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Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Belghoria 24 Pgs. (N)  
30 APR 2025

DEVELOPMENT AGREEMENT-CUM-

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT-CUM-DEVELOPMENT

POWER OF ATTORNEY is made this the 30<sup>th</sup> day of April, 2025

(Two Thousand and Twenty Five),

BETWEEN

*[Handwritten signature]*

55518

Tapan Kr. Mandal

Advocate

High Court, Calcutta  
R. No. WB/600/2001  
Rs. 1000/-  
29 APR 2025  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. S. Court  
2 & 3, K. S. Roy Road, Kot-1

29 APR 2025



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Addl. District Sub-Registrar  
Belghoria, 24 Pgs. (N)

30 APR 2025

**SRI SAURAV BHOWMICK (PAN- CJMPB8756R, Aadhaar No. 4982 7554 0367)**, son of Sri. Anupam Bhowmick, by faith- Hindu, by Nationality – Indian, by Occupation- Business, residing at 5, Upen Basu Road, Nandan Nagar, Belgharia, P.O.- Nandan Nagar, P.S.- Nimta, Kolkata- 700 083, District- North 24-Parganas, hereinafter referred to and call as the “**OWNER**” (Which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and assigns ) of the **ONE PART**.

**AND**

**M/S. ANJALLI CONSTRUCTION (PAN - PVIPP4282J)**, a Proprietorship Firm having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata – 700049, District- North 24 Parganas, represented by its proprietor named **SMT. ANJALI PAUL (PAN - PVIPP4282J, Aadhaar No. 8201 8338 9182)**, Wife of Sri Utpal Paul, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at P6, G.C. Ghosh Road, P.O.- Sreebhumi, P.S.- Lake Town, Kolkata – 700048, District – North 24 Parganas, hereinafter referred to and called as the “**DEVELOPER**” (Which terms or expressions shall unless excluded

by or repugnant to the context be deemed to mean and include its/her heir/heirs, executors/executors, administer /administrators, legal representative /representatives, successors-in-office and assigns) of the **OTHER PART**.

**WHEREAS** One Shri Satya Prasanna Kar was the owner of a plot of bastu land measuring about 2 (Two) Cotthas 15 (Fifteen) Chittacks along with one storied Pucca house/building measuring about 500 Sq.ft. more or less which is lying and situated at/under Mouza-Dakshin Nimta, J.L No. 8, Resa. No. 102, Under C.S. Dag No. 5373, R.S./L.R. Dag No.5373/8087, R.S. Khatian No. 250, L.R. Khatian Nos. 3247, 3248, 3249, 3251, 3252 & 3253, Touzi No. 172, within the local limits of North Dum Dum Municipality, Ward No. 8, Holding No. 11 (56), Kshetra Mohan Ghosh Road, P.O. - Nandan Nagar, Kolkata- 700083, within the jurisdiction of Nimta Police Station, A.D.S.R.O. Belghoria, in the District of North 24 Parganas, by way of purchase from Sri Abhimanyu Ghosh, by virtue of one Bengali Saf Bikroy Kobala, which was registered on 2<sup>nd</sup> day of January,1953, before the A.D.S.R. Cossipore, Dum Dum and recorded in the Book No. I, Volume No. 3, Pages from 131 to 133, Being Deed No. 24 for the year 1953, against the valuable consideration mentioned thereon.

**AND WHEREAS** there after Shri Satya Prasanna Kar became absolute owner of the said as well as below schedule mention landed property.

**AND WHEREAS** during his occupation of the aforesaid landed property said Satya Prasanna Kar due to his financial paucity sold the aforesaid property morefully and particularly described in the Schedule hereunder written to Sri Harendra Chandra Dey, son of Late Haranath Dey, of 1/1, Mirzapur Street, Kolkata - 700012, presently of K.M. Ghosh Road, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, by virtue of one Bengali Saf Bikroy Kobala, which was registered on 15<sup>th</sup> day of February, 1955, before the A.D.S.R. Cossipore Dum Dum, in recorded in Book No. I, Volume No. 22, Pages from 276 to 278, being Deed No. 1465, for the year 1955 against the valuable consideration mentioned thereon.

**AND WHEREAS** thereafter Sri Harendra Chandra Dey became the absolute owner of the said property and mutated his name in the records of North Dum Dum Municipality and B. L. & L. R. O. and



paying Municipal Taxes and Khajnas regularly as absolute owner thereof.

**AND WHEREAS** during his occupation of the said landed property morefully and particularly mentioned in the schedule herein below he was died on 25.06.1991 intestate leaving behind him, his four sons and one daughter namely (1) Birendra Kumar Dey, (2) Hirendra Kumar Dey, (3) Dhirendra Kumar Dey, (4) Rabindra Kumar Dey and (5) Smt. Jaya Sarkar as his legal heirs and successors of his all movable and immovable properties.

