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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT  
 POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT  
 POWER OF ATTORNEY** is made this the 14<sup>th</sup> day of May

Two Thousand Twenty Five (2025) **BETWEEN**

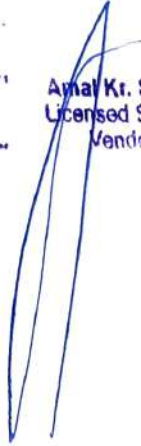
27282

Name : **A. K. DAS**, Advocate  
Address : High Court, Calcutta  
Kolkata - 700001

Place :  
Kolkata Collectorate  
1, Netaji Subhas Rd.,  
Kolkata-1

**Amal Kr. Saha**  
Licensed Stamp  
Vendor

9102 KVN 2/13



*Alaya Sefer*  
*Alaya Sefer Com*  
*W1027*

District Sub-Registrar  
Registrar U/S T (2) of  
Registration 1908  
Alkooch, South 24 Parganas  
14 MAY 2025

(1) **SRI SOUMEN SARKAR**, (PAN-CJHPS8031B) son of Sri Subrata Sarkar, by faith Hindu, Indian, by occupation-Business, residing at 11/1, Eastern Park, 2<sup>nd</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, (2) **SRI AMIT KARMAKAR**, (PAN-BADPK6883K & Aadhaar No. 4345 3026 8446) son of Late Jagat Karmakar, by faith Hindu, Indian, by occupation-Business, residing at 7, Chhit Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099 & (3) **SMT. SUKLA DEY**, (PAN-CAUPD8044D) wife of Sri Tapas Dey, by faith Hindu, Indian, by occupation-Housewife, residing at 18/1, Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the **FIRST PART:**

**AND**

**R.S. CONSTRUCTION**, (PAN-ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by one of its Partners namely **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhaar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the Partners their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

**WHEREAS** by a Bengali Deed of Sale, dated 10.07.1964, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.85, page from 279 to 283, Deed No.5368 for the year 1964, the father of Owner no.2 & 3 Sri Tarapada Sarkar, since deceased, son of Late Chandi Charan Sarkar, purchased All That piece and parcel of land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, situated at Mouza-Santoshpur, J.L. No.22, Pargana-Khaspur, R.S. No.6, Touzi No.230 & 233, comprised in R.S. Dag No.766 appertaining to R.S. Khatian No.282, under P.S. formerly Tollygunge thereafter Kasba then Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.104, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written, from the then lawful owner Sri Satish Chandra Halder, son of Late Gopal Chandra Halder of Santoshpur, Kolkata-700032.

**AND WHEREAS** after such purchase, the said Sri Tarapada Sarkar mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, upon payment of rates and taxes thereto and constructed a dwelling structure on the said land or part thereof.

**AND WHEREAS** while the said Sri Tarapada Sarkar enjoyed the said property died intestate on 10.12.2005, leaving behind him surviving his wife Smt. Gita Rani Sarkar, since deceased, one son Sri Subrata Sarkar and three married daughters Smt. Sandhya Karmakar, Smt. Sukla Dey and Smt. Mira Dutta, since deceased, as his only legal heirs and

successors, who jointly inherited the said land, left by the said deceased, as per Hindu Succession Act. 1956.

**AND WHEREAS** thereafter the said Smt. Gita Rani Sarkar died intestate on 01.10.2011 leaving behind her said one son and three daughters as her only legal heirs and successors.

**AND WHEREAS** the said Smt. Mira Dutta died intestate on 27.04.1995 leaving behind her one son Sri Biswajit Dutta and one married daughter Smt. Baisakhi Acharya, as her only legal heirs and successors, who jointly inherited 1/4<sup>th</sup> share in the said land, left by the said deceased, as per Hindu Succession Act. 1956.

**AND WHEREAS** with a view to develop the said land, the said Sri Subrata Sarkar, Smt. Sandhya Karmakar, Smt. Sukla Dey. Sri Biswajit Dutta and Smt. Baisakhi Acharya entered into an Agreement for Development, dated 06.06.2019, registered in the office of A.R.A.-I, Kolkata and recorded in Book No.I, Volume No.1901-2019, page from 170267 to 170318, Being No.190103500 for the year 2019 with a Developer namely **Kalpabrata Enterprise**, a Proprietorship firm, having its office at 245, Vivekananda Sarani, Mailing Potary Para, Eastern park, P.O. Santoshpur, P.S.Survey Park, Kolkata-700075, represented by its Proprietor **Sri Soumen Sarkar**, son of Sri Subrata Sarkar, residing at 11/1, Eastern Park, 2<sup>nd</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata -700075 for construction of a multi-storied building on the said land under certain terms and conditions contained therein and also granted a Development Power of Attorney, dated 06.06.2019, registered in the office of A.R.A.-I, Kolkata and recorded in Book No.I, Volume No.1901-

2019, page from 171062 to 171100, Being No.190103506 for the year 2019 unto and in favour of the said Developer.

