another for execution and Registration of the deed of transfer in favour of the intending

purchaser / purchasers from the Developer's allocation with right to sign on the Deed on behalf of the owners and to present the same before the District Registrar, Addl. District Sub Registrar or Registrar of Assurances Kolkata who have authority to register the Deed of transfer and other documents of the owner by the Developers.

The owner hereby undertake not to revoke the Power of Attorney, which will be executed in favour of the Developer to act as Attorney of the owner in respect of the Developer's allocation until the above described period for which this Development Agreement shall remain in force until or unless Deed of Conveyance in favour of the intending purchasers of the Developer's Allocation is to be executed and registered.

That owner hereby and hereto without being included or provoked by anybody do hereby categorically declared that the Developer shall construct the building exclusively at its firms name and the Developer shall have liberty to receive any amount from the purchaser / purchasers in its own name on the basis of this agreement and on the strength of the Development Power of Attorney stated herein above and the sale proceed of flats / units / garages shall belong to the Developer's allocation in which owner shall have no claim in all material time in future.

That the Owner shall not be responsible for any consequences resulting from bad workmanship or deviation of sanction plan from the actual etc. relates with the said construction work of the proposed G+4 storied building for which the Developer is or shall be solely responsible.

ARTICLE IV

DEVELOPERS RIGHTS OBLIGATION AND DECLARATION

The Developer hereby agree to complete the five storied building over the property as per plan sanctioned by the Kolkata Municipal Corporation authority concern with due modification or amendment of the sanctioned plan as made or caused to be made by the Architect of the Developer including liability of **existing tenants by re-allocating or otherwise.**

That the Developer shall be liable to bear the cost for their Tenants alternative accommodation, it will be time bound when the Tenants will be leaving their property for constructional work to be started from the Developer and handover their area for habitable condition with electric and water connection.

That the Developer shall handed over the complete habitable peaceful vacant possession of the Owner's Allocation within 36(Thirty-six) months from the date of execution of this agreement. The Owners shall not to do anything whereby the construction of the Developer is or shall be hampered or impeded with. In case, any sort of inconveniences or disturbance will occur except any natural calamities or act of god which is or are beyond the control of the Developer at the time of developing the said building, the Developer may discuss with the Owner to resolve the matter. **The time is the essence of this contract.**

The Developer hereby agree to complete the building over the property as per plan to be sanctioned by the Kolkata Municipal Corporation authority concern with due modification or amendment of the sanctioned plan as made or caused to be made by the Architect of the Developers.

All applications, plans, papers and documents as may required by the Developer for the purpose of sanction of revised plan addition, alternation of the building plan shall be submitted by the developer with due signature and all costs expenses and charges be paid by the Developer and also from construction of the building thereon.

The Developer hereby agrees to deliver possession of owner's allocation in proposed new building as at first instance and thereafter to the prospective buyer and that through the Developer will have execution rights to transfer by way sell grant, lease of the portion of the building of his own allocation.

That the notice for delivery of possession of the owner's allocation shall be delivered by the Developer in writing or though the Advocate of the Developer either by Registered Post or Courier service or Under Certificate of Posting or Hand Delivery with acknowledgement / speed post and the owner is bound to take possession within 10 days from the date of services of this letter. If the owners, fails to take delivery of possession or neglected to do so then it shall be deemed that the owners' allocation already delivered and the Developer shall be entitled to transfer the Developer's allocation without any further notice. Moreover the owners shall have to clear all the dues if any due is caused due to extra work other than the specification

of flats as mentioned in the schedule below and / excess area from the sanctioned Plan of allocated area (if found), or any other consideration to the Developer, prior taking possession thereon. Be it mentioned herein that the excess area should consider by the Owners of the saleable area and the cost of the said area shall be calculated on the prevailing saleable price and in event the Owners shall not any claim or demand of amount of excess area.

The Developers hereby indemnify the Owners from any damages, third party claims and/or accidents occurring during the period of construction. The Developers shall be entirely liable for any such claims, and/or accidents.

That the Developer under take to obtain "**Compilation Certificate**" from **Kolkata Municipal Corporation** and its photo copy should handover it to Owner.

ARTICLE-V

CONSIDERATION & PROCEDURE

In consideration of the owners' allocation stated in this Agreement and or consideration of any mentioned in the owners allocation, the Developer is entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation together with Development Power of Attorney with right to transferable the same to the intending purchaser or purchasers.

