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

District Sub-Register-III
Alipore, South 24-parganas

22/04/2024

DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY

This DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made on this the 22nd day of April, 2024 (Two Thousand Twenty Four);

BETWEEN

1 (1) **SRI GOUTAM GANGULY** son of Sital Chandra Ganguly, (PAN ADQUG2165F) (AADHAAR No. 9550 9662 9026), by Religion: Hindu, by Nationality: Indian, by Occupation: Retired Person, Resident of Merujeen Housing Complex, Flat - 234, Block - B, Ramchandrapur, P.O Narendrapur, P.S. formerly Sonarpur, now Narendrapur, Kolkata - 700103, District: South 24 Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

M/S SAANVI CONSTRUCTION & DEVELOPER, a partnership firm having its office at Ramchandrapur (North), P.O. Narendrapur, P.S. formerly Sonarpur now Narendrapur, Kolkata - 700103, District: South 24 Parganas, represented by its partners namely (1) **SRI MINTU TANTI** son of Late Surya Tanti, (PAN ADJPT1616P) (AADHAR 8744 1230 5980) by faith: Hindu by Occupation: Business, Resident of Ramchandrapur, P.O Narendrapur, P.S. Narendrapur (earlier Sonarpur), Kolkata - 700103, District - South 24 Parganas, (2) **SRI SUMIT TANTI** son of Mintu Tanti (PAN AFZPT1322A) (AADHAR 772603791695) by faith: Hindu by Occupation: Business, Resident of Ramchandrapur, P.O Narendrapur, P.S. Narendrapur (earlier Sonarpur), Kolkata - 700103, District - South 24 Parganas, hereinafter jointly called and referred as to the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, successors, administrators, legal representatives or successor in office) of the **OTHER PART**.

WHEREAS one Sri Ram Dulal Purkait was the owner of a piece and parcel of land measuring about 52 Decimal situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947, R.S. Dag Nos. 779, under the local limits of the Bonhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur, District: South 24 - Parganas. Ram Dulal Purkait purchased the aforesaid 52 decimal land by virtue of a Deed of Sale dated 25.07.1958 registered at the office of the A.D.S.R. at Baruipur and recorded in Book No. I, Volume No. 59, Pages from 267 to 268, being Deed No. 6185, for the year 1958.

AND **WHEREAS** while seized and possessed the aforesaid 52 decimal land Ramdulal Purkait relinquished $3/4^{\text{th}}$ share of the aforesaid land unto and in favour of his three brothers namely Shashibhushan Purkait, Swambhar Purkait and Chunilal Purkait and accordingly Shashibhushan Purkait,

Swambhar Purkait and Chunilal Purkait recorded their names as 4 Ana ($1/4^{th}$) share holder of the aforesaid 52 decimal land.

AND WHEREAS while seized possessed and enjoying his own 4 Ana ($1/4^{th}$) share out of 52 decimal land, Ram Dulal Purkait died intestate leaving behind his two daughters namely Sundari Bala Mondal wife of Late Ramen Chandra Mondal and Kajal Bala Mondal wife of Late Mihir Chandra Mondal.

AND WHEREAS while seized possessed and enjoying his 4 Ana ($1/4^{th}$) share out of 52 decimal land, Shashibhushan Purkait, died intestate leaving behind his three daughters namely Lila Rani Dhali wife of Prafulla Dhali, Tarubala Mondal and Angur Bala Halder and thus by virtue of Hindu Law of inheritance Lila Rani Dhali, Tarubala Mondal and Angur Bala Mondal become undivided joint Owner of the 4 Ana ($1/4^{th}$) share of the 52 decimal land being the successor of late Shashibhushan Purkait.

AND WHEREAS while seized possessed her undivided $1/3^{rd}$ share out of 4 Ana share of the 52 decimal land, Angurbala Halder died intestate leaving behind her two sisters namely Lila Rani Dhali and Tarubala Mondal as her only legal heirs and successors.

AND WHEREAS while seized possessed her undivided share of the 52 decimal land, Tarubala Mondal died intestate leaving behind her four sons namely Bablu Mondal, Debi Mondal, Shibu Mondal and Lalu Mondal and one daughter namely Aparna Singh as her only legal heirs and successors.

AND WHEREAS while seized possessed his undivided share of the 52 decimal land, Chunilal Purkait died intestate leaving behind his three daughters namely Charu Bala Purkait, Panchu Bala Mondal and Kanan Bala Naskar as his only legal heirs and successors.

AND WHEREAS while seized possessed her undivided share of land, Kanan Bala Naskar died intestate leaving behind her two daughters namely Alpana Naskar and Kalpana Mondal.

AND WHEREAS aforesaid Swambhar Purkait sold his entire 4 Ana ($1/4^{th}$) share from the Northern Part of the 52 decimal land unto and in favour of Samir Ghosh.

AND WHEREAS by way of aforesaid inheritance Sundari Bala Mondal, Kajal Bala Mondal, Lila Rani Dhali, Bablu Mondal, Debi Mondal, Shibu Mondal, Lalu Mondal, Aparna Singh, Charu Bala Purkait, Panchu Bala Mondal, Alpana Naskar and Kalpana Mondal became joint Owner of their share of the aforesaid 52 decimal land.