**AND** pertinent to mentioned that the wife of the said Harendra Chandra Dey was also died since long before his death.

**AND WHEREAS** thus in this way the aforesaid (1) Birendra Kumar Dey, (2) Hirendra Kumar Dey, (3) Dhirendra Kumar Dey, (4) Rabindra Kumar Dey and (5) Smt. Jaya Sarkar became the absolute joint owners of the aforesaid as well as below scheduled mentioned landed property as legal heirs and successors of deceased Harendra Chandra Dey as per Hindu Succession Act, 1956 as amended.

**AND WHEREAS** then they (1) Birendra Kumar Dey, (2) Hirendra Kumar Dey, (3) Dhirendra Kumar Dey, (4) Rabindra Kumar Dey and (5) Smt. Jaya Sarkar mutated their names as absolute owners in the records of local North Dum Dum Municipality being Holding No. 42 (Old) and 11 (56) (New).

**AND WHEREAS** thereafter they constructed a house by demolishing old structure therein as per sanctioned building plan of North Dum Dum Municipality, vide sanctioned Plan No. 966/1996.

**AND WHEREAS** during their occupation of the said property morefully and particularly described in the schedule hereunder written (1) Hirendra Kumar Dey died on 21.02.2018, (2) Rabindra Kumar Dey died on 09.12.2011, (3) Birendra Kumar Dey died on 25.06.2023 & (4) Dhirendra Kumar Dey also died on 25.06.2023 all (1) to (4) as unmarried as well as having no issues, intestate leaving behind them their only sister Smt. Jaya Sarkar as their legal heir and successor of their all movable and immovable properties.

**AND WHEREAS** then Smt. Jaya Sarkar became the absolute owner of the below schedule mentioned property.



**AND WHEREAS** thereafter due to her personal discreet she sold the said below schedule mentioned landed property to the Purchaser therein i.e. the Owner herein Sri Saurav Bhowmick, son of Sri. Anupam Bhowmick, of 5, Upen Basu Road, Nandan Nagar, Belgharia, P.O.- Nandan Nagar, P.S.- Nimta, Kolkata- 700 083, District- North 24-Parganas, by virtue of One Deed of Conveyance, which was registered on 10<sup>th</sup> day of January, 2024 before the A.D.S.R. Belghoria and recorded in the Book No. I, Volume No. 1526 – 2024, Pages from 3287 to 3305, Being Deed No. 152600129 for the year 2024 against the valuable consideration mentioned thereon.

**Pertinent** to mention that at the time of registration of the Deed of Conveyance of the owner herein some mistake was happened in Dag Number and hence that has been rectified by a Declaration, which was registered on 09.12.2024 before the A.D.S.R. Belghoria and recorded in the Book No. 1, Volume No. 1526-2024, pages from 178038 to 178051, being Deed No. 152605739 for the year 2024.

**AND WHEREAS** since the owner herein is seized and possessed of and/or otherwise well and sufficiently entitle to the said landed property by way of inheritance and enjoyed the same peacefully,



freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owner shall think fit and proper.

**AND WHEREAS** the owner herein mutated his/her/their name/s in the records of the B.L. & L.R.O. and Local Municipality in respect of the aforesaid property and is paying municipal taxes and Govt. rents upto date against his/her/their name/s as absolute owner and occupier thereof.

**AND WHEREAS** during his occupation of the schedule mentioned landed property the owner herein entered into a Development Agreement-cum-Development Power of Attorney with the Developer of M/s. Choudhury Construction for construction of a Multi-storied Building which was registered on 16.04.2024 before the A.D.S.R. Belghoria and recorded in the Book No.1, Volume No. 1526-2024, pages from 50991 to 51031, being Deed No. 152601704 for the year 2024.



**AND WHEREAS** but due to some unavoidable circumstances or inconvenience of the Developer as well as Land Owner, the said Development project dose not progress and both the parties cancelled the said Development Agreement-cum-Development Power of Attorney dated 16.04.2024, being No. 152601704/2024 with all the terms and condition as stated thereon, by virtue of one Deed of Cancellation of Development Agreement-cum-Development Power of Attorney, which was registered on ....04.2025 before the A.D.S.R. Belghoria and recorded in Book No.1, Volume No. 1526-2025, being Deed No. 00039... for the year 2025.

**AND WHEREAS** thereafter the DEVELOPER herein have requested the owner to allow him to develop the said Land/properties and premises described in the schedule hereunder written.

**AND WHEREAS** the owner have agreed to authorize the DEVELOPER to develop the said land/properties and premises in the schedule hereunder written by demolishing the existing buildings/ houses/ structures thereon, if any, and constructing new multi-storied building thereon comprising flats/Shops/ Garages on

ownership basis and the owner is/are agreeable to directly convey the said land with the new building thereon and other structures to any purchaser/other Body that will be formed by the purchasers of flats and other premises in such building, on the following terms and conditions agreed to and between the parties hereto.

**NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

1. THE DEVELOPER shall Develop the said land described in schedule hereunder written (hereinafter referred to as THE SAID PROPERTY) as may be permitted by all concerned authorities and the OWNER hereby agrees to entrust and hand over the vacant possession to the DEVELOPER, the work and right of development of the said property described in the schedule hereunder written on the terms hereinafter contained.
2. The DEVELOPER hereby to develop and/or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing one multi-storied building thereon comprising flats/ Shops/Garages on the



said plot and other premises on ownership basis. The DEVELOPER agrees that she/ they will obtain whatever permissions are required to develop the said property at his/their own costs and on his/their own responsibility in the name of the OWNER/ DEVELOPER.

3. The OWNER shall hand-over the Original copy of title Deeds and other Original necessary papers and documents of the said property to the Developer after execution of this Agreement.

4. It is agreed that one Development Power of Attorney in connection with all related matters of the said property for the purpose of its development is executing by the owner in favour of Developer.

5. It is also agreed that the Developer after obtaining original sanctioned plan in the name of the Owner/Developer at his/her/their own costs, shall hand-over one copy of it to the owner.

6. In consideration of the OWNER having agreed to entrust to the DEVELOPER, development of the said property described in the schedule hereunder written and to confer upon the DEVELOPER the



rights, powers, privileges and benefits as mentioned herein, the DEVELOPER agrees, privileges and benefits as mentioned herein, the DEVELOPER agrees to pay to the OWNER the consideration money a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs) only, as non refundable as well as non adjustable, which will be paid as per payment schedule mentioned herein below in page- 32 and also the Owner will get 500 Sq. ft. more or less super built up area as flat of the proposed multi - storied building/s as owner's allocation morefully and particularly described below and after this the OWNER will never claim anything. And rest of the proposed multi-storied building/s together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.

**AND** one thing is noted that if in future any Supplementary Agreement require to be made then it will be treated as part of this Development Agreement-cum-Development Power of Attorney.

**AND** the owner will pay individual electric meter charges.

**AND** developer will made Agreement for sale with any party /parties and that will also register if needed and after execution and

registration of Agreement for Sale the Developer will register Deed of Conveyance after keeping the owner's allocation.

7. This agreement will Not be treated as partnership between the OWNER and the DEVELOPER but it will be treated as a development agreement of the said plot between the OWNER and DEVELOPER. The DEVELOPER is given a right to develop the said plot as aforesaid.

8. The DEVELOPER is satisfied that the OWNER is/are the full and absolute owner of the said property and that the property is not subject to any mortgage, charge or any other encumbrances.

9. The development of the said property by construction of building/ buildings thereon shall be done at the entire costs, expenses and risk and on the entire account of the DEVELOPER. The proposed building to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the State Government under the Urban Land and Other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary application of the purpose to the authorities concerned at his/her/their own costs and expenses in



the name of the OWNER/ DEVELOPER and the OWNER together with shall joint in such application but the responsibility of obtaining such permissions will be on the DEVELOPER and at his/her/their own cost.

10. The OWNER shall at the request and costs of the DEVELOPER sign and execute from time to time the plans and other applications for layouts, scheme, construction of the building and approval by North Dum Dum Municipality or other authorities provided that all costs, charges and expenses including Architects Fees in this connection shall indemnify and keep indemnified the OWNER from the and against all actions, suits, proceedings, fines, penalties, architect's fees and all cost, charges, expenses, and damages incurred or suffered by the OWNER.

11. The DEVELOPER shall be entitled to carry out at his/her/their own costs, charges and expenses in all respects all or any item of work for development of the said property including laying of drainage, cables, water pipes, and other connections and lighting of roads, and other items as per the terms and conditions imposed by the North Dum Dum Municipality while sanctioning the lay-out scheme and the said plans and also other items of works as



may be required to carry out for the purpose of making the said property fit for construction of building and structures thereon. All finances for completion of the said items of work shall be provided, born and paid by the DEVELOPER alone.

The OWNER hereby agrees to render all assistance and Co-operation that may be required by the DEVELOPER from time to time to carry the development work in respect of the said property and construction and completion of building and structures thereon in accordance with terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or rising there from provided that the OWNER shall not be liable to incur any financial obligation in that behalf.

12. The DEVELOPER shall be at liberty to sell and/or allot the dwelling units of flats and/or any other treatments and/or rights in the buildings and structures to be constructed on the said property and/or to enter into any package deal arrangement for allotment of buildings and structures to be constructed on the said property at such price and on such terms and conditions and provisions as the DEVELOPER may think fit and any time term which may be imposed by any authority or authorities, provided always that the



DEVELOPER shall not be released or discharged from his/their liabilities and obligations hereunder to the OWNER. All such allotments shall, however, be made by the DEVELOPER at his/their own costs and account and at his/her/their risk, the intention being that the DEVELOPER shall alone be liable and responsible to such party or parties. The DEVELOPER will be entitled to permit any of the premises to be occupied by any of the allottees of dwelling units of flats or building/house erected on the said property by the DEVELOPER.