ARTICLE-VI

DEALING OF SPACE IN THE BUILDING

The Developer being the party of the Other Part shall be at liberty to rights and authority to negotiate for the sale of the flats / units / garages / space together with right proportionate share of land excluding the space / units flats provided under the Developer's allocation in the premises to any prospective buyers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfer as aforesaid including earnest money or initial payments or part payments thereof shall be received by the Developers save and except the share of the owners, if any, Be it mentioned here that at the time of execution and

registration of the Development Power of Attorney. The existing Building material shall be demolish by the Developer at their own cost and building material and its garbage entitled to sell out to any third party by the Developer. The Developer shall at its own costs, construct and compete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such materials and with such specification assure to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect / Engineer from time to time. **The Developer on completion of the building shall obtain Completion Certificate from the Kolkata Municipal Corporation at their own costs and expenses.**

That the Developer shall install erect and shall provide standard pump set, overhead reservoirs, electric wiring sanitary fittings and other facilities as are required to be provided in respect of building having self contained.

And construction for sale of flats / garages on ownership basis and as mutually agreed be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner for his/her/their own meters.

ARTICLE – VII

COMMON FACILITES

The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of starting of the construction of the building and prior to that owner shall pay and clear all dues and taxes in respect of the property and after handing over the possession of the flat and all the flat owners will pay the dues according to their shares.

As soon as the respective self contained flat is completed the Developer shall give written notice to the owner for requiring to take possession of his owner allocation in the building and after 10(Ten) days from the date of service of such notice and at all times Developer shall be exclusively responsible for payment of Municipal and property taxes, rates, and dues if any the installation charges, electric charges, bill and other public outgoings, and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owners'

allocation the said rates to be apportioned with reference to the saleable space in the building if any are levied on the building as a whole.

The owners' nominated person and the Developer or intending purchasers as nominated shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the Developer. The owner hereby agreed that he shall indemnify against all claims, actions, demands, costs, charges and expenses and proceeding instituted by any third party.

The owner hereby further declare that their agent or representative or any third party on the Firm's behalf shall not do any act deed or things wherein the Developer shall be prevented from construction and completion of the said buildings as per approved plan. If the Developer is prevented then the owners or their legal representative shall bound to indemnify the loss and damages for that purpose with interest.

ARTICLE-VIII

OWNER'S DUTY & INDEMNITY

The owner doth hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner or his heirs, agents, servants, representatives causing hindrance or impediments to such construction.

As and from the date of Completion of the said building and obtaining of possession thereof and after obtaining completion certificate in respect of the new building at the said premises, the Developer and/or the Owners shall be liable to pay and bear proportionate charges on account of the CGST and SGST and other taxes payable in respect of the said premises as per their allotment.

ARTICLE- IX

ARBITRATION CLAUSE

It is hereby agreed by and between the parties that all disputes and / or differences by and between the parties hereto in any way relating to this Agreement or connected with the flats and or construction and/ or in respect of this agreement

and/or anything done in pursuance thereof and/or otherwise shall be referred for arbitration which will adjudicated in accordance with the Arbitration and Conciliation Act 1996 or any amendment thereon as may be applicable. The single Arbitrator shall have the right to proceed summarily and would be entitled to make interim awards and shall not be bound by any rules of evidence or procedure that could have been avoided by express direction of the parties hereto under the law. All verdicts judgments and award made and published by such arbitration shall be final conclusive and binding on the parties.

ARTICLE – X

FORCE MAJURE

It shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJURE' and shall be suspended from the obligation during the duration of the FORCE MAJURE.