AND WHEREAS while seized possessed and enjoying Sundari Bala Mondal, Kajal Bala Mondal, Lila Rani Dhali, Bablu Mondal, Debi Mondal, Shibu Mondal, Lalu Mondal, Aparna Singh, Charu Bala Purkait, Panchu Bala Mondal, Alpana Naskar and Kalpana Mondal soled/conveyed/transferred 03 Cottah

- 14 Chitak 26 Square feet land out of their share from the aforesaid 52 decimal land situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947, R.S. Dag Nos. 779, under the local limits of the Bonhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R, at Sonarpur, District: South 24 - Parganas, by executing a Deed of Sale dated 16.11.1995 unto and in favour of Smt. Alpana Bhuia and the said Deed of Sale was registered at the office of the A.D.S.R, at Sonarpur and recorded in Book No. I, Volume No. 100, Pages from 53 to 62, being Deed No. 6504, for the year 1995.

AND WHEREAS by virtue of the aforesaid transfer by way of sale Alpana Bhuia became sole and absolute owner of ALL THAT piece and parcel of land measuring about 03 Cottah 14 Chitak 26 Square feet land situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947, R.S. Dag Nos. 779, under the local limits of the Bonhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R, at Sonarpur, District: South 24 Parganas.

AND WHEREAS while seized possessed and enjoying, Alpana Bhuia due to urgent need of money soled/conveyed/transferred the aforesaid 03 Cottah 14 Chitak 26 Square feet land unto and in favour of Sri Goutam Ganguly, the owner herein by executing a Bengali Deed of Sale dated 21st January, 2002 which was registered at the office of the D.S.R.-IV, Alipur, south 24 Parganas and recorded in Book No. I, Volume No. 11, Pages from 133 to 140, being No. 430, for the year 2002.

AND WHEREAS by virtue of the aforesaid transfer by way of sale, Goutam Ganguly become sole and absolute owner of ALL THAT piece and parcel of land measuring about 03 Cottah 14 Chitak 26 Square feet land situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947, R.S. Dag Nos. 779, corresponding to L.R. Dag No. 907, under the local limits of the Bonhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R, at Sonarpur, District: South 24 Parganas, which is for the sake of brevity hereinafter referred to as the 'said property' and which is more fully described in the First Schedule hereunder.

AND WHEREAS after purchase, Goutam Ganguly, the Owner herein mutated his name in the L.R. Record of Rights at the office of the Block Land & Land Reforms Officer, Sonarpur and allotted L.R. Khatian No. 1317 in respect of the said property and enjoying the absolute right, title, interest and also in

- occupation of the said property, free from all sorts of encumbrances, liens, charges, attachment etc. whatsoever in nature.

AND WHEREAS the now the Owner herein has decided to develop the said property jointly by erecting a Multi-storied Residential / Commercial building over the said property measuring about 03 Cottah 14 Chitak 26 Square feet land situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947, R.S. Dag Nos. 779, corresponding to L.R. Dag No. 907, under the local limits of the Bonhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur, District: South 24 Parganas, on a joint venture basis with a Developer, who have wide experience in this business of Development.

AND WHEREAS knowing from a reliable source about the aforesaid intention of the OWNER the second part herein, **M/S SAANVI CONSTRUCTION & DEVELOPER**, a partnership firm having its office at Ramchandrapur (North), P.O. Narendrapur, P.S. formerly Sonarpur now Narendrapur, Kolkata - 700103, District: South 24 Parganas, represented by its partners namely (1) **SRI MINTU TANTI** son of Late Surya Tanti, and (2) **SRI SUMIT TANTI** son of Mintu Tanti, being the Developer approached the said OWNER for construction of a Multi storied building, preferably a G+ 3 storied Building, consisting of several flats in each Floor and car parking spaces and other commercial spaces in the Ground floor on the said property and after satisfying the terms and conditions in favour of the said DEVELOPER, the said OWNER has agreed to execute a Development Agreement with Development Power of Attorney with the aforesaid DEVELOPER.

AND WHEREAS on or before execution of this agreement the above said OWNER have represented and assured the above said DEVELOPER as under:

1. That the owner is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all that the said property more fully described in the Schedule-A herein below written. The Owner further declares that he has full and absolute authority and there is no legal bar or otherwise to enter upon this Agreement.
2. That the Owner declares that the entire land marked as **SCHEME PLOT No. 'E'**, measuring about 03 Cottah 14 Chitak 26 Square feet land more or less as described in **SCHEDULE-A** herein below is mutated in the name of the Owner and the Owner shall produce the mutation certificate along with the paid up tax bills to the DEVELOPER as and when it is necessary.
3. Excepting the above name of the owner, there is no one else who has got any right, title, interest, claim or demand in any nature whatsoever and/or howsoever over the said Premises / property referred to as **SCHEDULE-A**.

4. That there is no Notice of acquisition and /or requisition or any case or proceeding either Civil or Criminal nature is/are pending in the respective Learned Court in the District of South 24 Parganas or elsewhere upon the said property referred to as SCHEDULE-A or any part thereof.
5. That the said owner has not entered into any Agreement for sale, transfer, Development Agreement or otherwise for any purpose regarding the said property or any part thereof.
6. That the entire property referred to as SCHEDULE -A hereunder written is free from all encumbrances, charges, liens, lispendences, attachments whatsoever or howsoever.

That there is no proceeding under any Act, against the said owner in respect of the said Property.

