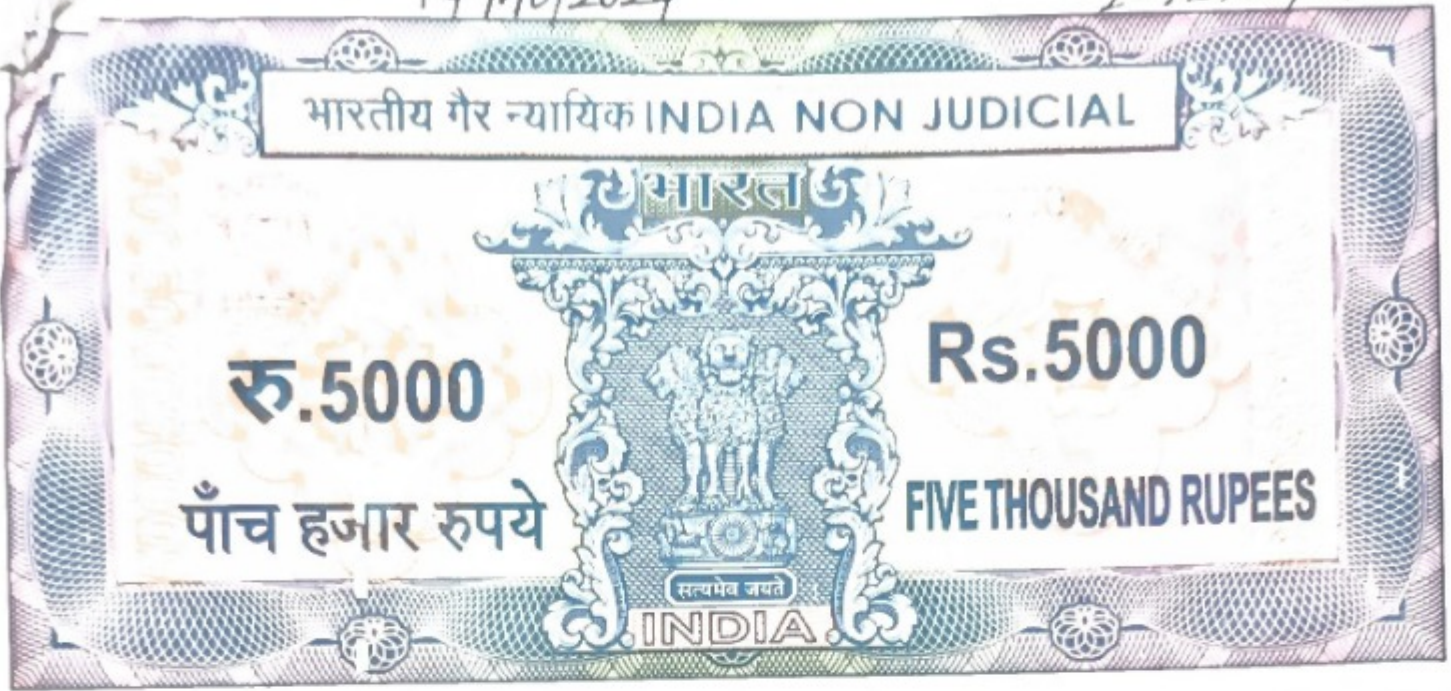


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ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is authentic
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances II Kolkata



11 NOV 2024

SAMBHAV CONSTRUCTION
Proprietor
Iradip Kumar

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 30th day of
October 2024.

BETWEEN

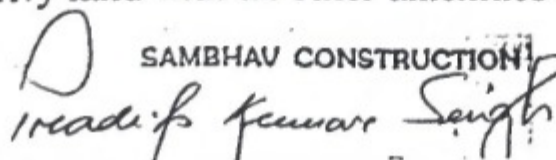
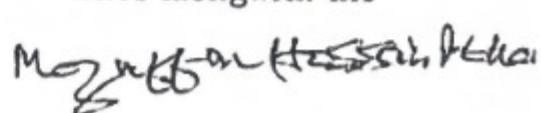
Mozaffar Hossain Mollick

MOZAFFAR HOSSAIN MOLLAH (PAN: AMEPM3965A, Aadhaar No. 3893 3070 7897), son of Late Haji Moslem Ali Mollah, by faith- Islam, by occupation- Business, residing at Village- Baragohal, P.O. Birshibpur, P.S. Uluberia, District- Howrah, Pin- 711316, hereinafter referred to and called as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PARTY**.

AND

SAMBHAV CONSTRUCTION a sole proprietorship Firm, having its registered office at 208, Panchanantala Road, Post and Police Station- Howrah, Pin- 711101, being represented by its sole proprietor **PRADIP KUMAR SINGH** (PAN: AUMPS7011D), Aadhaar No. 8048 2284 4060), son of Late Narad Singh, by faith- Hindu, by occupation- Business, residing at 2 No. Deshpran Shasmal Road, P.O.- Howrah, P.S. Bantra, District- Howrah, Pin- 711101, hereinafter referred to and called as the **DEVELOPER/ PROMOTER** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its heirs, successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PARTY**.

WHEREAS one Abdul Rouf @ Abdur Rouf was the owner and khas possessor of more or less 4 (four) Bighas of the Bastu, Viti, Bagan, Nala, Pukur and Privy land with all other amenities and facilities alongwith the

 **SAMBHAV CONSTRUCTION** 

all type of easement right of using 12 feet wide common passage attached thereto under Mouza and P.S. Shibpur, D.S.R. and A.D.S.R. office- Howrah, under J.L. No. 1, Re.Survey No. 2005, Touzi No. 736, Sheet No. 108 and 109 and after death of said Abdul Rouf @ Abdur Rouf the said properties were recorded in the name of his subsequent legal heirs under R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166 in Dag Nos. 106, 107, 108, 109, 112, 113, 128, 107/128, 35 and 40, being premises No. 16 Dakshin Buxarah 1st Bye Lane under Howrah Municipal Ward No. 41, P.S. Shibpur (at present under the P.S. of A.J.C. Bose Botanic Garden) Howrah.

AND WHEREAS during the peaceful enjoyment of the said property/properties the said Abdul Rouf died intestate leaving him behind his one son Sk. Nurejjama and one daughter Khairunnessa Bibi and Second wife Somuronnessa Bibi who were used to enjoy jointly the property / properties left by said deceased Abdul Rouf.

AND WHEREAS as the said Somurannessa Bibi became the owner of two annas share as per Muslim Law in the property/ properties left by her deceased husband Abdul Rouf and the said Somuronnessa Bibi sold her property as entitled to get as per her two annas share in the property of her said deceased husband to one Kurchi Banu Bibi @ Kursi Banu Bibi, wife of Sk. Nurejjama by a Bikray Kobala executed on 10th June, 1939.

SAMBHAV CONSTRUCTION
Pradip Kumar
 Proprietor

Singh *Mozaffar Hussain Khan*

AND WHEREAS during peaceful enjoyment of their said properties the said SK. Nurejjama died intestate leaving him behind his wife Kurchi Banu Bibi @ Kursi Banu and five daughters namely (1) Nurjahan Bibi, (2) Goleanar Bibi, (3) Piyaaronnessa Bibi, (4) Saleha Khatun @ Salema Bibi and (5) Baharunnessa Khatun/ Bibi who enjoyed their undivided share as per Muslim law of inheritance along with Khairunnessa Bibi, daughter of said late Abdul Rouf, sister of Sk. Nurejjama and the said properties was mutated only in the name of said Kurchi Banu Bibi in the record of Howrah Municipal Corporation although the names of other legal heirs were mutated / recorded in the R.S. Record of Right according to their share.