**AND WHEREAS** due to some unavoidable circumstances, the said Developer could not perform the work of development and thus the said Owners and the said Developer executed a Cancellation of Development Agreement, dated 10.08.2022 registered in the office of District Sub-Registrar-III at Alipore and entered into Book No.I, Volume No.1603-2022, page from 440436 to 440451, Deed No.160312423, for the year 2022 and Revocation power of Attorney for Development, dated 10.08.2022 registered in the office of District Sub- Registrar-III at Alipore and entered into Book No.IV, Volume No.1603-2022, page from 9319 to 9332, Deed No.160300411, for the year 2022.

**AND WHEREAS** out of natural love and affection, the said Sri Subrata Sarkar granted, transferred and conveyed his 1/4<sup>th</sup> share in the said land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, together with structure standing thereon, i.e. undivided land measuring 13 Chittak 40.75 sq.ft. more or less, more fully described in the First Schedule hereunder written, by a Deed of Gift, dated 10.08.2022, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2022, Deed No.160312435, for the year 2022 unto and in favour of his son Sri Soumen Sarkar, the Owner no.1 herein.

**AND WHEREAS** the said Sri Soumen Sarkar, Smt. Sandhya Karmakar, Smt. Sukla Dey. Sri Biswajit Dutta and Smt. Baisakhi Acharya mutated their names in the office of the Kolkata Municipal Corporation in respect of the said Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, upon payment of rates and taxes thereto.

**AND WHEREAS** the said Sri Soumen Sarkar, Smt. Sandhya Karmakar, Smt. Sukla Dey. Sri Biswajit Dutta and Smt. Baisakhi Acharya further entered into an Agreement for Development, dated 10.08.2022 registered in the office of District Sub- Registrar-III at Alipore and entered into Book No.I, Volume No.1603-2022, page from 436593 to 436625, Deed No.160312438, for the year 2022 with the said Developer **Kalpabrata Enterprise**, a Proprietorship firm, having its office at 245, Vivekananda Sarani, Mailing Potary Para, Eastern park, P.O. Santoshpur, P.S.Survey Park, Kolkata-700075, represented by its Proprietor **Sri Soumen Sarkar**, son of Sri Subrata Sarkar, residing at 11/1, Eastern Park, 2<sup>nd</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 for construction of a multi-storied building on the said land under certain terms and conditions contained therein and also granted a Development Power of Attorney, dated 10.08.2022 registered in the office of District Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.1603-2022, page from 436626 to 436655, Deed No.160312518, for the year 2022, unto and in favour of the said Developer.

**AND WHEREAS** out of natural love and affection, the said Smt. Sandhya Karmakar granted, transferred and conveyed his 1/4<sup>th</sup> share in the said land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, together with structure standing thereon, i.e. undivided land measuring 13 Chittak 40.75 sq.ft. more or less, more fully described in the First Schedule hereunder written, by a Deed of Gift, dated 13.03.2025, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2025, page from 152949 to 152968, Deed No.160304950, for the year 2025 unto and in favour of her son Sri Amit Karmakar, the Owner no.2 herein

AND WHEREAS due to some unavoidable circumstances, the said Developer failed to perform the work of development and thus the said Sri Soumen Sarkar, Smt. Sandhya Karmakar, Smt. Sukla Dey, Sri Biswajit Dutta and Smt. Baisakhi Acharya and the said Developer executed a Cancellation of Development Agreement, dated ~~14/5/25~~<sup>14/5/25</sup> registered in the office of District Sub- Registrar-IV at Alipore and entered into Book No.I, Volume No.1604-2025, Deed No.16040.4444, for the year 2025 and Revocation power of Attorney for Development, dated ~~14.05.25~~ registered in the office of District Sub- Registrar-IV at Alipore and entered into Book No.IV, Volume No.1604-2025, Deed No.16040<sup>181</sup> for the year 2025.