AND WHEREAS relying upon the aforesaid representations made by the owner, the developer have agreed to enter into this Agreement with the said owner in respect of the said property described as SCHEDULE-A under the terms and conditions hereunder appearing:

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

ARTICLE-I

DEFINITIONS

- 1) **OWNERS:** shall mean **SRI GOUTAM GANGULY** son of Sital Chandra Ganguly, (PAN ADQUG2165F) (AADHAAR No. 9550 9662 9026), by Religion: Hindu, by Nationality: Indian, by Occupation: Retired Person, Resident of 'Merujeen Housing Complex, Flat - 234, Block - B, Ramchandrapur, , P.O Narendrapur, P.S. formerly Sonarpur, now Narendrapur, Kolkata - 700103, District: South 24 Parganas, and in absence of him, his respective heirs, executors, successors, legal representatives, administrators and/or assigns, and his respective heir/ heirs, executor/ executors, administrator/ administrators, successor/successors, legal representative / representatives, nominee/ nominees and assigns / assignees as the case may be.
- 2) **DEVELOPER:** shall mean and include **SAANVI CONSTRUCTION & DEVELOPER**, a partnership firm having its office at Ramchandrapur (North), P.O. Narendrapur, P.S. formerly Sonarpur now Narendrapur, Kolkata - 700103, District: South 24 Parganas, represented by its partners namely (1) **SRI MINTU TANTI** son of Late Surya Tanti, (PAN ADJPT1616P) (AADHAR 8744 1230 5980) by faith: Hindu by Occupation: Business, Resident of Ramchandrapur, P.O Narendrapur, P.S. Narendrapur (earlier Sonarpur), Kolkata - 700103, District - South 24 Parganas, (2) **SRI SUMIT TANTI** son of Mintu Tanti (PAN AFZPT1322A) (AADHAR 772603791695) by faith: Hindu by Occupation: Business, Resident of Ramchandrapur, P.O Narendrapur, P.S. Narendrapur (earlier Sonarpur), Kolkata - 700103, District - South 24 Parganas, and their successor-in-interest, respective heir/ heirs, executor/ executors, administrator/ administrators, legal representative / representatives, successor/ successors, nominee/nominees, assigns / assignees as the case may be.

- 3) **SAID PROPERTY:-** shall mean ALL THAT piece and parcel of land measuring about 03 Cottah 14 Chitak 26 Square feet land situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947 corresponding to L.R. Khatian No. 1317, R.S. Dag Nos. 779, corresponding to L.R. Dag No. 907, under the local limits of the Bonhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur, District: South 24 Parganas, , which is more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written, together with all easement rights attached therein.
- 4) **SITE PLAN:** Shall mean the plan showing the entire property under Schedule -A whereupon construction shall be done alongwith the common areas and the common passages.
- 5) **BUILDING PLAN:** Shall mean the plan for a proposed Ground plus Three Storied Residential/ Commercial Building and to be prepared by a Registered Architect as per The Bonhooghly Gram Panchayet No.1 Building by-laws for construction of the newly proposed building to be submitted before The Bonhooghly Gram Panchayet No.1 for sanction and shall include the amendments thereto and improvement thereon and /or modification thereof.
- 6) **SANCTIONED PLAN:** shall mean the Building Plan for a G+3 storied building duly approved and sanctioned by the Zila Parishad at South 24 Parganas (Bonhooghly Gram Panchayet No.1) in respect of the proposed new building to be built at the said premises including any other plan and / or subsequent modification thereof, duly sanctioned for construction of the proposed building.
- 7) **BUILDING:** Shall mean a Ground Floor plus 3 (Three) storied building having each floor divided into two or more independent, self-contained Residential Flats or Apartments with lift facility, according to the Plan or Map along with commercial spaces and car parking spaces in the Ground Floor which shall be constructed in accordance with building plan to be sanctioned by the Bonhooghly 1 No. Gram Panchayet for subsequent selling of the Flat/Unit/ Shop/ Garage / Portion / Space of the building for Residential and / or Commercial purposes and shall include other spaces intended for the use and enjoyment in common amongst the apartment Owners at the said newly proposed building as per Panchayet Rules and Guidelines.
- 8) **SALEABLE SPACE /BUILT UP / COVERED AREA:** shall mean the area of total construction of the Building including the stairs, lobby, corridors and other common areas. In case of individual flat the covered area shall be the area within the flat / unit and will include the outer walls and half of the common walls.
- 9) **SUPER BUILT UP AREA:** Shall mean in case of undivided flat/ unit/ portion 25% more than the covered area excepting common areas.
- 10) **COMMON AREAS & PARTS:** Shall mean the areas to be demarcated by the Developer for common use of the Occupants which includes stair, lobby, corridor, roof, space, passages, paths and common installations etc.