13. The DEVELOPER shall deliver undisputed possession of the flat to the flat purchasers and also land owner of the proposed multi-storied building and the land owner not to prevent any way the flat purchasers to enjoy /sale/assign or dispose of his/her/their flat in accordance with the building (Regulation of Provision of Construction & Transferred by Promoters/Developers) Act.

14. The DEVELOPER shall entitled to put up and permit to be put up advertisement boards upon said property, for his/her/their building, but without involving the name of the OWNER in any manner, and which the OWNER will not be entitled to remove

forthwith if any the DEVELOPER have committed any breach of this agreement, but it will settle by both the parties mutually.

15. The DEVELOPER shall directly execute and register any Deed of Conveyance in favour of the purchaser or Group of Purchasers as the Constituted Attorney of the OWNER, for his allocation, in that case such Deed or Deed of Conveyance shall be prepared by the Advocates for the DEVELOPER.

16. The OWNER shall sign all application or papers for the necessary permission and sanction of the competent Authority of the State Government under the Provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the transfer of the said property described in the schedule hereunder written either by on one deed or as many deeds as required in favour of the body as aforesaid. However, it shall be the responsibility of DEVELOPER to file application with the concerned authorities and pursue the said application and obtain the said permission of the State Government/Competent Authority at his/her/their own costs and expenses.

17. It is agreed that after the date of this agreement the DEVELOPER shall pay and discharge all taxes and outgoings

including Municipal Taxes, and all other Charges, Rates, Cess, Taxes that may be levied by a public body or authorities in respect of the said property and which would be payable by the OWNER as OWNER. The DEVELOPER shall indemnify and keep indemnified the OWNER from and against non-payment thereof. In the event of the DEVELOPER pay in any refundable deposit to the Municipality and other concerned authorities in the course of the development of the said property in the name of the OWNER / DEVELOPER, the Developer shall be entitled to refund of such deposit in his/her/their own name. To enable the DEVELOPER to obtain the refund, the OWNER shall sign or execute all such documents, writings as may be require in that behalf.

18. It is further agreed that the DEVELOPER shall complete the construction of the proposed multi - storied building/house within a period of 30 months from the date of this Agreement.

The DEVELOPER shall be entitled to have an extension period of 6 (Six) months over the stipulated time of 30 months for completion of the proposed multi-storied building for any urgent reasons which is beyond the control of the DEVELOPER for the construction of the building is held up or remains incomplete.



19. It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction the DEVELOPER shall bear the responsibility and liability thereof and shall keep the land OWNER safe and harmless and indemnify and against all suits, cases, claims, demands, right and actions in respect of such eventualities. Any financial loss arising out of such event the DEVELOPER shall borne all such expenses.

20. It is agreed upon the completion of the proposed multi-storied building and handing over the possession of the Flat/Dwelling Units Purchaser/s in the proposed building, the taxes of the said Flat/Dwelling Units shall be borne by the Flat /Dwelling Units Purchaser/s separately as per his/her/their proportionate share from the date of taking over the possession of the said flat/Dwelling Units.

21. After expiry of 30 (Thirty) days subsequent to the receipt of possession letter the Flat/Dwelling Units Purchaser/s shall pay to the flat Owner Association Proportionate Service Charges,



maintenance expenses or any other proportionate shares towards the repairs, maintenance of common spaces, fixtures, electricity consumption, sewerage plumbing etc.

22. The Land Owner shall not interfere with the process of development or construction work at any stage of development program or in the matter of allotment of flats and shall make available the entire premises of the property with all appurtenant land to the Developer simultaneously and execution of this agreement and give access to the developer to the entirety of the said property. And all payable money by the owner as well as Developer will be adjusted before the handing over of the possession of the owner's allocation.

23. The OWNER declares that no notice from the government or any local body or authority including North Dum Dum Municipality have been received by or served upon by the OWNER or any person's interests in the said property.

24. The OWNER DECLARES:-

*JMS*  
/15

- a) That the OWNER is/are entitled to enter into this agreement with the DEVELOPER and she/they has/have full right and absolute authority to sign and execute the same.
- b) That the OWNER have not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person or persons other than the DEVELOPER and that he has not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.
- c) That the OWNER have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

25. The DEVELOPER declares that she has entered into this agreement after fully satisfying about the title of the OWNER.

26. The DEVELOPER shall be entitled to enter into separate contracts in his/her/their own name with building contractor, architect, surveyors and others for carrying out the said development at his /her/their own risk and cost.



27. This agreement and the clauses herein are subject to "force majeure", which mean and include earthquake, flood, riot, water, storm, tempest, Civil Commotion, war, strike, lockout/or any other act beyond the control of the parties hereto, at the duration whereof the obligations of the parties hereto shall remain suspended.

28. Both the parties hereto agrees that the terms and conditions contained in this Agreement shall be adhered to the most cordial and friendly manner. If any complications beyond the agreed terms and conditions incorporated in this Agreement both parties shall endeavour to settle the said dispute by mutually.

