

SL-4318/25

1-4304/2025



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 082391

02/09/25
10-5012

8-(2) 2484964/25

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
Balghoria 24 Pgs. (N)

- 2 SEP 2025

DEVELOPMENT AGREEMENT-CUM-

DEVELOPMENT POWER OF ATTORNEY

**THIS DEVELOPMENT AGREEMENT-CUM-
DEVELOPMENT POWER OF ATTORNEY** is made on
this the 2nd day of September, 2025 (Two Thousand and
Twenty Five);

BETWEEN

SMT. SNIGDHA SAHA (PAN : FZYPS7992M , Aadhaar No. 7320 1839 5425), daughter of Bhupendra Chandra Saha, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 35, K.M. Ghosh Road, East Balgharia 2nd Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, 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 her heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

AND

M/S. ANJALI CONSTRUCTION (PAN : CVIPP4282J), 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 : CVIPP4282J, Aadhaar No. 8201 8338 9182)**, wife of Sri Utpal Paul, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at P 6, 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 Harem Gazi, son of Adam Gazi owner of 7 (seven) decimals land out of 66 decimals of 1 acre 76 decimals under Mouza- Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 172, in C.S. Dag No. 5373, within the local limits of North Dum Dum Municipality, Ward No. 7 (old) & 8 (new), Holding No. 14 (59), being Premises No. 35, Kshetra Mohan Ghosh Road, Kolkata- 700083, within the jurisdiction of Nimta Police Station, in the District of North 24 Parganas by virtue Record of Rights.

AND WHEREAS during his occupation of the said 7 (seven) decimals land said Harem Gazi sold the said land jointly to Smt. Renuka Dutta and Smt. Shantisudha Dutta by virtue of one Saf Bikroy Kobala Dalil, which was registered on 11.06.1954 before the A.D.S.R. Cossipore Dum Dum and recorded in the Book No. I, Volume No.43, Pages from 191 to 194, being Deed No. 3253 for the year 1954 against the valuable consideration mentioned thereon. And thereafter said Renuka Dutta and Shantisudha Dutta mutated and recorded their names in the records of local

B.L. & L.R. Office in R.S. Dag No. 5373/8095, R.S. Khatian No. 250.

AND WHEREAS thereafter Smt. Renuka Dutta out of the aforesaid 7 (seven) decimals land in her $\frac{1}{2}$ (half) share i.e. 350 decimals land i.e. 2 (two) cottahs 1 (one) chittack 37.5 (thirty seven point five) sq.ft. more or less constructed one pucca house and living peacefully. And during her occupation of the said landed property due her financial urgency she sold her said 2 (two) cottahs 1 (one) chittack 37.5 (thirty seven point five) sq.ft. more or less land with house to Sri Bhupendra Chandra Saha, of 48/1, Kshetra Mohan Ghosh Road, East Belgharia 2nd Lane, P.O.- Nandannagar, P.S.- Nimta, Kolkata- 700083, District- North 24 Parganas, by virtue of one Bengali Saf Bikroy Kobala , which was registered on 12.07.2013, before the A.D.S.R. Cossipore Dum Dum and recorded in the Book No. I, CD Volume No. 20, Pages from 7192 to 7205, being Deed No. 08287 for the year 2013 against the valuable consideration mentioned thereon.

AND WHEREAS during his occupation of the said landed property measuring about 2 (two) cottahs 1 (one) chittack 37.5 (thirty seven point five) sq.ft. land with a old structure/house measuring about 500 sq.ft. more or less morefully and

particularly described in the Schedule hereunder written and in his personal discreet and due to natural love and affection to her daughter named Snigdha Saha i.e. the owner herein he gifted to her the aforesaid as well as below Schedule mentioned landed property by virtue of one Bengali Danpatra i.e. Deed of Gift, which was registered on 21.04.2021, before the A.D.S.R. Belghoria and recorded in the Book No. I, Volume No. 1526-2021, Pages from 73700 to 73725, being Deed No. 152602047 for the year 2021.