- 11) **ARCHITECT / LICENSED BUILDING SURVEYOR** : Shall mean any qualified person or persons and/or firm or firms competent enough for design and planning of the newly proposed building to be constructed at the premises, appointed or nominated by the DEVELOPER.
- 12) **ENGINEER**: Shall mean qualified Engineer to be appointed by the Developer under whose supervision entire building construction shall be done.
- 13) **FLATS/ UNITS/ SHOP ROOMS/ GARAGES**: Shall mean the habitable portion within the covered area plus the area to be counted for the measurement of the Super built up area.
- 14) **TRANSFER**: Shall mean transfer of Flat/ Unit / Spaces / Garages etc. with undivided proportionate share of land under Schedule-A within the share of the Land Owners / Developer to Purchasers by way of execution and registration of Deed of Conveyance.
- 15) **TRANSFeree**: Shall mean the person or persons, firm, limited company or association to whom any Flat/ Unit/ Space/ Garage / Portion of the land and building to be transferred under All allocation.
- 16) **FLOOR AREA RATIO**: shall mean constructed area available for the purpose of getting sanction plan of the newly proposed building from the Bonhooghly Gram Panchayet No.1 for construction purpose at the said premises as per the amended building Regulation, if any, under the Bonhooghly Gram Panchayet No.1.
- 17) **OWNER'S ALLOCATION**: - shall mean the Owner herein will be entitled to get 50% of entire constructed area and/or F.A.R of the building plan to be sanctioned by the Bonhooghly (I) Gram Panchayet/Zila Parishad consisting of several flats and Garage spaces in the proposed G+3 storied building provided by the Developer at their own costs and expenses including the common facilities, areas and amenities as more fully and particularly set out in the **SECOND SCHEDULE** hereunder written.
- 18) **DEVELOPER'S ALLOCATION**: - shall mean the Developer will be entitled to get 50% of entire constructed area and/or F.A.R of the building plan to be sanctioned by the Bonhooghly (I) Gram Panchayet/Zila Parishad consisting of several flats and Garage spaces in the proposed G+3 storied building (save and except the said Owner's Allocation), including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.
- 19) **PAYMENT**: Any payment made by either party to each other.
- 20) **SUPPLEMENTARY AGREEMENT**: It is further agreed that upon sanction of the BUILDING PLAN, the OWNERS and the DEVELOPER will execute a Supplementary Agreement, and specify their respective allocation by metes and bounds and both parties are bound to subscribe their hand and seal to confirm that Supplementary Agreement for specific area allocation. The Developer shall out of its own fund and by application thereof construct the new Multi-storied building on the said property under Schedule-A and for realization of such money including Owners' consideration, cost of construction and for profit, if any, the Developer shall be allotted the agreed portion of the

building. The Developer shall be entitled to transfer undivided proportionate impartible share in the land under Schedule-A.

- 21) **DATE:** Shall mean the date of execution of this present simultaneously with delivery date of vacant possession of the property under Schedule -A hereunder written.
- 22) **TIME:** - Shall mean the new multistoried building shall be completed within 24 (Twenty Four) Months from the date of obtaining sanctioned building plan from the competent authority, subject to the Force Majeure.
- 23) **SPECIFICATIONS AND AMENITIES:** - materials and specifications as recommended by the Architect/Engineer for the construction of the building and all amenities, fittings as described in the specification.
- 24) **COMMENCEMENT:** This Agreement will have effect from the date, month and year written above and shall remain in force until such time all the terms and conditions of this presents complied and fulfilled by both the parties.
- 25) **ADVOCATE:** shall mean and include Sudip Kumar Bhaumik, Advocate, C.M.M Court, Calcutta, appointed by the Developer to do all legal job relating to the development of the said property including registration of the Flats/Units/Garages of the proposed newly constructed building against legal fees.

ARTICLE - II; **(COMMENCEMENT)**

1. This Agreement shall be in force from the date of signing this Agreement. Notwithstanding anything contained herein, the Developer agrees to complete construction of the said building within 24 months from the date of building plan sanctioned by the competent authority and handover possession to the Owner as per Owner's allocation. However in excess of 24 months time, a period of 6 months time may be extended by mutual consent of both parties.
2. This Agreement shall cease to operate in the event of complete transfer of all the allocated saleable space in the new proposed building by the Developer in the manner as provided herein and after delivery of possession of the Owner's allocation.
3. In case of any unfortunate death of either of the land Owner or the developer herein, their respective heirs and/or successors will substitute them respectively and will remain positively bind by the terms of this agreement and will remain further duty bound to execute and if necessary make the same registered (at the cost of Developer) any required Deed and/or Document towards the successful materialization of the project.

ARTICLE-III **DEVELOPER'S RIGHT**

1. The Owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to develop and construct building at the said premises in accordance with the plan to be sanctioned by The Zila Parishad South 24 Parganas (Bonhooghly Gram Panchayet No.1) . If there is

- any violation, Developer will be responsible and the Owners will not be liable to The Bonhooghly Gram Panchayet No. 1 or any other authority for the work of construction by the Developer.
2. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses of the Developer and the Owners through their Attorney shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all costs, charges and expenses required to be paid or deposited for obtaining sanction of the building plan and development of the said premises and the Owners shall have no responsibilities to bear any cost whatsoever.
 3. That save and except the Owners' allotted portion the Developer has full rights to execute any Agreement for sale, transfer and convey from the Developer's allocation for residential purposes except the ground floor where it may be for commercial purposes according to their own choice but not violating any terms, rules or laws or provisions of The Bonhooghly Gram Panchayet No.1 and the terms and conditions hereunder contained.