However, if any dispute or differences arises between the parties in this agreement for effective inter protection of the terms and conditions herein, the same shall be referred to either an Advocate or Arbitrator chosen jointly by the parties hereto or two such separate Advocate or Arbitrator one of each party with a third natural umpire whose decision and as word as envisaged or the Indian Arbitration Act, 1996, as amended shall be final and binding on both the parties.



**DEVELOPMENT POWER OF ATTORNEY**

That the Land Owner hereby execute the Development Power of Attorney as stated in **Point No. 4** above of this agreement enabling the Developer to commercially exploit the land mentioned in the schedule herein below by construction of Multi- Storied Building thereon and the Power conferred in favour of the Developer as follows :-

That the Land Owner hereby appoints **M/S. ANJALLI CONSTRUCTION (PAN - PVIPP4282J)**, a Proprietorship Firm having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District- North 24 Parganas, represented by its proprietor named **SMT. ANJALI PAUL (PAN - PVIPP4282J, Aadhaar No. 8201 8338 9182)**, Wife of Sri Utpal Paul, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at P6, G.C. Ghosh Road, P.O.- Sreebhumi, P.S.- Lake Town, Kolkata - 700048, District - North 24 Parganas, as true and lawful attorney to act, deed or things the followings in respect of aforesaid property :-

1. To appear and represent us before the authorities of North Dum Dum Municipality, B.L. & L.R.O. office, Revenue Department



W.B.S.E.D.C.L./ C.E.S.C., Income Tax Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of my said property.

2. To apply for obtaining Electricity, Gas, Water, orders and permissions from the necessary authorities in respect of our aforesaid property and to sign and execute the necessary documents on my behalf, mentioned in Para -1.
3. To defend possession, manage and maintain the aforesaid property.
4. To pay all Municipal and other statutory taxes and charges in respect of the said property on my behalf and in my name as and when the same will become due and payable.

**And also** the Developer solely sign the Building Plan, Site Plan, Structural Plan any papers and documents relating to Municipal water department as well as West Bengal Electricity Board's Electricity connection purposes, B.L. & L.R.O. Mutation, Conversion, Municipal Mutation, Amalgamation, NOC for Conversion, Airport Clearance, Gift to Municipality a strip of land



for extension of road for the purpose of additional floor/s as per West Bengal Building Plan rules etc. purposes and also gift or mortgage of his allocation on my behalf.

5. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said property or part, portion thereof.
6. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to my said property or in any way connected therewith.
7. To appear before the North Dum Dum Municipality in connection with my said property and obtain necessary sanctioned plan and completion certificate on behalf of me by executing necessary documents.
8. To enter into any Agreement for Sale or Memorandum of understanding and/or any other instrument and documents in respect of selling of the **Developer's Allocation** and to receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending



purchaser/purchasers in respect of **Developer's Allocation**, only after earmarking Owner's allocation.

9. To appear before the office of District Registrar, Barasat, Additional District Sub - Registrar, Cossipore Dum Dum, at present Belgharia or the office of the Registrar of Assurances, Kolkata, for the purpose of selling of **Developer's Allocation** or any part thereof and to execute and register the necessary Deed of Conveyance/Conveyances and delivery the possession of **Developer's Allocation** only in favour of any purchaser/purchasers in respect of **Developer's Allocation** as mentioned in the Development Agreement, only after keeping the Owner's Allocation.

**AND GENERALLY** to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and the said attorney shall think proper.

**OWNER'S ALLOCATION :-**

The Land owner will get non-refundable as well as non adjustable consideration money a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs) only, which will be paid as per



payment schedule mentioned herein below in page-32- and also the Owner will get 500 Sq. ft. more or less super built up area as flat of the proposed multi - storied building/s as owner's allocation.

**DEVELOPER'S ALLOCATION :-**

And rest of the proposed multi-storied building together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.

**SPECIFICATION OF CONSTRUCTION**

1. STRUCTURE : R.C.C. Frame by structural works by the R.C.C. Columns, beams, lintels, roof etc. with Durgapur Steel Rod.
2. OUTSIDE WALL : 8" thick brick walls with bricks and sand cement mortar.
3. INSIDE WALLS : 5" thick partition wall of rooms and 3" thick bath room partition with brick work and cement mortar.

*[Handwritten Signature]*

## 4. PLASTERING

: Plastering with sand and cement and A.C.C. /Ultratake/JSW etc. cement in proper proportion for outside and inside walls, ceiling etc.

## 5. DOORS

: All doors frames will be made of Shall wood and the shutters will be made of flush or commercial - board including the hinges and aluminum door bolt, handle and necessary fittings, Excepting entry door, which will be of good quality & longevity.

## 6. LOCK

: One mortidge lock and one eye hole will be provided in main door.

## 7. WINDOWS

: All windows will be made of steel with integrated M.S. Grills and glass fittings.

## 8. FLOORING &amp; WALLS

: All bed rooms, dining/drawing room kitchen and balcony will be floored with tiles and 6" skirting tiles.

Toilet floor will be finished with tiles and walls shall be fitted with glazed tiles upto 6'.