AND WHEREAS said Kurchi Banu Bibi @ Kursi Banu Bibi, wife of Sk. Nurejjama, transferred by way of gift of her undivided share in those properties in favour of one Abdur Rahim, son of Abdur Samad, by faith Islam, by Profession Teacher, resident of 10/1, Andul Road, P.S. Shibpur (at that time it was) by way of a registered Hebanama executed on 21.05.1966 registered at District Sub-Registrar, Howrah at present District Sub-Registrar- 1, Howrah, Howrah, recorded in Book No. 1, Volume No. 46, pages 218 to 224, being No. 2595 for the year 1966 and the said Abdur Rahim thereafter became the absolute owner of the properties mentioned in the aforesaid registered Deed of Hebanama and used to enjoy his share in the said land along with R.T. Shed room

Mogaffar Hassan Mollah
SAMBHAV CONSTRUCTION!
readi p. Kumar Singh
Proprietor

which was very dilapidated condition in the said plot alongwith the other co-sharers in the said property/properties.

AND WHEREAS said Abdur Rahim during enjoyment of the said properties due to need of money transferred his undivided 4 (four) Cottahs of Bastu land with old dilapidated structures along with the easement right of 12 feet wide common passage and other amenities and facilities attached thereto being holding 16 No. Dakshin Buxarah 1st Bye Lane of Howrah Municipal Corporation under Ward No. 41, lying under Sheet No. 108 & 109, R.S. & Hal Dag Nos. 106, 108, 109, 113, 128 and 40, J.L. No. 1, Re. Survey No. 2005, Touzi No. 736, Khatian Nos. 78, 79, 138, 109 & 164, to one Marzook Manufacturing & Trading Co.(P) Ltd. by way of Saf Bikray Kobala executed on 12.07.1995 registered at District Sub-Registrar, Howrah, recorded in Book No. I, Volume No., 37, Pages 16 to 24, being No. 1638 for the year 2003 at a consideration of considerable price and the possession of the said sold land was handed over to said Marzook Manufacturing & Trading Co.(P) Ltd.

AND WHEREAS among the aforesaid five daughters of said deceased Nurejjama, one daughter namely Piyaaronnessa Bibi, wife of Meher Ali Khan, during peaceful enjoyment of the said property died intestate living behind her three sons (1) Giasuddin Khan, (2) Salauddin Khan, (3) Riazuddin Khan and two daughters (1) Rashida Begum, wife of

M. Zaffar Hussain Khan
SAMBHAV CONSTRUCTION
Madan Kumar Singh
 Proprietor

Rafique Mondal, and (2) Farida Begum, wife of Nazir Khan, as her legal heirs and successors of the property/ properties left by her.

AND WHEREAS while seized and possessed the said undivided property/ properties with other co-owners the said legal heirs transferred a part of their said undivided properties to Goleanar Bibi, and Salema Bibi, daughter of said deceased Sk. Nurejjama, by way of a Registered Deed of Sale dated 23rd day of November 1994.

AND WHEREAS while seized and possessed the said purchased property and the property inherited as the legal heirs of said deceased Sk. Nurejjama, the said Goleanar Bibi, daughter of Late Sk. Nurejjama and Salema Bibi wife of Late Jalal Ahmed Sardar, D/o. Sk. Nurejjama due to dire need of money sold their respective undivided Properties measuring about 4 Cottahs along with small dilapidated R.T. Shed with the easement right of using 12 feet wide common passage with all other amenities and facilities lying and situate at holding No. 16, Dakshin Buxarah 1st Bye Lane, under Ward No. 41 under Howrah Municipal Corporation. P.S. Shibpur (at that time it was) lying under Sheet No. 108 & 109, R.S. & Hal Dag Nos. 106, 108, 109, 113, 128 and 40, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736, under R.S. Khatian Nos. 78, 79, 138, 109 & 164 in favour of said Marzook Manufacturing and Trading Co. (P) Ltd. by way of a Saf Bikray Kobala executed on 02.02.1995 registered at the District Sub registry office at Howrah and was recorded in Book No. 1,

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Proprietor

By Magister H. S. P. Chakrabarti

readip Kumar Singh

Volume No. 37, pages 25 to 35, Being No. 1639 for the year 2003 at a consideration of a considerable price and possession thereof was handed over to said Marzook Manufacturing & Trading Co. (P) Ltd. ✓

AND WHEREAS the said five legal heirs of late Piaronnessa Bibi, the one of the daughters of late Sk. Nurejjama, wife of Meher Ali Khan, while seized and possessed of their remaining land in the said undivided properties and they became entitled to get land measuring about 7 (seven) cottahs 11 (eleven) chittacks with small dilapidated R.T. Shed structure alongwith the easement right of using 12 feet wide common passage with all other amenities and facilities lying and situate at Holding No. 16 Dakshin Buxarah 1st Bye Lane, Ward No. 41, under Howrah Municipal Corporation, P.S. Shibpur (at that time it was) lying under sheet No. 108 & 109, R.S. & Hal Dag Nos. 106, 107, 108, 109, 112, 113, 128 and 40 under J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736 R.S. Khatian No. 41, and due to dire need of money they sold the Bastu Land measuring about 7 Cottahs 11 Chittacks in favour of said Marzook Manufacturing & Trading Co. (P) Ltd. by way of a Saf Bikray Kobala executed on 23.11.1994 registered at the office of the Additional District Sub-Registrar, Howrah, recorded in Book No. 1, Volume No. 13, pages from 271 to 280 being No. 587 for the year 2004 and possession thereof handed over to said Marzook Manufacturing & Trading Co. (P) Ltd. having its registered office at 41C, Samsul Huda Road, Kolkata- 700017. ✓

AND WHEREAS the said Marzook Manufacturing and Trading Co. (P) Ltd. became absolute owner of 15 Cottahs 11 Chittacks Bastu, Viti and a

Mozaffar Hussain Khan
SAMBHAV CONSTRUCTION
readip Kumar Singh

very small portion of Bagan Land lying and situated at Holding No. 16, Dakshin Buxarah 1st Bye Lane lying under Ward No. 41 of Howrah Municipal Corporation lying under J.L. No. 1, Re-survey No. 2005, Touzi No. 736 Sheet No. 108 & 109, under R.S. Khatian Nos. 41,78, 79, 138, 109, 139, 143, 144, 164, 165 & 166, R.S. & Hal Dag Nos. 106, 107, 108, 109, 112, 113, 107/128, 128, 35 & 40 and after verbal amicable settlement with other co-owners seized and possessed the said 15 Cottahs 11 Chittacks Bastu, Viti and a very small portion of bagan Land with very old dilapidated R.T. Shed structure, standing thereon alongwith the all type of easement right of using 12 feet wide common passage attached thereto along with amenities and facilities in connection with that land.