ARTICLE – XI

JURISDICTION

The High Court Calcutta or any subordinate Court of Kolkata shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire land and premises)

ALL THAT piece or parcel of land with structures containing an area of **8(Eight) Cottahs 3(Three) Chittaks** be the same or little more or less alongwith Tile/Tin Shed Structure measuring 2686 Sq.ft. thereon being known as Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, Kolkata – 700036**, under Ward No. 001, Assessee No. 11-001-17-0010-0 of the Kolkata Municipal Corporation, P.S. Cossipore, under Additional District Sub-Registrar Office at Cossipore Dum Dum, within District 24 Parganas(North) which is butted and bounded by :-

ON THE NORTH : 47A, B. T. Road.
ON THE SOUTH : 20 feet wide R. N. Roy Chowdhury Lane.
ON THE EAST : 9B, R. N. Roy Chowdhury Lane.
ON THE WEST : House of Santosh Mondal i.e. 8, R. N. Roy Chowdhury Lane

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER'S ALLOCATION

OWNERS' ALLOCATION shall mean one 3(Three) Rooms Flat in North-West Side and another 1(One) Room Flat in Northern Side of the Ground Floor and one 2(Two) Rooms Flat in North-West Side and another 1(One) Room Flat in South-West Side of the First Floor and one 1(One) Room Flat in South-West Side and another 2(Two) Room Flat in North-West Side of the Second Floor and one 1(one) Room Flat in South-West Side and another 2(Two) Rooms Flat in North-West Side of Third Floor and one 1(One) Room Flat in South-West Side also with entire Fourth Floor area of the Flat wherein different area of units of the Owner's Allocation all along with proportionate share of stair case and interest in proportionate land underneath with the common facilities and amenities as to be provided in the said building and situated at premises No. 9A, Rajendra Nath Roy Chowdhury Lane, P.S. Cossipore, Kolkata – 700036, Assessee No. 11-001-17-0010-0 of Ward No. 001, under Kolkata Municipal Corporation, in the District 24 Parganas (North). After complete construction of the building the first position will be taken by the owner.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the except the Owners' Allocation as referred to above together with proportionate right, title and interest in the land in common facilities and amenities including right to use thereof of the said premises and remaining part of the constructed area of the building shall be the Developer's Allocation.

FOURTH SCHEDULE ABOVE REFERRED TO

SPECIFICATION OF THE CONSTRUCTION

1) **FOUNDATION:** The building is designed of R.C.C. fitting and frame.

2) **WALLS** : All the external walls shall be 8" thick inner walls 3" thick and partition wall 5" thick brick wall with both side cement plaster.

3) **DOORS**: Main Door shall be Shegun wood made and other of the Flush door(Ply wood) type with one coat wood primer. Toilet door will be of P.V.C. type doors and Standard Lock with handle, Aluminum tower bolt & door stopper with vision shall be provided to main door.

4) **WINDOW**: All the windows shall be Shutter of Aluminum with glass fittings also with box grill provided as per Developer's choice.

5) **FLOORING**: All the flooring Tiles or Marble shall be floor with tiles finish and kitchen table with black stone top with a 18" black marble sink and glazed tiles upto 4 ft. height from cooking Platform. Toilet flooring shall be made of Tiles or Marble and the walls will be covered by glazed tiles to a height of 6 ft. on all sides, types of WC and 1 Steel tap and another tap will be provided.

6) **INTERNAL FINISH & TO WALLS**: All internal walls and ceiling of bed room living rooms and verandah kitchen and toilet shall be finished with plaster of paris.

7) **EXTERNAL & PAINTING**: All external walls will be painted with 2 coats of standard quality of weather guard base paint of standard quality.

8) **SANITARY & PLUMBING**: All the internal horizontal soils and waste water pipe shall be 100mm dia P.V.C. pipes joint in cement. All the vertical soil, vent and waste pipes shall be 100mm dia PVC pipes joint with cement mortar and exposed to wall. all the rain water pipes shall be 100mm dia in good quality P.V.C. All the water supply pipes shall be exposed to walls. Toilet shall have European type pan, white 20" low down P.V.C. cistern, 2 tap, 1 no. white 20" wash basin shower with cold water provision fittings such as stopcock bip cock, pillar cock.

9) **ELECTRIFICATION**: All the internal wiring shall be concealed in polythene conduit, all wires shall be of copper, all adequate switch boards switches, plugs will be provided, 5 electric point in each bed room and one 15 Amp point in each bed room, 5 electric point in the dining with one 15 Ampere point, 3 electric point with one 15 Ampere point in Kitchen, one light point in the bath room, Provision for Exhaust Fan and Geyser.

10) **WATER SUPPLY**: Each flat will be provided water supply line from P.V.C. overhead water tank shall be fitted up by water tank from underground water reservoir for all the flats and Municipal water to be provided by the Developers. Submersible pump to be installed.