ARTICLE-IV DEVELOPERS' OBLIGATIONS

1. The Developer shall secure the sanctioned and approved plans, specification, drawings, elevations and other required permissions so as to commence erection and construction of the building by the Developer in accordance with the plans, specifications, drawings and elevations that may be sanctioned, and approved by the concerned Authority without any deviation of whatsoever nature or contravening any of the provisions of law, rules, regulations or orders in force for the time being and shall complete the said building in fully habitable condition in all respects latest within 24 months from the date of sanction of the building plan by The Bonhooghly Gram Panchayet No.1, unless prevented by natural calamity, riot, civil commotion, statutory preventive orders or on any other ground or grounds, mutually accepted in writing.
2. The Developer shall use and/or cause to be used such standard building materials as shall be specified by the Licensed Building Surveyor or Registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall conform to the Building Rules and Regulations in force for the time being.
3. The building to be created, constructed and completed by the Developer shall consist of the specification provided in SCHEDULE "E" hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Under no circumstances, the Developer shall be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection, construction and completion of the said Owners' allocated portion, complete in all respect.
4. All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatever nature called for erection, construction and completion of the said building, its materials, fittings and

fixtures in all respect , including temporary and residential connections of water, sewerage, electricity and other amenities for the building shall be paid and borne by the Developer and the Owner shall have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatever nature relating to and/or arising therefrom in any manner whatsoever.

5. The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions and other requirements for erections, construction and completion of the building in totality. Under no circumstances the Owners shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection , construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer . The Developer at their own costs and expenses is required to maintain uninterrupted supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein.
6. While dealing with and/or entering into any Agreements and/ or dealing with commitments relating to the Developer's allocated portion (as defined hereinafter) or any part thereof, the Developer shall fully comply with, observe, fulfill and perform the requirements under the law and while incorporating and ensure fulfillment and compliance of all respective conditions and covenants contained herein, save and provided hereunder, the Owners shall not be responsible or liable for any commitments that may be made by the Developer.
7. The Developer shall be solely responsible for and make all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described , appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof and the Owners shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon them and the Developer shall keep the Owners indemnified from all or any claim , damages, payments, costs and consequences suffered or incurred therefrom.
8. The Developer shall be duty bound to complete the Owner's allocated portion in all respect including permanent domestic water and sewerage connections, electricity with connection and point etc. as well as common areas and facilities and make the same fully habitable for users as per law within the said 24 (Twenty Four) months from the date of obtaining the sanction plan.

ARTICLE-V (OWNER'S OBLIGATION)

- 5.1 The Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in

connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law.

5.2 To provide the Developer with appropriate powers as are or may be required in connection with construction, erection, completion of the newly proposed building and to appear before all concerned Authorities and to sign and execute applications, declarations and other relevant papers and documents to appropriate Authorities for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law. It is made clear that Power of Attorney shall remain valid till completion of the newly proposed building at the aforesaid property and also until transfer of Developer's allocation is completed provided the Developer duly performs its obligations as contained hereunder.

5.3 During the subsistence of this Agreement, the Owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said property or any part thereof nor shall enter into any other Agreement or obligations whatsoever nature with any other party or parties in respect of Developer's allocation.

5.4 On and from the date of service of notice after issuance of no objection and occupancy certificate of completion of the said building by the Developer and in particular the Owner's allocated portions and until separate mutation and assessment of the Owner and/or their nominee or nominees, as the case may be, Owner shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoings whatsoever payable in respect of the said Owner's allocation and every part thereof. In addition thereto, they shall also be responsible and liable to pay and bear the proportionate part or share of all costs, charges, levies, impositions and expenses relating to common areas and facilities towards its maintenance and up-keep of the said property.

5.5 With the execution of this Development Agreement, the Owner shall provide all necessary assistance to the developer which include producing original title documents in relation to the said property to the Developer as and when required and/or handover the same to the developer to help the developer conveniently obtaining the Sanction Plan and other necessary permissions/ approvals in respect of construction of the new building on the said property in habitable condition.

ARTICLE-VII **(COMMON OBLIGATIONS)**

a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned Authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owner and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other. Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for

consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated.

- b. To comply with and observe all regulations that may be framed for proper and systematic enjoyment and upkeep of the property.
- c. Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbors.
- d. Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the Building.
- e. Not to claim any additional right save and except provided in writings.

ARTICLE-VIII (MISCELLANEOUS)

- 4. This Agreement shall always be treated as an Agreement by and between 'Principal' to 'Principal'. The Owners and Developers have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construe or constitute as Partnership between the Owners and Developers or an Association of Persons. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developers by the Owners or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same subject to the terms and conditions of these presents.

ARTICLE-IX (FORCE MAJURE)

- 5. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJURE' and shall be suspended from the obligations during the duration of the 'FORCE MAJURE'. For such event contraction time shall be automatically extended.

ARTICLE-X JURISDICTION

If there is any dispute or violations of any terms and conditions as stipulated in this Agreement either by the Owners or the Developer, the High Court of Calcutta and its subordinate Courts of South 24 Parganas at Alipore shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties as mentioned herein.

SCHEDULE -A REFERRED TO ABOVE The said property

ALL THAT piece and parcel of land being SCHEME PLOT No. 'E', measuring about 03 Cottah 14 Chitak 26 Square feet land situated at Pargana: Medanmalla, Mouza -Ramchandrapur, J.L. No. 58, comprised in R.S. Khatian Nos. 87, corresponding to Hal Khanda Khatian No. 947 corresponding to L.R. Khatian No. 1317, R.S. Dag Nos. 779, corresponding to L.R. Dag No. 907, under the local limits of the

Enhooghly (I) Gram Panchayet, Police Station - Sonarpur, within the jurisdiction of A.D.S.R. at Sonarpur, District: South 24 Parganas. The entire property is butted and bounded as follows:

ON THE NORTH : Plot No. 'F' at R.S Dag No. 779;
ON THE SOUTH : Plot No. 'D' at R.S Dag No. 779;
ON THE EAST : 16 feet wide Road;
ON THE WEST : R.S. Dag No. 693;

THE 'SCHEDULE -B' ABOVE REFERRED TO
(Description of the Owner's Allocation)

ALL THAT 50% more or less saleable area of the newly constructed building together with the proportionate right, title and interest in land underneath the said building and right to use of common areas, parts, facilities and amenities thereof upon construction of the building. The specific allocation shall be demarked in the supplementary agreement which shall be executed after sanctioning of the building plan.