AND WHEREAS the said Marzook Manufacturing & Trading Co. (P) Ltd. after enjoying and possessing the said land for more than 15 years in order to meet some exigencies, sold the said 15 Cottahs 11 Chittacks Bastu, Viti and a very small portion of Bagan Land alongwith very old dilapidated R.T. Structure with all rights of enjoying the facilities and amenities thereto through 4 (four) sets of Deeds of Sale executed on 27th day of July, 2012 in favour of Mozaffar Hossain Mollah which were registered at Additional Registrar of Assurance-1, Kolkata and were recorded in (1) Book no. 1, CD Volume No. 14, Pages from 11885 to 11902, Being No. 06921 for the year 2012, (2) Book No. 1, CD Volume No. 14, Pages from 11903 to 11920, Being No. 06922 for the year 2012, (3) Book no. 1, CD Volume No. 14, Pages from 11921 to 11938, Being

Mozaffar Hossain Mollah

SAMBHAV CONSTRUCTION

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No. 06923 for the year 2012, (4) Book no. 1, CD Volume No. 14, Pages from 11939 to 11956, Being No. 06924 for the year 2012, and khas possession of the said land was handed over in favour of said Mozaffar Hossain Mollah the land owner herein. ✓

AND WHEREAS thus the said Mozaffar Hossain Mollah became absolute owner and seized and possessed of a demarcated Plot of a Bastu, Vita and a very small portion of Bagan Land measuring about 15 Cottahs 11 Chittacks with a very old dilapidated 400 sq.ft. of R.T. Structure with a right of enjoyment of all kinds of easement right of 12 feet wide common passage attached thereto with all other amenities and facilities attached thereto lying and situate at 16, Dakshin Buxarah 1st Bye Lane, under Ward No. 41, under Howrah Municipal Corporation, P.S. Shibpur (at that time it was) District Howrah. ✓

AND WHEREAS the said Mozaffar Hossain Mollah while in possession of the said demarcated land made fencing by pacca boundary wall in four sides of the said plot and no objection arose from any corner whatsoever and then applied for mutation of the aforesaid properties in his own name in the office of the Sub-Divisional Land & Land Reforms Officer, Howrah, (Town Survey Unit) Howrah and on the basis of his petition dated 465/S/12 dated 14.08.2012, the concerned office issued mutation certificates in favour of said Mozaffar Hossain Mollah through Memo No. 994/TSU/H dated 29.08.2012 for the Land under sheet No. 108,

Mozaffar Hossain Mollah

SAMBHAV CONSTRUCTION.

Readi P. Karmar Singh
Proprietor

Holding No. 16, Dakshin Baksara 1st Bye Lane, Howrah, under R.S. Khatian No. 79, R.S. Plot No. 109, area 0.0110 acre; R.S. Khatian No. 138, R.S. Plot no. 113 area 0.0660 acre; R.S. Khatian No. 139, R.S. Plot no. 113, area 0.0330 acre; R.S. Khatian No. 143, R.S. Plot No. 113 area 0.0330 acre; R.S. Khatian No. 144, R.S. Plot no. 113, area 0.0640 acre; R.S. Khatian No. 109, R.S. Plot No. 107/128, area 0.0020 acre and through Memo No. 995/TSU/H dated 29.08.12 for the land under Sheet No. 109, holding No. 16, Dakshin Baksara 1st Bye Lane, Howrah, under R.S. Khatian No. 166, R.S. Plot No. 40 area- 0.0223 acre and R.S. Khatian No. 165, R.S. Plot No. 35 area- 0.0192 acre and since at that time the process of preparing the recording of the land was going on and no L.R. parcha finally was published such certificates was issued.

AND WHEREAS the said Mozaffar Hossain Mollah, the Land Owner herein, before applying for mutation and/or recording of the said land in his name entered into an Agreement for Development of the said land with SRBR INFRA PROJECT PVT. LTD. on 31.07.2012 and the said Deed of Agreement for Development was registered in the office of the Additional District Sub-Registrar, Howrah on 31.07.2012 which was recorded in Book No. 1, CD Volume No. 12, pages from 3752 to 3772, Being No. 05824 for the year 2012.

AND WHEREAS for the purpose of Development of the aforesaid land on the terms and conditions stipulated in the above mentioned registered

Mozaffar Hossain Mollah
 SAMBHAV CONSTRUCTION
readip Kumar Singh

deed of Agreement for Development and for the purpose of execution of the development of the aforesaid land/ premises in terms of the said registered Deed of Agreement for Development dated 31.07.2012 a General Power of Attorney was also being registered in the office of the additional District Sub-Registrar, Howrah on 31.07.2012 which was recorded in Book No. 1, CD Volume no. 12, pages from 3724 to 3733, being No. 05825 for the year 2012 in favour of said SRBR INFRA PROJECT PVT. LTD.

AND WHEREAS the said Developer could not develop the said property for a few months and as such the said Mozaffar Hossain Mollah due to dire need in money decided to sell the said property by cancelling the aforesaid registered Deed of Development and Registered Power of Attorney and accordingly the Parties entered into a memorandum of Agreement on 20th day of October and the said Mozaffar Hossain Mollah expressed its desire to sell the said property and the erstwhile purchasers namely Rajendra Kumar Goyal & Ors. expressed their desires to purchase the aforesaid properties and the said purchasers after several discussion regarding cancellation of said Development Agreement and Power of Attorney with the said Mozaffar Hossain Mollah were agreed to purchase the said properties with a consideration of considerable amount which was the highest market price at that time.

AND WHEREAS the said Registered Development Agreement was cancelled by a registered Deed of cancellation of a Deed of Agreement for

SAMBHAV CONSTRUCTION;

Radish Kumar Singh

Singh

Development being No. 05824 for the year 2012 dated 31st July 2012 registered at A.D.S.R. Howrah, executed on 22nd day of January, 2013 registered at the office of Additional District Sub-Registrar of Howrah, which was recorded in Book No. 1, CD Volume No. 1, pages from 10973 to 10985 Being no. 00518 for the year 2013 and the said General Power of Attorney was also revoked by a registered Deed of Revocation of Power of Attorney executed on 22nd day of January 2013, registered in the office of Additional District Sub-Registrar, Howrah, which was recorded in Book No. IV, CD Volume no. 1, Pages from 835 to 842 Being No. 00072 for the year 2013. ✓

AND WHEREAS thereafter the said Mozarffar Hossain Mollah, transferred the said 15 Cottahs 11 Chittacks Bastu, Viti and a small portion of Bagan Land well demarcated by Pacca boundary wall in four sides of the said land lying and situated at holding No. 16 Dakshin Buxarah 1st Bye Lane under Ward No. 41 of Howrah Municipal Corporation to (1) Rajendra Kumar Goyal, (2) Chanda Goyal @ Chanda Goyal @ Chanda Goel and (3) Rahul Goyal by way of sale through four sets of registered Saf Bikray Kobalaes executed on 22nd January 2013 registered in the office of Additional District Sub-Registrar, Howrah, recorded in (1) Book No. 1, CD Volume No. 2, pages from 606 to 624, Being No. 00584 for the year 2013, (2) Book No. 1, CD Volume No. 2, pages from 640 to 659, Being No. 00585 for the year 2013, (3) Book No. 1, CD Volume No. 2, pages from 660 to 678, Being No. 00586 for the

Mozarffar Hossain Mollah
SAMBHAV CONSTRUCTION
readip Kumar Sengupta

year 2013, and (4) Book No. 1, CD Volume No. 2, pages from 679 to 697, Being No. 00587 for the year 2013, respectively and possession of the said properties well demarcated by pacca boundary wall in four sides of the said land were handed over to the said purchasers. ✓

AND WHEREAS thus the said (i) Rajendra Kumar Goyal (ii) Chanda Goyal @ Chanda Goyal @ Chanda Goel and (iii) Rahul Goyal became the absolute owners of the said 15 Cottahs 11 Chittacks land according to their quantum of purchase mentioned in the Scheduled of the aforementioned registered Saf Bikray Kobalas and seized and possessed the said landed properties jointly and used to enjoy the same without any objection, hindrance, and obstruction made from any corner whatsoever since its purchase.