All the walls be made smooth with plaster of paris or putty finish.

## 9. SANITARY

### PLAMMING

& : The toilet will be provided with 18"/20 W/D Pan with jet & cover and another toilet will provide, if, place is available for that purpose.

Two taps, one shower and Geyser line for main bathroom. And another bathroom will be completed without shower and Geyser line.

Kitchen shall be provided with one stainless steel sink and one tap.

Dining/Drawing room shall be provided with one wash basin with one tap with control valve.

All sanitary items shall be of reputed make such as Hindware, Parryware etc.

## 10. KITCHEN

: a) kitchen will be provided place for keeping the gas cylinder, shelve for keeping the oven.

b) kitchen slab shall be of Blackstone. The wall perpendicular to the top kitchen slab shall be fitted with glazed tiles upto standard height upto window.

11. ELECTRICAL WIRING : Concealed wiring in the entire apartment and total 28 points for 2 BHK flat and 35 points for 3 BHK flats including 1 A.C. point and 1 Geyser point will be given for each flat.

All materials to be used for construction and completion of work should be made by superior quality of reputed

*Sys*

manufacturers.

12. Bunk

: One Bunk will be given on the top of Bathroom.

**:- THE SCHEDULE REFERRED TO ABOVE :-**

**ALL THAT** Piece and Parcel of Bastu land measuring about **2 (Two) Cotthas 15 (Fifteen) Chittacks** along with one storied pucca house/ building measuring about 500 sq.ft. more or less, cemented flooring, which is lying and situated at/under Mouza- Dakshin Nimta, J.L. No. 8, Resa. No. 102, Under C.S. Dag No. 5373, R.S./L.R. Dag No. 5373/8087, R.S. Khatian No. 250, L.R. Khatian Nos.3247, 3248, 3249, 3251, 3252 & 3253, Touzi No. 172, within the local limits of North Dum Dum Municipality, Ward No. 8, Municipal Holding No. 11 (56), **Kshetra Mohan Ghosh Road**, P.O.- Nandan Nagar, Kolkata-700083, within the jurisdiction of Nimta Police Station, A.D.S.R.O. Belghoria, in the District of North 24 Parganas. Which is butted and bounded by:-

**ON THE NORTH** :- House of Narendranath;

**ON THE SOUTH** :- House of Late Rakhal Das Chakraborty;

**ON THE EAST** :- Barad Gazi;

*Signature*

ON THE WEST

:- 12" feet wide Road;

**PAYMENT SCHEDULE**

- (1) Before/At the time of execution and registration of this Agreement paid Rs.5,00,000/- (Rupees Five Lakhs) only.
- (2) At the time of 1<sup>st</sup> floor roof casting will be paid Rs.5,00,000/- (Rupees Five Lakhs) only.
- (3) At the time of brick wall will be paid another Rs.15,00,000/- (Rupees Fifteen Lakhs) only.
- (4) At the time of plastering will be paid another Rs.15,00,000/- (Rupees Fifteen Lakhs) only.
- (5) And balance sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only will be paid at the time of handing over of the possession of Owner's Allocation.

*Sy.*

**IN WITNESS WHEREOF** We have here unto set and affixed our respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

at Kolkata in presence of :-

1. *Ceholauk Motafe*  
*Slav. Abdul Giffar*  
*17/A, Gosa Choud Road*  
*Kolkata-70014.*

*Sowear Bherwala*  
 Signature of the Owner

2. *Tapan K. Mandal*  
*Advocate*
- 

**ANJALI CONSTRUCTION**  
*Anjali Puri*  
**Proprietor**

Signature of the Developer

Drafted and Explained by me :-

*Tapan K. Mandal*  
 (Tapan Kumar Mandal) *Tapan K. Mandal*  
 Advocate Advocate  
 High Court, Calcutta High Court, Calcutta.  
 Bar Association, Room No.16. R. No.- WB/ 600/2001

→

Received with thanks from the above mentioned Developer a sum of Rs. 5,00,000/- (Rupees Five Lakhs) only as consideration money of the land for development mentioned hereinbefore as per memo given below:-

**-MEMO OF CONSIDERATION-**

Paid on Different Dates-

By cheque - Rs. 5,00,000/-

---

Total Rs. 5,00,000/-

---

(Rupees Five Lakhs) only.