THE 'SCHEDULE -C' ABOVE REFERRED TO
(Description of the Developer's Allocation)

ALL THAT 50% more or less saleable area of the newly constructed building save and except the Owner's allocation area together with the proportionate right, title and interest in land underneath of the said building and right to use of common areas, parts, facilities and amenities thereof upon construction of the building.

THE 'SCHEDULE -D' ABOVE REFERRED TO
(Common areas and facilities)

ALL THAT the following portions shall be treated as common areas and facilities:

Entrance gate, entrance passage, boundary wall, stair landing, stair room, overhead water tank, underground water reservoir, septic tank, meter room, pump room, sewerage, drainage, water connection, electric connection of the building, exterior walls of the building, all sanitary and plumbing installations, outside of the building, roof space, lift and its service area etc.

THE 'SCHEDULE -E' ABOVE REFERRED TO
(CONSTRUCTION SPECIFICATION)

1. BUILDING :: G+3 Storied Building as per design of the Architect / Engineer;
2. FOUNDATION &: R.C.C Framed Structures as per design STRUCTURE of the Structural Engineer;
3. FLOORING : Floor of all rooms will be laid down by vitrified tiles as per choice of the Developer. Floors of Kitchen ,Toilet, W.C. will be of Marble Chowkas as per choice of the Developer;
4. SKIRTING & DADO :All rooms, toilet, kitchen, W.C. will have 4" skirting ;
5. Toilet and W.C Walls will be covered with ceramic tiles (8" x 12") up to 6' height;

6. In Kitchen Ceramic Tiles will be provided up to a height of 3' from the kitchen counter. Kitchen counter will be made with granite.
7. **DOORS AND FRAMES:** All door frames will be made from Saal wood of 4"x2.5" size. Toilet and W.C frames will be of P.V.C. All door shutters will be good quality flush doors finished with 2 coats of primer. Toilet and W.C. will have P.V.C doors.
8. Main entrance door will be fitted with one Godrej Cylindrical Lock. One peep hole, one Stainless Steel Handle. All internal doors will have one Tower bolt and Right handle of Stainless steel.
9. **WINDOWS:** Aluminum sliding windows fitted with 4mm thick clear white glass and half grill in Balcony.
10. **ELECTRICAL WORKS:** Concealed electrical wiring with wires and fixtures of ISI Brand.

No. of points:-

- a) Bed Room :- Two light points, one fan point and one 5amp plug point;
 - b) Drawing / Dining Room:- Three light points , Two fan points, one 15amp plug point ;
 - c) Kitchen :- one light point , one exhaust fan point;
 - d) Toilet: - one light point and exhaust fan point and one Geyser point.
 - e) W.C :- one light point and one exhaust fan point;
 - f) Balcony: - one light point.
11. **SANITARY PLUMBING :**
- a) Toilet:- one shower, one bib cock and wall mixture for hot and cold water of crab tree or equivalent brand , one commode ;
 - b) W.C:- Two bib cocks, one shower of crab tree brand and one white commode;
 - c) Dining and Drawing: - one white basin and one pillar cock of crab tree;
 - d) Kitchen:- one stainless steel sink (ISI) and one bib cock (CT) and plastic tap.
12. **INTERNAL AND EXTERNAL FINISH:** - All internal walls of the flat will be Putty finished. All external walls will be painted with cement based paints. Staircase and Car parking Space will be lime washed.
13. **WATER:-** Submersible pump water will be stored in underground reservoir and pumped up to overhead reservoir.

Any other work other than those specified above, will require prior approval of the Architect / Engineer and will be charged extra.

Anything extra demanded by the Owner or Intending Purchasers apart from the specification given in Schedule 'E' will require prior approval of the Architect / Engineer and shall be made or done by the cost of the Owner/Purchaser payable in advance according to the market price.

* Cost of installing separate meter in each unit/flat shall be borne by the individual parties/owner of the respective flats/units after completion.

Installing of Transformer charges shall be borne by each Flat/Unit Owner.

Anything extra demanded by the Owner or Intending Purchasers apart from the specification given in Schedule 'E' will require prior approval of the Architect / Engineer and shall be made or done by the cost of the Owner/Purchaser payable in advance according to the market price.