AND WHEREAS since the mutation certificate of the aforesaid landed properties was issued in the name of said Mozaffar Hosain Mollah, the said Rajendra Kumar Goyal, Chanda Goyal @ Chanda Goyal @ Chanda Goel and Rahul Goyal had to wait for publication of L.R. Parcha to be issued in the name of said Mozaffar Hossain Mollah and after obtaining the L.R. Parcha issued in the name of Mozaffar Hossain Mollah it is noticed that the landed properties in L.R. Dag No. 109 was not recorded in the L.R. Parcha of said Mozaffar Hossain Mollah in accordance to aforesaid mutation certificates and thereafter application was submitted before the Sub-Divisional Land & Land Reforms Office, Town Survey

Mozaffar Hossain Mollah

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Rajesh Kumar Singh
Proprietor

Singh

Unit, Howrah, for mutating the said landed properties in L.R. Dag No. 109 in the name of Mozaffar Hossain Mollah and after hearing and spot enquiry the concerned authority mutated the said viti land measuring about 0.0110 acre in the name of said Mozaffar Hossain Mollah under L.R. Khatian No. 151, L.R. Dag No. 109, under Shibpur Sheet No. 108, J.L. No. 1, P.S. Shibpur, District Howrah.

AND WHEREAS the said land has been finally recorded in the name of said Mozaffar Hossain Mollah under L.R. Khatian No. 151 in Mouza- Shibpur, Sheet No. 108, J.L. No. 1, Re-Survey No. 2005, Touzi No. 736 comprising in L.R. Dag No. 107/128 area 0.0019 acre nature of land - Viti, in L.R. No. 109- area- 0.0110 acre nature of land- Viti and in L.R. Dag No. 113- area - 0.1947 acre nature of land - Bastu and under L.R. Khatian No. 154 in Mouza- Shibpur, Sheet no. - 109, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736 comprising in L.R. Dag No. 35- area- 0.0191 acre- nature of land- Bagan and in L.R. Dag No. 40- area- 0.0222 acre, nature of land- Bastu.

AND WHEREAS since the said landed properties was recorded and/or mutated in the name of Mozaffar Hossain Mollah in the L.R. record of Right, the said Rajendra Kumar Goyal, Chanda Goyal @ Chanda Goyal @ Chanda Goel and Rahul Goyal were advised to mutate and/or record the said landed properties in the record of Howrah Municipal Corporation in the name of said Mozaffar Hossain Mollah and accordingly upon verbal request and at the cost of said Rajendra Kumar Goyal, Chanda Goyal @

Mozaffar Hossain Mollah
SAMBHAV CONSTRUCTION
Rajendra Kumar Goyal
Proprietor

Chanda Goyal @ Chanda Goel and Rahul Goyal the said Mozaffar Hossain Mollah applied for mutation of the said land in the Howrah Municipal Corporation in his own name and on the basis of such application and upon hearing and spot enquiry the landed properties measuring about 15 Cottah 11 Chittacks lying and situate at Holding No. 16, Dakshin Buxarah 1st Bye Lane are mutated and/or recorded in the name of said Mozaffar Hossain Mollah in the Howrah Municipal Corporation under new Holding No. 16/5, Dakshin Buxarah 1st Bye Lane of Ward No. 41 under Howrah Municipal Corporation, Howrah.

AND WHEREAS after mutation of the said property in the name of said Mozaffar Hossain Mollah both in Howrah Municipal Corporation and in the settlement office, the said Mozaffar Hossain Mollah desires to develop the said property and wishes to repurchase the scheduled mentioned property and submitted such proposal before the said Rajendra Kumar Goyal, Chanda Goyal @ Chanda Goyal @ Chanda Goel and Rahul Goyal and the said Rajendra Kumar Goyal and two others are agreed to sell the said property to the 1st Party herein and after discussion the 1st Party herein is agreed to purchase the scheduled mentioned property and subsequently purchases the said 15 chittacks 11 sq. ft. land through a registered Deed of Sale executed on 20th October, 2024 registered at the office of Additional Registrar of Assurances-IV, Kolkata recorded in Book no. 1, Being No. I-190415647/2024.

Mozaffar Hossain Mollah

SAMBHAV CONSTRUCTION
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 Proprietor

AND WHEREAS the First Party herein after repurchasing the scheduled mentioned land as referred herein possesses the said property demarcated by pacca boundary wall in four sides of the said plot peacefully till date and being pre-desirous of developing the property as mentioned in the First Schedule hereunder written by raising multi storied building thereon for residential purposes but due to lack of experience and stringency of finance the present owner or First Party herein is in search of a better sufficiently experienced and financially capable Developer who could do the needful construction on the said property as desired and expected.

AND WHEREAS the Developer herein being an experienced and financially capable and has constructed several multi storied building in the various plots including the adjacent plots of the Scheduled mentioned Property and the Developer / 2nd Party herein is well aware about the nature, character, area, title and records of the scheduled mentioned land and being satisfied and being informed about the desire of the first Party herein approached to the 1st Party and made a proposal of developing the said land and after several discussion the parties hereto have agreed to develop the said landed properties to certain terms and conditions and it has been settled between the Parties that the terms and conditions of the Development should be fully embodied in a written Agreement for Development so that it should not be any confusion in future towards the Development of the said Property and as

Muzaffar Hussain Malik SAMBHAV CONSTRUCTION
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Director

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such the parties herein enter into this Instant Agreement for Development on the below mentioned terms and condition. However the developer shall start construction after obtaining the new building plan which will be sanctioned by the Developer herein in the name of the 1st Party herein from the Building Plan sanctioned authority of Howrah Municipal Corporation after demolishing of the existing old structure standing thereon.

AND WHEREAS the Developer shall make necessary conversion if it is required and shall perform all necessary arrangement for obtaining the ULC certificate in respect of the schedule mentioned property at its own cost and expenses and the land owner shall co-operate with the Developer for the same by supplying necessary documents of land hold by him and putting signature on necessary documents if required after being satisfied about its legal correctness, validity and acceptance.

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

1. That the developer has agreed to develop the schedule mentioned premises at its own cost and capital by demolishing the existing old structures and to construct a multi-storied building consisting of flats, apartments, shops and car parking etc. on express understanding that the developer would strictly comply with and/or cause compliance of all the statutory provisions in regard to such development and construction and in pursuance of

Mogaffar Hassan Mokal

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sanctioned Plan to be issued by the Building Plan sanctioned authority/authorities of Howrah Municipal Corporation.