AND WHEREAS being in need of money, the said Sri Biswajit Dutta and Smt. Baisakhi Acharya, sold, transferred and conveyed his 1/4<sup>th</sup> share in the said land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, together with structure standing thereon, i.e. undivided land measuring 13 Chittak 40.75 sq.ft. more or less, more fully described in the First Schedule hereunder written, by a Deed of Sale, dated ~~14/5/25~~<sup>14/5/25</sup>, registered in the office of D.S.R.-IV... at Alipore and recorded in Book No.I, Deed No.~~04453~~..., for the year 2025 unto and in favour of his son Sri Soumen Sarkar, the Owner no.1 herein.

AND WHEREAS in the manner stated hereinabove, thus the Owners herein seized and possessed of total land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, with structure 400 sq.ft. R.T. shed standing thereon, situated at Mouza-Santoshpur, J.L. No.22, Pargana-Khaspur, R.S. No.6, Touzi No.230 & 233, comprised in R.S. Dag No.766 appertaining to R.S. Khatian No.282, being Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, under P.S. Kasba

then Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.104, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the Owners is desirous of constructing a G+III storied building on the said land, but due to insufficiently fund, the Owners has placed her offer to the Developer herein to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

#### **ARTICLE-I: DEFINITION**

- 1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and their heirs, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land in physical measuring **3 Cottah 7 Chittak 28 sq.ft.** be the same a little more or less, with structure **400 sq.ft. R.T. shed** standing thereon, situated at Mouza-Santoshpur, J.L. No.22, Pargana- Khaspur, R.S. No.6, Touzi No.230 & 233, comprised in R.S. Dag No.766 appertaining to R.S. Khatian No.282,

being Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, under P.S. Kasba then Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.104, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written .

1.4 NEW BUILDING: shall mean and include such G+III storied building shall be approved by the parties hereto in respect of the said property to be constructed on the said land.

1.5 COMMON FACILITIES: shall mean and include corridors, stair-case, ways, landing, roof common passage, boundary wall, water reservoir, water tank, Lift, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNERS' ALLOCATION: shall mean and include 50% the Owner will entitled to get three flats out of which entire **First floor** and one flat on **Third floor back** side and 50% car parking spaces on ground floor of the proposed G+III building, and a sum of **Rs.2,00,000/- (Rupees Two Lakh)** only as and by way of non-refundable money to be paid by the Developer to the Owners at the time of this Agreement.

2 The Developer will arrange one temporary accommodation for land owner of Rs. 6,000/-(Rupees six thousand) only per month till handover the owner's allocation portion and cost will be borne by Developer at their owns cost.

3 In case of incomplete building time will be extended subject to payment of Rs. 15000/- ( Fifteen Thousand ) only per month to **OWNERS** herein until completion of the building, apart from the shifting charges, failing which Agreement will be cancelled.

4 If any Extra Floor Area constructed then the extra area will be divided between the OWNERS and DEVELOPER as 50% : 50% As per owner's choice.

4.1 **DEVELOPER'S ALLOCATION**: shall mean and include, save and except the owners' allocation, the Developer herein will be entitled to get remaining constructed area (both residential and commercial area) of the proposed G+III storied building together with undivided proportionate share in the beneath land and common areas and facilities to be provided in the proposed building.

4.2 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

#### **ARTICLE- II; DATE OF COIMMENCEMENT**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

#### **ARTICLE -III: OWNERS' REPRESENTATION**

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

#### **ARTICLE –V: DEVELOPMENT WORK**

5.1 The Owners hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

#### **ARTICLE –VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at its own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **24 (Twenty For) months** from the date of sanction of the building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from

the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and cost of the common meter will be borne by the purchaser & land Owners proportionately, the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### **ARTICLE-VII: OWNERS' COVENANTS**

7.1 The Owners shall grant and issue a Development Power of Attorney, in favour of the Developer, authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.3 The Owners delivered the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said

original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or Purchasers.

7.4 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

### **ARTICLE-VIII: CONSTRUCTION**

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

### **ARTICLE-IX: JOINT DECLARATION**

9.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with

or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

9.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

9.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty Four) months** from the date of sanction of the building plan.

9.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owners shall extend 6(six) months as grace period for completion of construction.