11) Electrical panel board Lift facility will be provide by the Developer.

12) The staircase of the building will be made of marble.

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

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of :-

WITNESSES:-

- 1) Surajit Das
56, M.N.K. Road (S)
P.I. Baranagar
Kolkata-700036

NISHA DEVELOPER

Ajay Kumar Saha
.....Proprietor

SIGNATURE OF THE OWNER

Rupka Saha

SHRI KRISHNA ENTERPRISE

Rupka Saha
Partner

- 2) Samrat H 42
22/1, Nilmoni Sankar St,
Kolkata-700090.

SIGNATURE OF THE DEVELOPERS

Drafted by:-

Biswanath Ghosal
WB-331/89

BISWANATH GHOSAL,

Advocate

Barasat Judges' Court
North 24 Parganas.

Typed By:

Surajit Das
Surajit Das
Baranagar, Kolkata : 700036

MEMO OF CONSIDERATION

RECEIVED on and from the above named **DEVELOPER'S CONCERN** named **SHRI KRISHNA ENTERPRISE** the sum of **Rs.5,00,000/- (Rupees Five Lakhs)** only on the part of the consideration paid by the Developer to the Land Owner **NISHA DEVELOPER** in the following manner.

<u>Date</u>	<u>Bank Name</u>	<u>Branch Name</u>	<u>Cheque No.</u>	<u>Amount</u>
26.09.2024	S.B.I.	Bagbazar	169891	5,00,000/-

5,00,000/-

(RUPEES FIVE LAKHS ONLY)

WITNESSES:

1. Surajit Das
56, M.N.K. Road (S)
P.S. Baranagar
Kolkata - 700026

NISHA DEVELOPER

Ajay Kr Saha

.....Proprietor

SIGNATURE OF THE OWNER

2. Samrat Halder
22/1, Nilmoni Sankar St.
Kolkata - 700090.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **NISHA DEVELOPER (PAN : AYIPS0066Q)**, a Proprietorship Firm having its office at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its sole Proprietor **MR. AJAY KUMAR SAHA (PAN : AYIPS0066Q)**, (Aadhaar No : **9790 2632 2551**), son of Late Nirmal Kumar Saha, by faith : Hindu, by Nationality : Indian, by Occupation : Business, residing at 58/G, Satchashi Para Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, is an absolute owner and possessors herein of **ALL THAT** piece or parcel of land with structures containing an area of **8(Eight) Cottahs 3(Three) Chittaks** be the same or little more or less alongwith Tile/Tin Shed Structure measuring about 2686 Sq.ft. thereon being known at Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, Kolkata – 700002**, under Ward No. 1, Assessee No. 11-001-17-0010-0 of the Kolkata Municipal Corporation, P.S. Cossipore, under Additional District Sub-Registrar Office at Cossipore Dum Dum, within District 24 Parganas(North).

WHEREAS with a view to develop the said land by construction of a multi-storied building I have entered into this Development Agreement with Development Power of Attorney with the Developer Concern and appointed to **SHRI KRISHNA ENTERPRISE (PAN : AFJFS0306P)**, a Partnership Firm having its office at 39A, B. T. Road, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas, represented by its Partners **(1) MR. ARITRA GHOSH (PAN : DBSPG1754F)**, (Aadhaar No : **4990 4448 5964**), son of Arup Kumar Ghosh, residing at 9/3A, Rajendranath Roy Chowdhury Lane, P.O. Cossipore, P.S. Cossipore, Kolkata – 700036, Dist : North 24 Parganas, **(2) MRS. RUPA SAHA (PAN :**

EUKPS9054L), (Aadhaar No : **4050 7381 5901**), wife of Mr. Ajay Kumar Saha, residing at 58/G, Satchashi Para, P.O. Cossipore, P.S. Cossipore, Kolkata – 700002, Dist : North 24 Parganas,, as my true and lawful Constituted Attorneys in my name on my behalf to do execute and perform all acts, deeds and things as follows:

1. To manage, control, supervise develop and administer my said property and premises mentioned in the Schedule written hereunder and to pay revenue and taxes to the concerned authorities in my names on my behalf upon granting of valid receipts thereof.
2. To develop my said land and to construct building thereupon in terms of the sanctioned building Plan being Building Permit No. 2014010074, Dated : 08.11.2007, already sanctioned and thereafter as per its modifications and regularization to be obtained from the KMC authority in regards to construct of G+4 storied building thereupon of the said land at entire cost and expenses.
3. To appoint architect building surveyor for modification / raising of proper building plans and for soil test of the land and to sign and execute to the Authority Concern under construction upon due measurement and survey of the said land.
4. To sign execute and submit all documents such as affidavit, undertaking forms, declaration and modified and/or regularised altered plans before the concerned authority of the Kolkata Municipal Corporation to appear, present before all authorities such as West Bengal Fire Service, The Competent authority of the ULC(Urban Land Ceiling) Authority West Bengal, KMDA, CIT and all other Government Authority in connection with construct of building at the said property and premises.
5. To deposit fees to obtain permission from necessary authorities as required for modification and/or alteration in the sanction building plan and do submit all

necessary documents as it require by the authorities concern to apply for electricity connection, gas connection, water sewerage, drainage, tube well and other connection for any other utilities in the said premises and for which the said attorneys shall execute all papers in my name on my behalf as it deem fit and proper by the said attorney.

6. To receive money from the intending purchaser or purchasers the earnest money and also the balance of the purchase money on account of sale of the Developer's allocable area in the said property and premises mentioned in the schedule and to give good and valid receipt and discharge for the same which will protect the intending purchaser's.

7. Upon such receipt as aforesaid the said attorneys do sign, execute and deliver the deed of conveyance made and prepared in respect of the said property and premises in favour of the purchasers or in the name of their nominees or assigns.

8. To sign and execute all other deeds, instruments and assurances which they shall consider necessary or which may be require for fully and effectually conveying their said **Developers' allocation as per Development Agreement**.

9. To present any such conveyance for registration, do admit execution and receipt of consideration before the Registrar or Registrar having authority to have the said conveyance registered and to do all other acts, deeds and things as necessary for conveying their allocable area under **Developer's Allocation** whereof constructed area of new Building as in the said property and premises to be developed unto the said purchaser/s as fully and effectually in all respects as I could do the same by myself.

10. To appoint and engage Advocates at their discretion to commence, prosecute, enforce, defense all answer and oppose all actions if be arises or made in regards to development and construction of building of the said property.

11. To sign all declarations and/or affirm all complaints, written statement, petition, affidavit, verification, Vakalatnama in my name on my behalf as my lawful attorney, which would be arised or any way connected to the said project.

12. The Developer do all acts mentioned above and appear before all concerned authority on my behalf and sign and execute and submit all necessary papers and documents before the concern authorities in regards to development and construction of building at my said property and premises.

13. To deposit and withdraw all documents, Court fees etc. upon compromise and/or settle of the related Court cases, proceedings which will be instituted or will be pending in respect of our said property and premises in regards to development and construction of building there at my said premises.

14. To apply for modification and variation of the sanction plan if be required and submit such plans before the competent authority of the KMC for sanction.

15. To sign and execute any Deed of Conveyance or Conveyance or Conveyances, or any other Deed or Deeds in respect of **Developers' allocation as per Development Agreement** which proposed to be constructed Building as per sanctioned Plan in respect of the Schedule property or any portion thereof in favour of the prospective buyer or buyers and to present the document or documents for registration and admit execution of any such document or documents before the appropriate Registering Authority or before any Registration Office.

16. To grant, transfer, sell of **Developers' allocation of the said property**, after deducted from the sanction F.A.R. of the Building Plan of owner allocation of the proposed new multi storied building as per the Development agreement together with undivided proportionate right, title, interest, share, possession of the said Plot of Land in the said Premises, attributable to the same AND undivided proportionate rights, and shares of all common facilities, common amenities, common areas, which will be belonged to the said proposed new Building and to the said Premises and all easement rights with all rights of ingress and egress in terms of the registered Development Agreement made between ourselves.