2. That the developer has agreed to develop and construct the multi-storeyed building on the aforesaid premises making entire investment of capital to be required for the said construction and for meeting all the expenses in connection with the demolition of the existing structures and for cost of obtaining ULC certificate and requisite fees & expenses for obtaining sanction Plan and for permission of Fire Brigade Authority if required from his own fund and the land owner will not pay and investment any short of money for proposed construction purposes and for development purposes of the Scheduled mentioned property.
3. That the developer has agreed and undertaken hereby to submit before the appropriate Building plan sanction authority/authorities its Building plan to develop the Scheduled mentioned property. The developer with due diligence and without making any kind of negligence and delay shall take step to get the plan sanctioned by the said authority/authorities at its own costs within a period of 3 months from the date of execution of this agreement for development and in case the developer inspite of taking necessary step does not succeed in getting the plan sanctioned by such authority/authorities it may request the owner to extend this period of three months and the land owner if upon

Magnificence Pvt. Ltd. SAMBHAV CONSTRUCTION
readip Kumar Singh

enquiring and searching the activeness of the Developer and the matter, is being satisfied to the same may extend the period to such extent as may be deemed fit and proper by him.

4. That the Second Party is hereby empowered to get the Building plan sanctioned or to suitably modify or alter the sanctioned plan of the building as and when required and submit the same for its approval before the concerned authority/ authorities of the Howrah Municipal Corporation or other appropriate authorities and if the same is at all done the entire costs shall be borne by the Second party/ Developer alone, That if any part of construction of the subject building is made illegally and beyond the sanction plan or is deviated from the sanction plan the Land owner will not be responsible at all for the same and only the developer will be responsible for the same and the Developer face the legal and other consequences there of alone and no fine shall be imposed upon the land owner for that and the Land owner shall not be implicated to any case for the same.
5. That it has been settled by and between the parties that the land owner shall get 40% of the sanction area including super built up area of the proposed building to be constructed in the scheduled mentioned property and the Developer shall get remaining 60% of the sanction area including super built up area of the said proposed building. That it has been further settled by and between

Mozaffar Hussain Kollab

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Proprietor

the Parties herein that the Developer shall pay Rs.2,20,00,000/- (Two Crores twenty lakhs) only to the land owner /1st party herein as a refundable and/or non-refundable security deposit which may be adjusted for the 38% of the portion allotted as owners allocation of sanction area including super built up area of the proposed Building to be constructed on the Scheduled mentioned property within the time mentioned herein below and the developer shall also provide and allot remaining 2% (Two percent) of sanctioned area including super built up area in the 1st floor of the said proposed multi storied building to be constructed in the Scheduled mentioned property together with undivided impartible proportionate share, right, title and interest in the land underneath the said proposed multi storied building as well as in common portion and common facilities as **Owner's Allocations**. The aforesaid refundable and non-refundable security deposit shall be paid by the Developer to the Land owner in the manners mentioned herein below.

- (a) That the Developer has paid Rs.25,00,000/- (Rupees Twenty Five lakhs) only to the land owner/1st party herein before execution of this instant Agreement for Development as shown in the Memo of Receipts herein.
- (b) That the Developer shall pay Rs.91,75,710/- (Rupees Ninety one lakhs Seventy five thousand seven hundred ten) only to the land owner/1st party herein on 30th April 2025 (30.04.2025) and the Developer has

Moghan Hassan Mallah
SAMBHAV CONSTRUCTION
readip Kumar Singh
Proprietor

already issued cheques for the same which is shown in the Memo of Receipts herein.

- (c) The Developer shall pay Rs.51,62,145/- (Rupees fifty one lakhs sixty two thousand one hundred forty five) only to the land owner/ 1st party on 30th May 2025 (30.05.2025) and balance of Rs.51,62,145/- (Rupees fifty one lakhs sixty two thousand one hundred forty five) only shall be paid by the Developer to the owner/1st Party herein on 30th June, 2025 (30.06.2025) and the Developer has already issued cheques for the same which are shown in the Memo of Receipts herein.

6. That the Developer will get 60% of sanctioned area of the proposed building to be constructed in the undermentioned scheduled property together with undivided impartible proportionate right, title and interest in the land underneath the building and in common portion and common facilities and amenities with an absolute right for sale, transfer, lease or in any way to deal with the same within its allotted share as settled as Developer's Allocations and the Developer will get its aforesaid Allotted portion subject to payment of aforesaid refundable and non-refundable security deposit as mentioned in para- 5 hereinabove and if the developer is failed to fulfil the terms as mentioned in para 5 i.e. if the cheques mentioned in

Mozaffar Hussain Malik
SAMBHAV CONSTRUCTION
Rashid Kumar Singh
Proprietor

memo of receipt are not encashed and/or cleared i.e. if dishonour of the cheque/cheques occur the land owner shall have the right to cancel this Agreement for Development but before cancellation the Land owner shall serve a notice requesting the Developer to make payment of the amount of dishonoured cheque/cheques within a period of one month and inspite of that if failure occurs on the part of the Developer i.e. the developer fails to make payment as aforesaid the land owner shall take appropriate legal action and step as mandated by law against the Developer for dishonour of the cheque/cheques mentioned in the memo of receipt herein below and for recovery of loss and damage sustained by the Land owner herein and for recovery of khas possession of the Schedule land.

7. That in case the developer fails to construct the proposed building after sanction of Building plan or fails to fulfil the terms mentioned in para-5 of this instant Agreement for Development within the stipulated period, the land owner without prejudice to any other right against the developer, shall be entitled to terminate this agreement and in that event the developer shall handover the vacant khas possession of the scheduled mentioned property to the land owner/ First Party without making any kind of hindrance, objection and obstruction and the property shall be free from all encumbrances and simultaneously the land owner without any hesitation shall return the money to the Developer which would be paid or deposited or made by the developer at

Mozaffar Hussain Malik

SAMBHAV CONSTRUCTION
 Radip Kumar Singh
 Director

the time of execution of this Agreement and money paid if any to the Landowner/ 1st Party subsequent thereafter and the Developer shall not get return any money if it is incurred for development purposes after execution of this instant agreement for Development due to its failure to construct the proposed multi storied Building.

8. That this agreement shall be deemed to have commenced and enforceable on and from the date of execution of the presents.
9. That the developer shall not acquire any right, title or interest in the Scheduled mentioned Property or in the building proposed to be constructed except the rights, privileges and licences granted to it by the land owner/ First Party under the power of attorney to be executed by the owner in favour of the nominated person of developer to enable it to carry out the sanction plan of developing the premises till this instant Agreement for Development and Power of Attorney is enforceable and/or valid.
10. That the developer is hereby permitted by the Land owner to enter upon the said property for the purpose of development, demolition of existing structures and construction of a multi-storeyed building strictly in accordance with the sanctioned building plan, specifications and designs to be sanctioned by the appropriate concerned authority of Howrah Municipal Corporation and by any other related authority/ authorities after execution of the instant Agreement for development.
11. That the land owner has already paid all the taxes, land revenue, water charges and electricity charges and there is no any dues payable to any

SAMBHAV CONSTRUCTION

readip Kumar Singh

Mozaffar Hossain Mollah

Government, authority or person in respect of the said property. However the developer shall be responsible for payment of all such dues and expenses from the date of execution of this Agreement for Development.