9.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

9.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

#### **DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that we, (1) **SRI SOUMEN SARKAR**, (PAN-CJHPS8031B) son of Sri Subrata Sarkar,

by faith Hindu, Indian, by occupation-Business, residing at 11/1, Eastern Park, 2<sup>nd</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, (2) **SRI AMIT KARMAKAR**, (PAN-BADPK6883K & Aadhaar No. 4345 3026 8446) son of Late Jagat Karmakar, by faith Hindu, Indian, by occupation-Business, residing at 7, Chhit Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099 & (3) **SMT. SUKLA DEY**, (PAN-CAUPD8044D) wife of Sri Tapan Dey, by faith Hindu, Indian, by occupation-Housewife, residing at 18/1, Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, hereinafter referred to as the **OWNERS/PRINCIPALS** of the send greetings.

**AND WHEREAS** for the purpose of construction of the proposed multi-storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, we the Owners/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer **R.S. CONSTRUCTION**, (PAN- ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by one of its Partners namely **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, as my true and lawful Attorney to do and execute the following acts, deeds and things:-

1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

- 2 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 3 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate our said Attorney shall deem fit and proper.
- 4 Our Attorney shall be entitled to enter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 5 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 6 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper

authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

7 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts deeds and things as we were personally present and done the same ourselves.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, with structure 400 sq.ft. R.T. shed standing thereon, situated at Mouza-Santoshpur, J.L. No.22, Pargana-Khaspur, R.S. No.6, Touzi No.230 & 233, comprised in R.S. Dag No.766 appertaining to R.S. Khatian No.282, being Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, under P.S. Kasba then Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.104, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together

with all easements rights and appurtenances thereto, the entire land being butted and bounded as follows :-

On the North : 3, Eastern Park 5<sup>th</sup> Road,

On the South : 20'ft., wide K.M.C. Road,

On the East : 12'ft., wide K.M.C. Road,

On the West : Triparna 385,

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**ALL THAT** the Owners will entitled to get 50% of the said building out of which entire **First floor** and one flat on **Third floor back side** and 50% car parking spaces on ground floor of the proposed G+III building, and a sum of **Rs.2,00,000/- (Rupees Two Lakh)** only as and by way of non-refundable money to be paid by the Developer to the Owners at the time of this Agreement.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the owners' allocation, the Developer herein will be entitled to get remaining constructed area (both residential and commercial area) of the proposed multi-storied building together with undivided proportionate share in the beneath land and common areas and facilities to be provided in the proposed building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

**STRUCTURE:** R.C.C structure with beams columns and slab.

**WALLS:** Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

**FLOORING:** flooring will be made with good quality vitrified tiles.

**DOORS:** All door frames will be made of sal wood 4" x 2 ½" inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.

**WINDOWS:** Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and Box Grill in one Flat and the balcony will be covered by still grill up to 2'-6" from floor level.

**ELECTRICAL:** Bed room-4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony- one point. Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

**SANITARY & PLUMBING:** Kitchen-Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking plat form in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 No. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

**WATER SUPPLY:** Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

**PAINTING:** External finish-All external walls covered with snowcem of good brand.

Lift .

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:-

1. Alay Saha  
Alipore Police Court  
W.L. 27

2. Priti Saha  
Alipore Police Court  
W.L. 27

*[Handwritten Signature]*

SUKLA DEY  
Soumen Saha

OWNERS

R.S. CONSTRUCTION  
Rechi Saha  
Partner

DEVELOPER

Drafted by:-

Alay Saha  
746099  
Advocate,  
Alipore Police Court,  
Kolkata - 700 027.

**RECEIVED** from the within named Developer the within mentioned sum of **Rs.2,00,000/-** (Rupees Two Lakh) only, being the total forfeiture money, paid by the Developer as per memo below :-

**MEMO**

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
773585	13/05/2025	SBI	2,00,000/-
<b>Total .....</b>			<b><u>Rs.2,00,000/-</u></b>

**WITNESSES:-**

1. *Alopi Guler*  
*Alopi P. Guler*  
*Wt. 27*












2. *Pintu Saini*

*Anil Kumar*

*Sukbadey*












*Soumen Sarker*

**OWNERS**

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....

Signature..... *Souma Sarkar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name..... *Sukla Dey*

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Anil Kumar Kar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... *REETI SAFUI*

Signature..... *Reeti Safui*



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



192025260060896888

GRN Details

GRN: 192025260060896888 Payment Mode: SBI Epay  
GRN Date: 13/05/2025 16:45:55 Bank/Gateway: SBIEpay Payment Gateway  
BRN: 3109398851239 BRN Date: 13/05/2025 16:46:48  
Gateway Ref ID: CHT4009091 Method: State Bank of India NB  
GRIPS Payment ID: 130520252006089687 Payment Init. Date: 13/05/2025 16:45:55  
Payment Status: Successful Payment Ref. No: 2001250061/2/2025  
[Query No\*/Query Year]