POWER OF ATTORNEY

I, **SRI GOUTAM GANGULY** son of Sital Chandra Ganguly, (PAN ADQUG2165F) (AADHAAR No. 9550 9662 9026), by Religion: Hindu, by Nationality: Indian, by Occupation: Retired Person, Resident of 'Merujeen Housing Complex, Flat - 234, Block - B, Ramchandrapur, , P.O Narendrapur, P.S. formerly Sonarpur, now Narendrapur, Kolkata - 700103, District: South 24 Parganas, being the Principal herein, **DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE** M/S **SAANVI CONSTRUCTION & DEVELOPER**, a partnership firm having its office at Ramchandrapur (North), P.O. Narendrapur, P.S. formerly Sonarpur now Narendrapur, Kolkata - 700103, District: South 24 Parganas, represented by its partners namely (1) **SRI MINTU TANTI** son of Late Surya Tanti, (PAN ADJPT1616P) (AADHAR 8744 1230 5980) by faith: Hindu by Occupation: Business, Resident of Ramchandrapur, P.O Narendrapur, P.S. Narendrapur (earlier Sonarpur), Kolkata - 700103, District - South 24 Parganas, (2) **SRI SUMIT TANTI** son of Mintu Tanti (PAN AFZPT1322A) (AADHAR 772603791695) by faith: Hindu by Occupation: Business, Resident of Ramchandrapur, P.O Narendrapur, P.S. Narendrapur (earlier Sonarpur), Kolkata - 700103, District - South 24 Parganas, to be my true and lawful **ATTORNEY** and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exorcise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of building plan and to construct the proposed building as per the terms and conditions as mentioned hereinafter in respect of the "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Bonhooghly (I) Gram Panchayet, Office of the B.L. & L.R.O., Government of West Bengal, West Bengal Police, fire Brigade, West Bengal State Electricity Board etc. in

accordance, with the said construction and development of the said property under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said property.

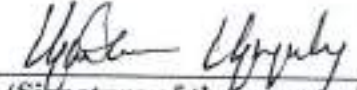
2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorneys and to receive payments, from the intending purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement save and except the Owner's Allocated portion.
3. To negotiate with the intending Buyer/ Purchasers of the Flats and other covered spaces of the Developer's Allocation of the said proposed building, to be constructed by the Attorneys on behalf of the Principal at the said property, save and except the Owner's Allocated portion.
4. To present before the Registrar or any registration office namely Registrar of Assurance, A.D.S.R. at Sonarpur, District Sub-Registrar at Alipore, South 24 - Parganas, or any other Registrars for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developer at the said property on behalf of the Principal.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/ or the building to be constructed thereon.
6. To develop the said land by construction of G+3 storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Bonhooghly (I) Gram Panchayet, Fire Brigade, West Bengal Police and/or any other competent Authorities in connection of building plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint

Architects and contractors for the purpose of the Development and construction of the said land.

9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate ail nuisance.
10. To accept notice and service of papers for and on behalf of the Principal from any Court/Bonhooghly (I) Gram Panchayet/ Tribunal and/or any other Competent Authority and/or persons.
11. To pay and/or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including B.L. & L.R.O. and the said Bonhooghly (I) Gram Panchayet being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents of the Bonhooghly (I) Gram Panchayet/Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys including compensation of any nature from requisition and/or acquisition authorities only in the name of the Principal and to grant valid receipts and/or discharges thereof.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal.
16. To enter into any Agreements for the proposed Fiats and other covered space and to receive advance/earnest money/ consideration money/security deposit in respect of the said spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant documents in regard to title of the Principal to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocation portion.

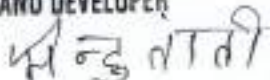
17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule property and to sign execute and submit papers and documents.
18. To appear and represent the Principal before any notary, Registrar of Assurance, A.D.S.R. at Sonarpur, District Sub-Registrar at Alipore, South 24 - Parganas and other Office/Offices or Authority / Authorities having jurisdiction on the Schedule property and to present for registration and to acknowledge the registrar or have registered and perfected our said Attorney in any manner concerning the Agreements / Conveyance in the said property.
19. To sign, submit and prepare building plan and to revise such plan, any other document, water department, Drainage department and other department to pay deposit necessary fees in this regard to the concerned authority and to receive the sanctioned building plan/receive plan/etc. from the concerned authority.

IN WITNESS WHEREOF I, SRI GOUTAM GANGULY hereto set and subscribe my hand and seal and execute these presents on this the 22nd day of April, 2024 (Two Thousand Twenty Four).


(Signature of the executor)

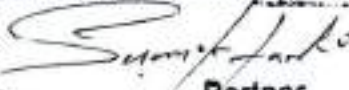
Accepted by:

SAANVI CONSTRUCTION AND DEVELOPER



Partner

SAANVI CONSTRUCTION AND DEVELOPER



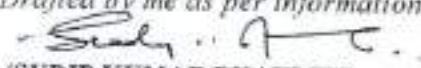
Partner

(Signature of the Attorney)

In the presence of:

1. Sudip Kr. Bhaumik
Adv.
C.M. Court, Calcutta.
2. Shinshande Datta
Alipore Police Court, Kot-27.

Drafted by me as per information and instruction provided by the parties above:



(SUDIP KUMAR BHAUMIK)

ADVOCATE

City Seasons and Metropolitan Magistrates' Court, Calcutta
Enrolment No. WB/124/2007



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GEETAM GANGULY

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MINU TANTI

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUMIT TANTI

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3630290



নির্বাচকের নাম : শীর্ষেন্দু দত্ত
Elector's Name : Sirshendu Dutta
পিতার নাম : শ্যামল দত্ত
Father's Name : Shyamal Dutta
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : XX/XX/1988
Date of Birth : XX/XX/1988

HLG3630290

ঠিকানা

পেয়ারা বাগান পশ্চিম, দক্ষিণ এবং নুতান শ্যামল দত্ত
সোনারপুর, সোনারপুর, দক্ষিণ 24 পর্গনা, 700153

Address:

PEYARA BAGAN PASHCHIM, DAKSHIN
EBANG NUTAN PARA, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS, 700153

Date: 06/03/2011

151-সোনারপুর উত্তর নির্বাচন কেন্দ্র নির্বাচন বিষয়ে

অফিসিয়াল স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

151-Sonarpur Uttar Constituency

নিম্নের নির্বাচন কেন্দ্রের জন্য নির্বাচন বিষয়ে ভোটারের নাম পরিবর্তন করা
করা হলে ১৫১ সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচন বিষয়ে
নিম্নের নির্বাচন বিষয়ে

In case of change in address mention this Card No.
in the relevant form for including your name in the
list of the changed address and to attach the card
with your form.