12. That the land owner undertakes to execute a power of attorney in favour of a person nominated by the developer for development of the Scheduled mentioned property authorising him to do lawful acts, deeds, matters and things pertaining to the development of the scheduled mentioned property and to enable him to approach the authority/authorities including the officers of the Howrah Municipal Corporation and other concerned authority/ authorities and to sign letters, applications, agreements, documents, affidavits, security bonds, indemnity bonds as may be required from time to time . It has also been agreed that the said documents and papers signed by such authorised person holding power of attorney shall contain true facts and correct particulars. The developer has hereby agreed and undertaken to execute an indemnity bond indemnifying thereby the Land owner of & from and against all losses and injuries that may be made by any one on behalf of developer and the said indemnity shall continue to remain in force and effect throughout the process of construction and for any thing done by the person on behalf of the developer are caused to be done by him, acting on the strength of the said power of attorney.

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13. That all the expenses in connection with the registration of this agreement for Development including the stamp duty shall be borne and paid by the developer. However parties shall bear costs on their own in respect of their advocates, solicitors and the official expenses.
14. That the land owner shall also be indemnified by the developer from any action, costs, fines, penalties and expenses for violation of any provision of law relating to the development of the said property and for violation and/or deviation of the sanction Plan.
15. That the developer shall lay sewerage, drainage, cables, pipes in accordance with the scheme of construction of the said multi-storeyed building and the owner shall not object to such action of the developer.
16. That the developer hereby declares that it has made necessary searching and enquiries from the concerned authorities about the title of the Land of Land owner and about both mutation and/or record of right in respect of the scheduled mentioned property and has satisfied himself about the nature, character area, physical position of land and being so satisfied has entered into this agreement after being fully satisfied about the title and mutation of the Land of Land owner and feasibility and suitability of the scheduled mentioned property in relation to construction of the

Mazhar Hussain Malik

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Meadi Singh
Proprietor

Singh

proposed multi-storeyed building consisting of flats, apartments shops and Parking if any to be sold to the prospective buyers.

17. That it has also been agreed that the construction of the said multi-storeyed building shall be carried on by the developer under its own cost, expenses direction, supervision, and control strictly following the sanction plan and rule and bye laws of Howrah Municipal Corporation issued in respect of such construction of multi storied building.
18. That the Developer/Second party shall be entitled to appoint its own labours, masons. Contractor. Builder engineer. architect necessary for raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/ Developer and all the risk and liability together with all responsibility shall remain with the Developer/ Second Party and to that effect the Land owner/ First party shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventuality takes place if any at the time or after construction completed and handover of possession of flat to the prospective purchaser/purchasers.
19. That the Developer/Second Party for the purpose of raising the said construction shall have its absolute right to enter into any Agreement for Sale of Flats and Apartment together with the Shop Room or any area for commercial purpose and for parking area if

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 1 readip Kumar Singh
 Promoter

Mozaffar Hussain Mollah

any from its own allocation and to that effect the Developer shall be entitled to receive the earnest money from the intending purchaser/purchasers together with all advance thereof. But the developer shall not finally transfer any flat, apartment, shops or parking space and shall not execute and register any kind of conveyance and Deeds until and unless it pays the aforesaid full and final payment to the Land owner as mentioned hereinabove in para 5 of this instant Agreement for Development and if it does that will be considered as a violation of terms of this Agreement for Development and the Land owner shall have the liberty to take step against the Developer for such violation and the Developer will be able to do the aforesaid act after full and final payment as mentioned in para 5 of the instant Agreement for Development.

20. That Notwithstanding grant of Power of Attorney by the Owner in favour of the nominated person of the Developer and Delivery of possession of the said premises but no action of the Developer or its nominated person under the Power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the Landowner/1st Party herein.
21. That the Developer shall be solely and exclusively responsible for construction of the said building.
22. That the Developer shall at its own cost construct, erect and complete the building and the common facilities and amenities at

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 1 readip Kumar
 Proprietor

Mazaffar Hussain Nohani

the said premises in accordance with the sanctioned plan with good and standard quality of materials preferably with ISI standard.

23. That the Developer shall erect the building and install lift at its own cost as per the specification and also as per drawing provided by the Architect. The Developer also at its own cost shall set up over head Reservoirs and/or water tank and make electrification in the building and also in the respective flats through concealed wirings and other facilities as are required to be provided in a Residential/Commercial Multistoried building on ownership basis or otherwise.

24. That it is here by expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceeding, which may arise in respect of the Development of the said premises and all costs, charges and expenses to be incurred for that purpose shall be borne and paid by the Developer alone .

25. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claim and actions arising out of any sorts of acts of commission and/or omission of the Developer relating to the construction of the proposed building.

26. That the Developer hereby undertakes to keep the Owner indemnified against all acts, suits, costs, proceedings and claims

SAMBHAV CONSTRUCTION

Pradeep Kumar
Proprietor

Singh

Mozaffar Hussain Molkah

that may arise out of the Developer's actions and/or mistaken with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

27. That the Owner and the Developer have entered into this Agreement Purely on contractual basis and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitutes as an Association or persons.

28. That there is no existing Agreement regarding Development or sale of the said premises and that all other agreements, if any, prior to this Agreement have been canceled and are being suspended by this Agreement for Development.

29. That in case of death of any of the Parties herein, the legal heirs' executors, administrators, legal representatives and assigns etc. will be treated as Owners and/or Developer/s and all such legal heirs shall have to maintain and shall be bound by the terms and conditions of this Agreement.

30. That immediately on execution of this agreements, the Developer shall be entitled to make necessary advertisement or to place its advertisement board on the said property for inviting offers to its

AMBHAV CONSTRUCTION prospective buyers for its allocated portion and the Landowner/ 1st

Proprietor

Mazaffar Hussain Mulla

Party shall neither obstruct the same nor shall charge any rent for such advertisement.

31. That the Photo Copies of the original title deeds, chain deeds, Parcha and demand registrar in respect of the scheduled mentioned property during the tenure of this instant Agreement for Development shall be kept with the Land owner and any person duly authorized by the Developer shall be entitled to have inspection and make extract there from and upon completion of the proposed building, the original Title Deeds and other related deeds and documents shall be handed over to the Developer subject to the fulfilment of the terms mentioned in para 5 of this instant Agreement for Development but it is pertinent to mention herein that for official purpose if the original Title Deeds, Parcha, Demand Registrar are required to show or produce before the appropriate concerned authority/ authorities of Howrah Municipal Corporation or any other authority the Developer shall inform the same to the Landowner/ 1st Party herein and the First Party either by himself or through his men, agent and/or representative produce the same before the concerned appropriate authority/ authorities and shall take back the same after its presentation.
32. That the Developer shall not be considered to be liable to any obligations hereunder to the extent that the Performance of the relevant obligations are prevented by the existence of the Force Majeure.

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Proprietor

Mozaffar Hussain Hossain

33. Force Majeure shall mean Flood, earthquake, riot, war, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the Developer.
34. That it has been specifically agreed by the parties hereto that the development of the premises and construction of the multi-storeyed building thereon shall be done entirely at the risk of the developer.
35. That if any of the parties herein violates any term and condition as stipulated in this instant Agreement for Development then in that case the aggrieved party is at liberty to take legal step for its/his remedy before the appropriate forum, Tribunal, and Court of Law which has/have jurisdiction to trial the same.