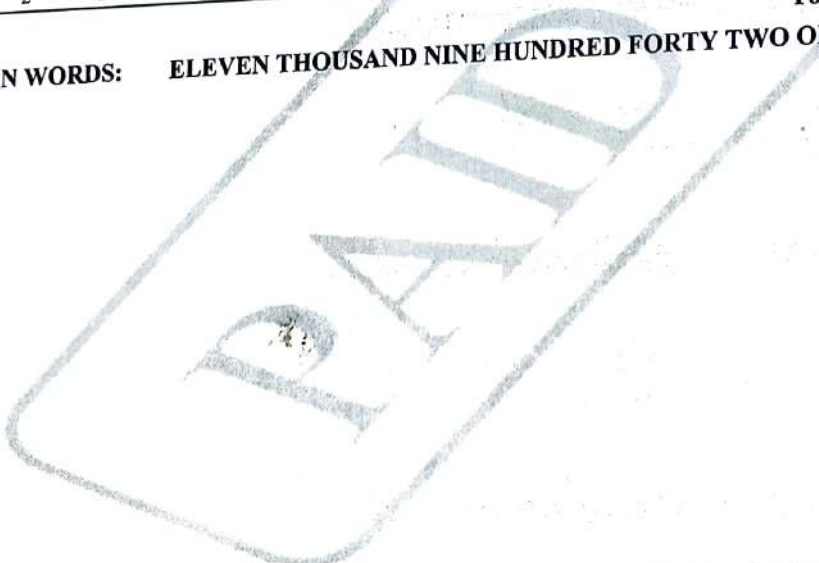
Depositor Details

Depositor's Name: Ms R.S.CONSTRUCTION  
Address: 210, GARFA MAIN ROAD  
Mobile: 9836716121  
EMail: RSCONSTRUCTIONGARFA@GMAIL.COM  
Period From (dd/mm/yyyy): 13/05/2025  
Period To (dd/mm/yyyy): 13/05/2025  
Payment Ref ID: 2001250061/2/2025  
Dept Ref ID/DRN: 2001250061/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001250061/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001250061/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	2021
			<b>Total</b>	<b>11942</b>

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.





सत्यमेव जयते

**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

<b>Query No / Year</b>	2001250061/2025	<b>Office where deed will be registered</b>
<b>Query Date</b>	06/05/2025 3:18:04 PM	Deed can be registered in any of the offices mentioned on Note: 11
<b>Applicant Name, Address &amp; Other Details</b>	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate	
<b>Transaction</b>	[0110] Sale, Development Agreement or Construction agreement	<b>Additional Transaction</b> [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,00,000/-]
<b>Set Forth value</b>		<b>Market Value</b> Rs. 88,10,975/-
<b>Total Stamp Duty Payable(SD)</b>		<b>Total Registration Fee Payable</b> Rs. 2,021/- (Article:E, E, B)
<b>Mutation Fee Payable</b>	Expected date of Presentation of Deed	<b>Amount of Stamp Duty to be Paid by Non Judicial Stamp</b> Rs. 100/-
<b>Remarks</b>		

**Land Details :**

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, Premises No: 19, , Ward No: 104, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak 28 Sq Ft		86,90,975/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>5.736Dec</b>	<b>0 /-</b>	<b>86,90,975 /-</b>

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total : 400 sq ft</b>			<b>0 /-</b>	<b>1,20,000 /-</b>	



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	SOUMEN SARKAR Son of SUBRATA SARKAR, 11/1, EASTERN PARK, 2ND ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. CJxxxxxx1B, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	AMIT KARMAKAR Son of Late JAGAT KARMAKAR, 7, CHHIT KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. BAxxxxxx3K, Aadhaar No.: 43xxxxxxxx8446, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SUKLA DEY Wife of TAPAN DEY, 18/1, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. CAxxxxxx4D, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	R.S. CONSTRUCTION ( Partnership Firm ) ,210, GARFA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporate:XX-XX-1XX4, PAN No. ABxxxxxx2P, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	REETI SAFUI Daughter of Late RANA SAFUI 101/3, GARFA MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. JKxxxxxx4P, Aadhaar No.: 24xxxxxxxx3566	R.S. CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name & address
ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of SOUMEN SARKAR, AMIT KARMAKAR, SUKLA DEY, REETI SAFUI