AND I the undersigned executant, do hereby agree and undertake to ratify and confirm all and whatever other act or acts, deeds or proceedings that may be lawfully done by my said Attorneys on my behalf and in my name by virtue of this Power of Attorney and same shall be binding upon me and be of full force and effect.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land with structures containing an area of **8(Eight) Cottahs 3(Three) Chittaks** be the same or little more or less alongwith Tile/Tin Shed Structure measuring 2686 Sq.ft. thereon being known at Premises No. **9A, Rajendra Nath Roy Chowdhury Lane, Kolkata – 700036**, under Ward No. 001, Assessee No. 11-001-17-0010-0 within the limit of Kolkata Municipal Corporation, P.S. Cossipore, under Additional District Sub-Registrar Office at Cossipore Dum Dum, within District 24 Parganas(North) which is butted and bounded by :-

ON THE NORTH	: 47A, B. T. Road.
ON THE SOUTH	: 20 feet wide R. N. Roy Chowdhury Lane.
ON THE EAST	: 9B, R. N. Roy Chowdhury Lane.
ON THE WEST	: House of Santosh Mondal i.e. 8, R. N. Roy Chowdhury Lane

IN WITNESS WHEREOF we have signed this Development Power of Attorney, on the 21st Day of September, 2024.

SIGNED SEALED AND DELIVERED

by the parties in presence of:-

1. Surajit Das
56, M.N.K. Road (S)
P.S. Baranagar
Kolkata-700036

NISHA DEVELOPER

Ajathar Saha

.....Proprietor

(SIGNATURE OF THE EXECUTANT)

2. Sanat HCL
22/1, Nilmoni Sarkar-
Street, Kolkata-700090,

We accept the Power

SHRI KRISHNA ENTERPRISE

Partner

(SIGNATURE OF THE ATTORNEYS)

Drafted by:-

Biswanath Ghosal
WB-331/89

Biswanath Ghosal

Advocate

Barasat Judges' Court


































Typed by:-

Surajit Das

Surajit Das

Baranagar, Kolkata

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants	Thumb	Fore	Middle	Ring	Little
	 <i>Ajoy Kumar Saha</i> SIGNATURE					
		(Left Hand)				
						
		(Right Hand)				
	<div style="writing-mode: vertical-rl; transform: rotate(180deg); position: absolute; left: -40px; top: 50px;">Ajoy Kumar Saha</div>  <i>Ajoy Kumar Saha</i> SIGNATURE					
		(Left Hand)				
						
		(Right Hand)				
	 <i>Rupko Saha</i> SIGNATURE					
		(Left Hand)				
						
		(Right Hand)				



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



192024250227648008

GRN Details

GRN: 192024250227648008 Payment Mode: SBI Epay
GRN Date: 26/09/2024 17:41:21 Bank/Gateway: SBlePay Payment Gateway
BRN : 9776502745323 BRN Date: 26/09/2024 17:42:07
Gateway Ref ID: IGARWJAMB2 Method: State Bank of India NB
GRIPS Payment ID: 260920242022764799 Payment Init. Date: 26/09/2024 17:41:21
Payment Status: Successful Payment Ref. No: 2002521395/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SURAJIT DAS
Address: 56, MAHARAJA NANDA KUMAR ROAD, SOUTH, P.S. BARANAGAR, KOLKATA-700036
Mobile: 9051075091
EMAIL: surajitdas19722@gmail.com
Period From (dd/mm/yyyy): 26/09/2024
Period To (dd/mm/yyyy): 26/09/2024
Payment Ref ID: 2002521395/1/2024
Dept Ref ID/DRN: 2002521395/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002521395/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2002521395/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	5028
Total				44999

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

Major Information of the Deed

Deed No :	I-1506-10366/2024	Date of Registration	27/09/2024
Query No / Year	1506-2002521395/2024	Office where deed is registered	
Query Date	23/09/2024 9:53:22 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	BISWANATH GHOSAL Barasat Judges Court, Kolkata, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830014353, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,51,16,419/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (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:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajendra Nath Chowdhury Lane, , Premises No: 9A, , Ward No: 001 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		8 Katha 3 Chatak	1/-	1,43,10,619/-	Width of Approach Road: 20 Ft.,
Grand Total :					13.5094Dec	1 /-	143,10,619 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2686 Sq Ft.	1/-	8,05,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 2686 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2686 sq ft	1 /-	8,05,800 /-	







Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	NISHA DEVELOPER 58/G, SATCHASHI PARA ROAD, KOLKATA, City:- Not Specified, P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-1XX7 , PAN No.: ayxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :



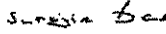
Sl No	Name,Address,Photo,Finger print and Signature
1	SHRI KRISHNA ENTERPRISE 39A, B. T. Road, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AJAY KUMAR SAHA (Presentant) Son of Late NIRMAL KUMAR SAHA Date of Execution - 27/09/2024, , Admitted by: Self, Date of Admission: 27/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 27 2024 1:07PM	LTI 27/09/2024	27/09/2024	
58/G, SATCHASI PARA ROAD, KOLKATA, City:-Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AYxxxxxx6Q, Aadhaar No: 97xxxxxxxxx2551 Status : Representative, Representative of : NISHA DEVELOPER (as PROPRIETOR)				
2	Name	Photo	Finger Print	Signature
	Mr ARITRA GHOSH Son of Mr ARUP KUMAR GHOSH Date of Execution - 27/09/2024, , Admitted by: Self, Date of Admission: 27/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 27 2024 1:07PM	LTI 27/09/2024	27/09/2024	
9/3A, RAJENDRANATH ROY CHOWDHURY LANE, KOLKATA, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: DBxxxxxx4F, Aadhaar No: 49xxxxxxxxx5964 Status : Representative, Representative of : SHRI KRISHNA ENTERPRISE (as PARTNER)				

Name	Photo	Finger Print	Signature
Mrs RUPA SAHA Wife of Mr AJAY KUMAR SAHA Date of Execution - 27/09/2024, , Admitted by: Self, Date of Admission: 27/09/2024, Place of Admission of Execution: Office	 Sep 27 2024 1:07PM	 Captured LTI 27/09/2024	 27/09/2024
58/g, SATCHASHI PARA ROAD, KOLKATA, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: EUxxxxxx4L, Aadhaar No: 40xxxxxxxx5901 Status : Representative, Representative of : SHRI KRISHNA ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT DAS Son of Late GOUR CHANDRA DAS 56, MAHARAJA NANDA KUMAR ROAD (SOUTH), KOLKATA, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	 27/09/2024	 Captured 27/09/2024	 27/09/2024
Identifier Of Mr AJAY KUMAR SAHA, Mr ARITRA GHOSH, Mrs RUPA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NISHA DEVELOPER	SHRI KRISHNA ENTERPRISE-13.5094 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NISHA DEVELOPER	SHRI KRISHNA ENTERPRISE-2686.00000000 Sq Ft

Endorsement For Deed Number : I - 150610366 / 2024

On 27-09-2024

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 12:05 hrs on 27-09-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr AJAY KUMAR SAHA ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,51,16,419/-

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

Execution is admitted on 27-09-2024 by Mr AJAY KUMAR SAHA, PROPRIETOR, NISHA DEVELOPER (Sole Proprietorship), 58/G, SATCHASHI PARA ROAD, KOLKATA, City:- Not Specified, P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr SURAJIT DAS, , Son of Late GOUR CHANDRA DAS, 56, MAHARAJA NANDA KUMAR ROAD (SOUTH), KOLKATA, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Professionals

Execution is admitted on 27-09-2024 by Mr ARITRA GHOSH, PARTNER, SHRI KRISHNA ENTERPRISE (Partnership Firm), 39A, B. T. Road, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr SURAJIT DAS, , Son of Late GOUR CHANDRA DAS, 56, MAHARAJA NANDA KUMAR ROAD (SOUTH), KOLKATA, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Professionals

Execution is admitted on 27-09-2024 by Mrs RUPA SAHA, PARTNER, SHRI KRISHNA ENTERPRISE (Partnership Firm), 39A, B. T. Road, Kolkata, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr SURAJIT DAS, , Son of Late GOUR CHANDRA DAS, 56, MAHARAJA NANDA KUMAR ROAD (SOUTH), KOLKATA, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,028.00/- (B = Rs 5,000.00/- ,E = Rs 28.00/-) 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 WB Online on 26/09/2024 5:42PM with Govt. Ref. No: 192024250227648008 on 26-09-2024, Amount Rs: 5,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 9776502745323 on 26-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9054, Amount: Rs.100.00/-, Date of Purchase: 12/06/2024, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2024 5:42PM with Govt. Ref. No: 192024250227648008 on 26-09-2024, Amount Rs: 39,971/-, Bank: SBI EPay (SBIEPay), Ref. No. 9776502745323 on 26-09-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

**OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 299829 to 299863

being No 150610366 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.09.27 13:39:20 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 27/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.