SCHEDULE OF THE PROPERTY SOLD
BY THE VENDORS JOINTLY

ALL THAT piece and parcel of Bastu, Viti and a very small portion of Bagan Land measuring about 15 Cottahs 11 Chittacks in total together with very old dilapidated 400 sq.ft. Tin Shed structure with Cemented Floor lying and situated at holding No. 16/5, Dakshin Buxarah 1st Bye Lane, comprising in R.S. & L.R. Dag No. 107/128, 109, 113, Mouza-Shibpur, Sheet No. 108, J.L. No. 1, Re-survey No. 2005, Touzi No. 736, L.R. Khatian No. 151 corresponding to R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, and comprising in R.S. &

L.R. Dag No. 35 and 40, Mouza- Shibpur, Sheet No. 109, J.L. No. 1,

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readi & Kumar Singh
Proprietor

Mozaffar Hussain Mollah

Revenue Survey No. 2005, Touzi No. 736, L.R. Khatian No. 154, corresponding to R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, under the Jurisdiction of D.S.R. & A.D.S.R. of Howrah under old P.S. Shibpur, Present P.S. A.J.C. Bose Botanic Garden, District- Howrah, within the limits of the Howrah Municipal Corporation Ward No. 41 together with all kinds of easement rights of using the 12 feet wide common passage (metal) attached thereto and all the rights of user in overhead and underneath and benefits including water, electricity, drainage and passage and appurtenances and hereditaments appertaining thereto are the subject matter of this Agreement for Development. A Map or Plan of the said land with 400 sq. ft. Tin Structure is enclosed herewith and marked with RED border and passage marked with Green border forming a part of this Agreement for Development. The said land is butted and bounded as follows :-

ON THE NORTH : Land of Ashis Maity & Ors.

ON THE SOUTH : Holding No.16/2, Dakshin Buxarah 1st Bye Lane and 12 feet wide common passage.

ON THE EAST : Holding No. 16 & 16/1, Dakshin Buxarah (Baksara) 1st Bye Lane.

ON THE WEST : Land of H.I.T.

SAMBHAV CONSTRUCTION

readip Kumar Singh

Mozaffar Hussain Malik

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

WITNESSES:-

1) Zuman Khan
103 Carey Road.
How/3.

2) Kinnar Paul
5/1 B Tara Road
P.S. - Tollygunge
Kolkata - 700026

Mozaffar Hossain Hossain
SIGNATURE OF THE LAND OWNER

SAMBHAV CONSTRUCTION:
1 ready p. Kinnar Paul
Proprietor Scigh

SIGNATURE OF THE DEVELOPER

Drafted by me :

Syed Julfikar Ali

Syed Julfikar Ali
Advocate
High Court, Calcutta
W.B.1258 of 2002.

RECEIVED from the within named Developer the above mentioned sum of Rs.2,20,00,000/- (Rupees two Crore twenty lakh) only being the full consideration money payable by the Developer in terms of this Development Agreement as per Memo below :

MEMO OF RECEIPT

Sl. No.	RTGS/Cheque	Date	Drawn on	Amount (Rs.)
1	RTGS	12.08.2024	Bandhan Bank Howah Maidan Branch	5,00,000/-
2.	RTGS	13.08.2024	Bandhan Bank Howah Maidan Branch	15,00,000/-
3.	RTGS	30.10.2024	Bandhan Bank Howah Maidan Branch	5,00,000/-
4.	000369	30.04.2025	Bandhan Bank Howah Maidan Branch	91,75,710/-
5.	000370	30.05.2025	Bandhan Bank Howah Maidan Branch	51,62,145/-
6.	000371	30.06.2025	Bandhan Bank Howah Maidan Branch	51,62,145/-
			Total :	2,20,00,000/-

(Rupees two Crore twenty lakh) only.

WITNESSES :

1. Zunnan Khan
103 Cakes Road.
HOW.3

2. Kinkar Paul
5/1 B Tara Road
Kot-26

Meghna Hossain Mollah
SIGNATURE OF THE LANDOWNER

SITE PLAN

HOLDING NO. 16/5 DAKSHIN BUXARAH 1ST BYE LANE

R.S & L.R DAG NO. 107/128, 109, 113 R.S KHATIAN NO. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165, & 166

L.R KHATIAN NO. 151 SHEET NO. 108 MOUZA-SHIBPUR J.L. NO. 1

AND R.S & L.R DAG NO. 35 & 40 R.S KHATIAN NO. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165, & 166

L.R KHATIAN NO. 154 SHEET NO. 109 MOUZA-SHIBPUR J.L. NO. 1

H.M. C WARD NO. 41 P.S - SHIBPUR (OLD) NEW P.S - A.J. C BOSE B. GARDEN

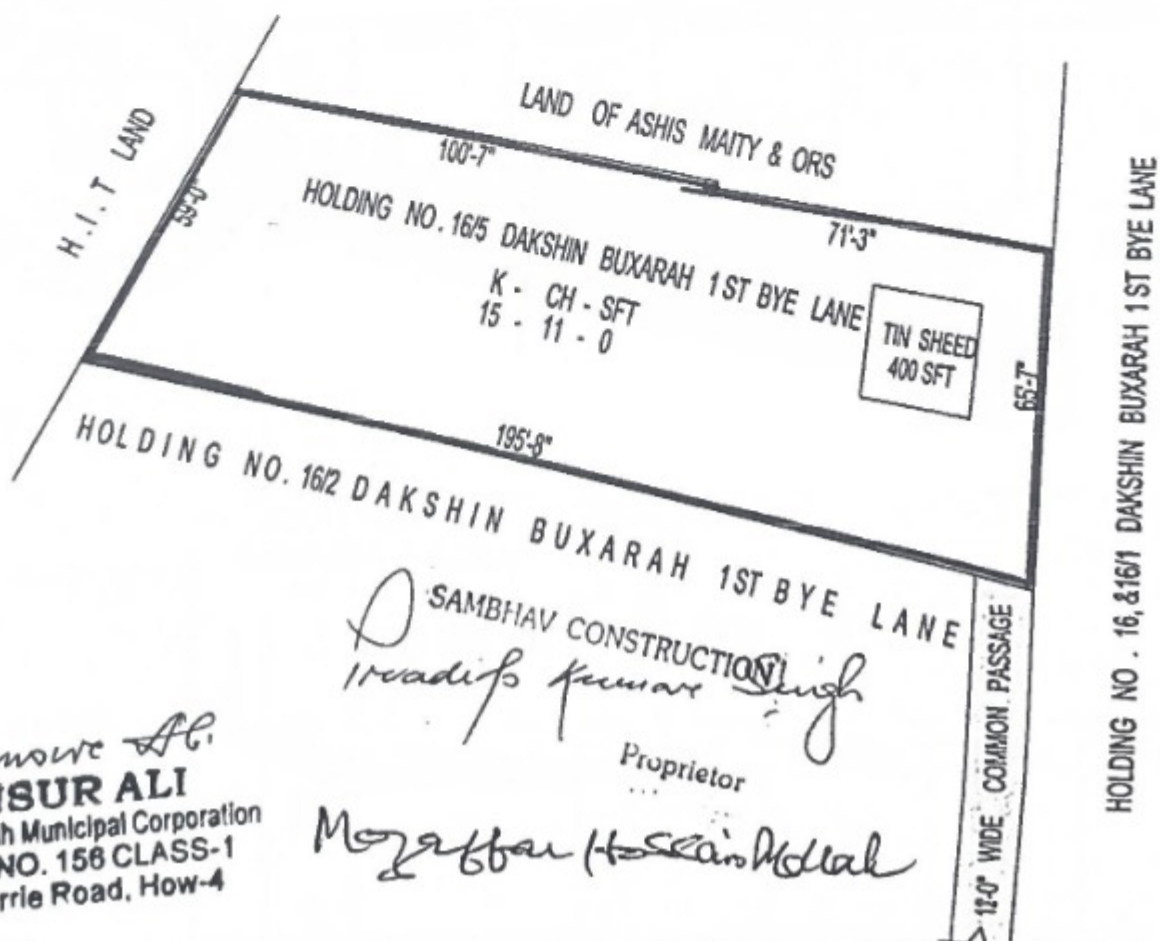
DIST - HOWRAH SCALE - 1" INCH = 16' - 0"