### Major Information of the Deed

Deed No :	I-1604-04456/2025	Date of Registration	14/05/2025
Query No / Year	1604-2001250061/2025	Office where deed is registered	
Query Date	06/05/2025 3:18:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 88,10,975/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :









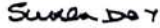
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, .  
Premises No: 19, , Ward No: 104 Pin Code : 700078

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		3 Katha 7 Chatak 28 Sq Ft		86,90,975/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					5.736Dec	0/-	86,90,975/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		400 sq ft	0/-	1,20,000/-	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>SOUMEN SARKAR</b> Son of SUBRATA SARKAR Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 LTI 14/05/2025 Captured	 14/05/2025
	11/1, EASTERN PARK, 2ND ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CJxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office			
2	<b>Name</b> <b>AMIT KARMAKAR</b> Son of Late JAGAT KARMAKAR Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 LTI 14/05/2025 Captured	 14/05/2025
	7, CHHIT KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BAxxxxxx3K, Aadhaar No: 43xxxxxxxx8446, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office			
3	<b>Name</b> <b>SUKLA DEY</b> Wife of TAPAN DEY Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 LTI 14/05/2025 Captured	 14/05/2025
	18/1, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>R.S. CONSTRUCTION</b> 210, GARFA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-1XX4 , PAN No.:: ABxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>REETI SAFUI (Presentant )</b>                      Daughter of Late RANA SAFUI                      Date of Execution -                      14/05/2025, , Admitted by:                      Self, Date of Admission:                      14/05/2025, Place of                      Admission of Execution: Office                 </td> <td>  </td> <td>                        Captured                      LTI                      14/05/2025                 </td> <td>                        14/05/2025                 </td> </tr> </tbody> </table> <p>101/3, GARFA MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: JKxxxxxx4P, Aadhaar No: 24xxxxxxxx3566                      Status : Representative, Representative of : R.S. CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>REETI SAFUI (Presentant )</b> Daughter of Late RANA SAFUI Date of Execution - 14/05/2025, , Admitted by: Self, Date of Admission: 14/05/2025, Place of Admission of Execution: Office		 Captured LTI 14/05/2025	 14/05/2025
Name	Photo	Finger Print	Signature						
<b>REETI SAFUI (Presentant )</b> Daughter of Late RANA SAFUI Date of Execution - 14/05/2025, , Admitted by: Self, Date of Admission: 14/05/2025, Place of Admission of Execution: Office		 Captured LTI 14/05/2025	 14/05/2025						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALOK SAFUI</b> Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured 14/05/2025	 14/05/2025

Identifier Of SOUMEN SARKAR, AMIT KARMAKAR, SUKLA DEY, REETI SAFUI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SOUMEN SARKAR	R.S. CONSTRUCTION-1.91201 Dec
2	AMIT KARMAKAR	R.S. CONSTRUCTION-1.91201 Dec
3	SUKLA DEY	R.S. CONSTRUCTION-1.91201 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SOUMEN SARKAR	R.S. CONSTRUCTION-133.33333300 Sq Ft
2	AMIT KARMAKAR	R.S. CONSTRUCTION-133.33333300 Sq Ft
3	SUKLA DEY	R.S. CONSTRUCTION-133.33333300 Sq Ft

**Endorsement For Deed Number : I - 160404456 / 2025**

**On 14-05-2025**

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

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

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

Presented for registration at 12:06 hrs on 14-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by REETI SAFUI ..

**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 88,10,975/-

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

Execution is admitted on 14/05/2025 by 1. SOUMEN SARKAR, Son of SUBRATA SARKAR, 11/1, EASTERN PARK, 2ND ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. AMIT KARMAKAR, Son of Late JAGAT KARMAKAR, 7, CHHIT KALIKAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. SUKLA DEY, Wife of TAPAN DEY, 18/1, KALIKAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by ALOK SAFUI, , , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-05-2025 by REETI SAFUI, PARTNER, R.S. CONSTRUCTION (Partnership Firm), 210, GARFA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,053.00/- ( B = Rs 2,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2025 4:46PM with Govt. Ref. No: 192025260060896888 on 13-05-2025, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3109398851239 on 13-05-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27282, Amount: Rs.100.00/-, Date of Purchase: 07/05/2025, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2025 4:46PM with Govt. Ref. No: 192025260060896888 on 13-05-2025, Amount Rs: 9,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 3109398851239 on 13-05-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 121849 to 121880

being No 160404456 for the year 2025.



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2025.05.22 15:25:38 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 22/05/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



Office of the District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1906  
Airport, South 24 Pergana  
14 MAY 2025