(2011)

Major Information of the Deed

Deed No :	I-1603-06764/2024	Date of Registration	22/04/2024
Query No / Year	1603-2000954535/2024	Office where deed is registered	
Query Date	16/04/2024 4:49:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHIRSHENDU DUTTA 450, PEYARA BAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9831911012, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 23,50,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-907 (RS : -)	LR-1317	Bastu	Bastu	3 Katha 14 Chatak 26 Sq Ft	1/-	23,23,200/-	Width of Approach Road: 16 Ft.
Grand Total :					6.4533Dec	1 /-	23,23,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

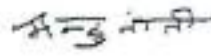
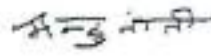
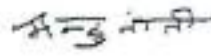
Land Lord Details :

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> GOUTAM GANGULY Son of Late SITAL CHANDRA GANGULY Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>22/04/2024</td> <td></td> <td>LTI 22/04/2024</td> <td>22/04/2024</td> </tr> </tbody> </table> RAMCHANDRAPUR, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: ADxxxxxx5F, Aadhaar No: 95xxxxxxxx9026, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office	Name	Photo	Finger Print	Signature	GOUTAM GANGULY Son of Late SITAL CHANDRA GANGULY Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office		 Captured		22/04/2024		LTI 22/04/2024	22/04/2024
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22/04/2024		LTI 22/04/2024	22/04/2024										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAANVI CONSTRUCTION AND DEVELOPER RAMCHANDRA PUR NORTH, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , State Government Office,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> MINTU TANTI (Presentant) Son of Late SURYA TANTI Date of Execution - 22/04/2024, , Admitted by: Self, Date of Admission: 22/04/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Apr 22 2024 2:59PM</td> <td></td> <td>LTI 22/04/2024</td> <td>22/04/2024</td> </tr> </tbody> </table> RAMCHANDRAPUR, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: ADxxxxxx6P, Aadhaar No: 87xxxxxxxx5980 Status : Representative, Representative of : SAANVI CONSTRUCTION AND DEVELOPER (as PARTNER)	Name	Photo	Finger Print	Signature	MINTU TANTI (Presentant) Son of Late SURYA TANTI Date of Execution - 22/04/2024, , Admitted by: Self, Date of Admission: 22/04/2024, Place of Admission of Execution: Office		 Captured		Apr 22 2024 2:59PM		LTI 22/04/2024	22/04/2024
Name	Photo	Finger Print	Signature										
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Apr 22 2024 3:00PM		LTI 22/04/2024	22/04/2024										

RAMCHANDRAPUR, City:- , P.O:- RAMCHANDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: AFxxxxxx2A, Aadhaar No: 77xxxxxxxx1695 Status : Representative, Representative of : SAANVI CONSTRUCTION AND DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
SHIRSHENDU DUTTA Son of SHYAMAL DUTTA ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	22/04/2024	22/04/2024	22/04/2024
Identifier Of GOUTAM GANGULY, MINTU TANTI, SUMIT TANTI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GOUTAM GANGULY	SAANVI CONSTRUCTION AND DEVELOPER-6.45333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	GOUTAM GANGULY	SAANVI CONSTRUCTION AND DEVELOPER-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58.
Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 907, LR Khatian No:- 1317	Owner:গৌতম গঙ্গুলী, Gurdian:শীতল , Address:299 বোড়াল মেমোরাল,বক উদ্যাপলী।S.মে।-বড়িয়া কপি-৪৫, Classification:ডায়া, Area:0.06000000 Acre,	GOUTAM GANGULY

Endorsement For Deed Number : I - 160306764 / 2024

On 22-04-2024

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 14:54 hrs on 22-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by MINTU TANTI .

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 23,50,200/-

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

Execution is admitted on 22/04/2024 by GOUTAM GANGULY, Son of Late SITAL CHANDRA GANGULY, RAMCHANDRAPUR, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Retired Person

Indetified by SHIRSHENDU DUTTA, , , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-04-2024 by MINTU TANTI, PARTNER, SAANVI CONSTRUCTION AND DEVELOPER (Partnership Firm), RAMCHANDRA PUR NORTH, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by SHIRSHENDU DUTTA, , , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-04-2024 by SUMIT TANTI, PARTNER, SAANVI CONSTRUCTION AND DEVELOPER (Partnership Firm), RAMCHANDRA PUR NORTH, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by SHIRSHENDU DUTTA, , , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 22/04/2024 1:47PM with Govt. Ref. No: 192024250023201518 on 22-04-2024, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 3069766418829 on 22-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 4,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 51108, Amount: Rs.100.00/-, Date of Purchase: 12/03/2024, Vendor name: T K PUROKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 22/04/2024 1:47PM with Govt. Ref. No: 192024250023201518 on 22-04-2024, Amount Rs: 4,970/-, Bank: SBI EPay (SBlePay), Ref. No. 3069766418829 on 22-04-2024, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