AREA OF LAND - 15 K - 11 CH - 0 SFT SHOWN IN RED BORDER 

OWNER - MOZAFFAR HOSSAIN MOLLAH

DEVELOPER - SAMBHAV CONSTRUCTION

PROPRIETOR - PRADIP KUMAR SINGH



Mansur Ali
MANSUR ALI
L.B. of Howrah Municipal Corporation
LICENSE NO. 158 CLASS-1
131/1, Currie Road, How-4

DRAWN BY: -

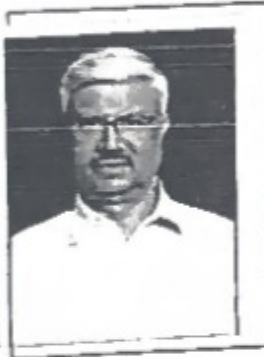
SAMBHAV CONSTRUCTION
Pradip Kumar Singh
Proprietor
Mozaffar Hossain Mollah

SPECIMEN FORM FOR TEN FINGERPRINTS



Mezzafan Hassan Mollab

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Dhadip Kumar Singh

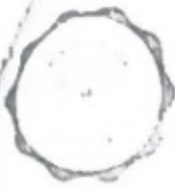
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190820242016973317

GRIPS Payment Detail

GRIPS Payment ID:	190820242016973317	Payment Init. Date:	19/08/2024 15:50:25
Total Amount:	255042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7824697994146	BRN Date:	19/08/2024 15:51:19
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr MOZAFFAR HOSSAIN MOLLAH
Mobile:	9836840486

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250169733198	Directorate of Registration & Stamp Revenue	255042
Total			255042

IN WORDS: TWO LAKH FIFTY FIVE THOUSAND FORTY TWO ONLY.

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

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



192024250169733198

GRN Details

GRN:	192024250169733198	Payment Mode:	SBI Epay
GRN Date:	19/08/2024 15:50:25	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	7824697994146	BRN Date:	19/08/2024 15:51:19
Gateway Ref ID:	20240819927007	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	190820242016973317	Payment Init. Date:	19/08/2024 15:50:25
Payment Status:	Successful	Payment Ref. No:	2002192783/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr MOZAFFAR HOSSAIN MOLLAH
Address:	BIRSHIBPUR, BARAGOHAI, ULUBERIA, HOWRAH- 711316
Mobile:	9836840486
Email:	mozaffar.molla1965@gmail.com
Period From (dd/mm/yyyy):	19/08/2024
Period To (dd/mm/yyyy):	19/08/2024
Payment Ref ID:	2002192783/3/2024
Dept Ref ID/DRN:	2002192783/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002192783/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002192783/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	220021
Total				255042

IN WORDS: TWO LAKH FIFTY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1902-12900/2024	Date of Registration	01/11/2024
Query No / Year	1902-2002192783/2024	Office where deed is registered	
Query Date	14/08/2024 4:19:47 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ASIM SAMANTA Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732808313, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,20,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,97,01,769/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 2,20,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

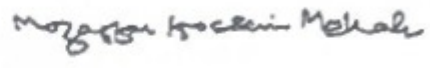
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Dakshin Buxarah 1st Bye Lane(word-41), Premises No: 16/5, Ward No: 041, Holding No:16/5 JI No: 0, Pin Code : 711103

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	15 Katha 11 Chatak		1,95,81,769/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				25.8844Dec	0 /-	195,81,769 /-	

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: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,20,000 /-	

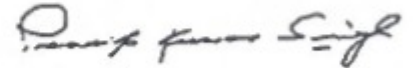
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	MOZAFFAR HOSSAIN MOLLAH (Presentant) Son of Late Haji Moslem Ali Mollah Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 01/11/2024 ,Place : Office	 01/11/2024	 Captured LTI 01/11/2024	 01/11/2024
Village Baragohal, City:- , P.O:- Birshibpur, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: amxxxxxx5a, Aadhaar No: 38xxxxxxxx7897, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 01/11/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SAMBHAV CONSTRUCTION 208, Panchanantala Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Date of Incorporation:XX-XX-1XX2 , PAN No.: AUxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PRADIP KUMAR SINGH Son of Late Narad Singh Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 01/11/2024, Place of Admission of Execution: Office	 Nov 1 2024 3:21PM	 Captured LTI 01/11/2024	 01/11/2024
2, Deshpran Shasmal Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: auxxxxxxx1d, Aadhaar No: 80xxxxxxxx4060 Status : Representative, Representative of : SAMBHAV CONSTRUCTION				

Identifier Details :

Name	Photo	Finger Print	Signature
KINKAR PAL Son of Late Kanai Lal Pal Kurchibera, City - , P.O.- Shibganj, P.S:- Shyampur, District-Howrah, West Bengal, India, PIN - 711314		 Captured	
	01/11/2024	01/11/2024	01/11/2024

Identifier Of MOZAFFAR HOSSAIN MOLLAH, Mr PRADIP KUMAR SINGH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOZAFFAR HOSSAIN MOLLAH	SAMBHAV CONSTRUCTION-25.8844 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOZAFFAR HOSSAIN MOLLAH	SAMBHAV CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : 1 - 190212900 / 2024

On 01-11-2024

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 15:18 hrs on 01-11-2024, at the Office of the A.R.A. - II KOLKATA by MOZAFFAR HOSSAIN MOLLAH, Executant.

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 1,97,01,769/-

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

Execution is admitted on 01/11/2024 by MOZAFFAR HOSSAIN MOLLAH, Son of Late Haji Moslem Ali Mollah, Village Baragohal, P.O: Birshibpur, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Muslim, by Profession Business

Indetified by KINKAR PAL, . . Son of Late Kanai Lal Pal, Kurchiberia, P.O: Shibganj, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Muslim, by profession Others

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

Execution is admitted on 01-11-2024 by Mr PRADIP KUMAR SINGH, Indetified by KINKAR PAL, . . Son of Late Kanai Lal Pal, Kurchiberia, P.O: Shibganj, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,20,105.00/- (B = Rs 2,20,000.00/- , E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2024 3:51PM with Govt. Ref. No: 192024250169733198 on 19-08-2024, Amount Rs: 2,20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7824697994146 on 19-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15561, Amount: Rs.5,000.00/-, Date of Purchase: 14/08/2024, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2024 3:51PM with Govt. Ref. No: 192024250169733198 on 19-08-2024, Amount Rs: 35,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7824697994146 on 19-08-2024, Head of Account 0030-02-103-003-02

hmg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1902-2024, Page from 710864 to 710909
being No 190212900 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.11.06 11:37:12 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/11/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.