**WITNESSES:-**

1. Cholaiah, *Cholaiah*

*Sowcar Bhosni*  
**Signature of the Owner**

2. Prof. Mr. Mardani  
Adv.  
←

# TEN FINGERPRINTS



Sowrav Bhowmik

Sowrav Bhowmik

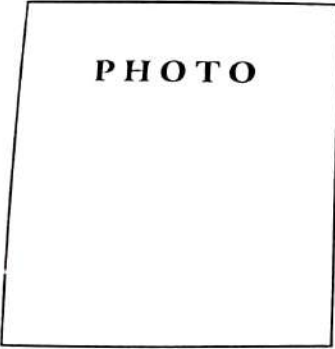
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



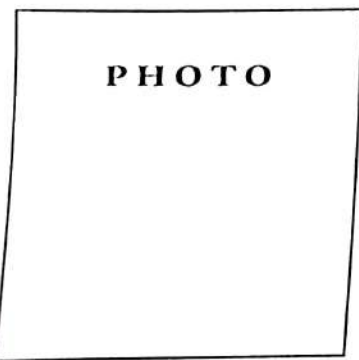
Anjali Prasad

Anjali Prasad

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



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



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



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



192025260042689058

**GRN Details**

<b>GRN:</b>	192025260042689058	<b>Payment Mode:</b>	SBI Epay
<b>GRN Date:</b>	30/04/2025 13:07:25	<b>Bank/Gateway:</b>	SBIEpay Payment Gateway
<b>BRN :</b>	6175228930817	<b>BRN Date:</b>	30/04/2025 13:07:46
<b>Gateway Ref ID:</b>	CHT2724310	<b>Method:</b>	State Bank of India NB
<b>GRIPS Payment ID:</b>	300420252004268904	<b>Payment Init. Date:</b>	30/04/2025 13:07:25
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001076734/11/2025

[Query No\*/Query Year]

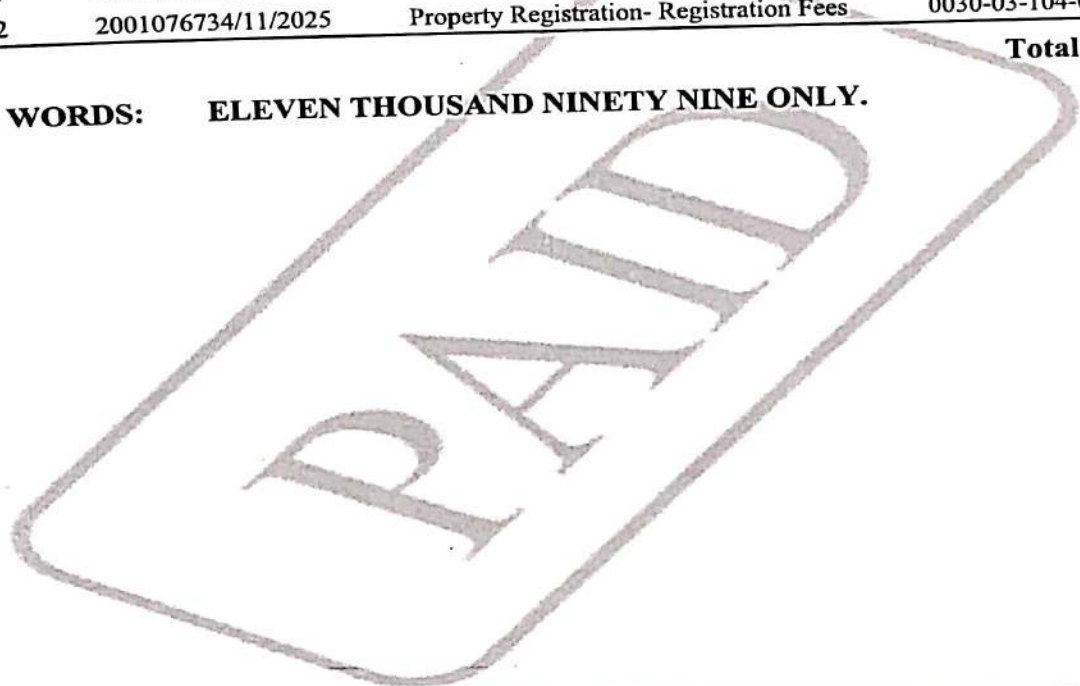
**Depositor Details**

**Depositor's Name:** Mr Tapan Kumar Mandal  
**Address:** High Court, Calcutta  
**Mobile:** 9830534964  
**Period From (dd/mm/yyyy):** 30/04/2025  
**Period To (dd/mm/yyyy):** 30/04/2025  
**Payment Ref ID:** 2001076734/11/2025  
**Dept Ref ID/DRN:** 2001076734/11/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001076734/11/2025	Property Registration- Stamp duty	0030-02-103-003-02	6071
2	2001076734/11/2025	Property Registration- Registration Fees	0030-03-104-001-16	5028
			<b>Total</b>	<b>11099</b>

**IN WORDS: ELEVEN THOUSAND NINETY NINE ONLY.**



## Major Information of the Deed

Deed No :	I-1526-02045/2025	
Deed No / Year	1526-2001076734/2025	
Deed Date	22/04/2025 6:30:03 AM	Date of Registration
Applicant Name, Address Other Details	Tapan Kumar Mandal High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830534964, Status :Advocate	Office where deed is registered
Transaction	A.D.S.R. Belghoria, District: North 24-Parganas	
[10] Sale, Development Agreement or Construction Agreement	Additional Transaction	
Set Forth value	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Stamp duty Paid(SD)	Market Value	
Rs. 7,071/- (Article:48(g))	Rs. 36,06,252/-	
Remarks	Registration Fee Paid	
	Rs. 5,028/- (Article:E, E, E,)	
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

### Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: K.M.Ghosh Road, Mouza: Dakshin Nimta, , Ward No: 8, Holding No:11 56 JI No: 8, Pin Code : 700083



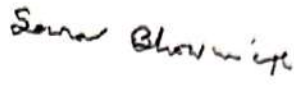
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5373/8087	RS-250	Bastu	Bastu	2 Katha 15 Chatak		32,31,252/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.8469Dec</b>	<b>0 /-</b>	<b>32,31,252 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,75,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>0 /-</b>	<b>3,75,000 /-</b>	

**Details :**

**Name,Address,Photo,Finger print and Signature**










Name	Photo	Finger Print	Signature
<b>Saurav Bhowmick</b> (Representant) Son of Shri Anupam Bhowmick Executed by: Self, Date of Execution: 30/04/2025 Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office	 30/04/2025	 Captured LTI 30/04/2025	 30/04/2025

5, Open Basu Road, Nandan Nagar, Belgharia, City:- Not Specified, P.O:- Nandan Nagar, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: CJxxxxxx6R, Aadhaar No: 49xxxxxxxx0367, Status :Individual, Executed by: Self, Date of Execution: 30/04/2025 ,Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANJALLI CONSTRUCTION</b> 126, K.S. Dutta Road, Nimta, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Date of Incorporation:XX-XX-1XX2 , PAN No.: CVxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt Anjali Paul</b>                      Wife of Shri Utpal Paul                      Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office                 </td> <td>                       Apr 30 2025 1:32PM                 </td> <td>                       Captured                      LTI                      30/04/2025                 </td> <td>                       30/04/2025                 </td> </tr> </tbody> </table> <p>P6, G.V. Ghosh Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: CVxxxxxx2J, Aadhaar No: 82xxxxxxxx9182 Status : Representative, Representative of : ANJALLI CONSTRUCTION (as Proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Smt Anjali Paul</b> Wife of Shri Utpal Paul Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	 Apr 30 2025 1:32PM	 Captured LTI 30/04/2025	 30/04/2025
Name	Photo	Finger Print	Signature						
<b>Smt Anjali Paul</b> Wife of Shri Utpal Paul Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	 Apr 30 2025 1:32PM	 Captured LTI 30/04/2025	 30/04/2025						

**Applicant Details :**

	Photo	Finger Print	Signature
<b>Rajan Kumar Mandal</b> Mr. Ranji Kumar Mandal Court, Calcutta, City:- Kolkata, P.O:- P. S:-Hare Street, District:-Kolkata, Bengal, India, PIN:- 700001		 Captured	
30/04/2025	30/04/2025	30/04/2025	30/04/2025
Officer Of Shri Saurav Bhowmick, Smt Anjali Paul			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
	Shri Saurav Bhowmick	ANJALLI CONSTRUCTION-4.84688 Dec

**Transfer of property for S1**

No	From	To. with area (Name-Area)
	Shri Saurav Bhowmick	ANJALLI CONSTRUCTION-500.00000000 Sq Ft

Document for Deed Number : I - 152602045 / 2025

30-04-2025

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

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

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

Presented for registration at 13:05 hrs on 30-04-2025, at the Office of the A.D.S.R. Belghoria by Shri Saurav Bhowmick, 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 36,06,252/-

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

Execution is admitted on 30/04/2025 by Shri Saurav Bhowmick, Son of Shri Anupam Bhowmick, 5, Upen Basu Road, Nandan Nagar, Belgharia, P.O: Nandan Nagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business

Indetified by Mr Tapan Kumar Mandal, , Son of Mr Ranji Kumar Mandal, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-04-2025 by Smt Anjali Paul, Proprietor, ANJALLI CONSTRUCTION, 126, K.S. Dutta Road, Nimta, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr Tapan Kumar Mandal, , Son of Mr Ranji Kumar Mandal, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,028.00/- ( B = Rs 5,000.00/- ,E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2025 1:07PM with Govt. Ref. No: 192025260042689058 on 30-04-2025, Amount Rs: 5,028/-, Bank: SBI EPay ( SBlePay), Ref. No. 6175228930817 on 30-04-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,071/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 35318, Amount: Rs.1,000.00/-, Date of Purchase: 29/04/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2025 1:07PM with Govt. Ref. No: 192025260042689058 on 30-04-2025, Amount Rs: 6,071/-, Bank: SBI EPay ( SBlePay), Ref. No. 6175228930817 on 30-04-2025, Head of Account 0030-02-103-003-02



Sougata Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2025, Page from 67624 to 67666

being No 152602045 for the year 2025.



*S.D.S*

Digitally signed by SOUGATA DAS  
Date: 2025.05.07 14:41:54 +05:30  
Reason: Digital Signing of Deed.

(Sougata Das) 07/05/2025

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. Belghoria**

**West Bengal.**