AND WHEREAS since the owner herein is seized and possessed of and/or otherwise well and sufficiently entitled to the said landed property by way of gift 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 the DEVELOPER have requested the owner to allow her 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 her/their own costs and on her/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 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 give the Owner 1500 Sq. ft. area more or less super built up area including one car parking space/garage 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 shifting will be given for land owner herein upto rent of Rs.8,000/- (Rupees Eight Thousand) only per month after vacating the peaceful possession of the schedule mentioned landed property, till the handing over of the possession of the owner's allocation.

AND one thing is noted that if the flat area in different unit arises any fraction then both the parties will pay @ Rs. 3,500/- only per sq.ft. for exceed area and vice - versa.

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' 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 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 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 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 her/their own costs and account and at 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 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 her 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 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 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 24 (twenty four) months from the date of sanctioned Building Plan.

The DEVELOPER shall be entitled to have an extension period of 6 (six) months over the stipulated time of 24 (twenty four) 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:-

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 she 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 her/their own name with building contractor, architect, surveyors and others for carrying out the said development at 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. ANJALI CONSTRUCTION (PAN : CVIPP4282J)** 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 : CVIPP4282J, Aadhaar No. 8201 8338 9182)**, wife of Sri Utpal Paul, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at P 6, 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 me 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 my 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 her 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 1500 Sq. ft. area more or less super built up area, out of which as one flat on the first floor and one car parking space/garage on the ground floor 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 works and cement mortar.

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 Saal 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 & 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 Geysers line for main bathroom. And in another bathroom will be completed without shower and Geysers 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 Gyser 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 manufacturers.

:- THE SCHEDULE REFERRED TO ABOVE :-

ALL THAT piece & parcel of a plot of bastu land measuring about **2** (two) Cottahs **1** (one) Chittack **37.5** (thirty seven point five) Sq.ft. more or less along with one storied pucca house/structure measuring about 500 sq.ft. more or less, cemented flooring, standing thereon lying and situated at /under **Mouza - Dakshin Nimta**, J.L. No.8, R.S. No. 102, Touzi No. 172, Comprised in C. S. Dag No. 5373, R.S. & L.R. Dag No. 5373/8095 under R.S. Khatian Nos. 250 & 237, L.R. Khatian No. 2855 having Municipal Holding No. 14 (59), **K.M. Ghosh Road**, East Belgharia 2nd Lane, Kolkata - 700083, under Ward No.08 of North Dum Dum Municipality within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. - Nimta, and 35, **K.M. Ghosh Road, East Belgharia 2nd Lane**, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083 in the District of North 24 Parganas, which is butted and bounded by:-

- | | | |
|---------------------|----|--|
| ON THE NORTH | :- | Property of Shkhendu Bikash Sarkar & Ors.; |
| ON THE SOUTH | :- | 8' ft.wide Road; |
| ON THE EAST | :- | Property of Sujit Kumar Paul; |
| ON THE WEST | :- | Property of Rahul Chakraborty; |

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. *Sumon Chowdhury*
126, U.S. Dutta Road
Nimta Kal - 700049

Smigdhna Saha
Signature of the Owner

2. *Tapan K. Mandal*
Advocate

ANJALI CONSTRUCTION
Anjali Paul
Proprietor

Signature of the Developer

Drafted and Explained by me :-

Tapan K. Mandal
(Tapan Kumar Mandal)
Advocate
High Court, Calcutta
Bar Association, Room No.16.

Tapan K. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001

4 SPECIMEN FORM FOR TEN FINGERPRINTS



Smigalika Sahas
Smigalika Sahas

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



Anjali Purohit
Anjali Purohit

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



192025260245289428

GRN Details

GRN:	192025260245289428	Payment Mode:	SBI Epay
GRN Date:	01/09/2025 18:32:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9000683679113	BRN Date:	01/09/2025 18:32:37
Gateway Ref ID:	117306853	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	010920252024528941	Payment Init. Date:	01/09/2025 18:32:21
Payment Status:	Successful	Payment Ref. No:	2002484964/1/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs Anjali Paul
Address:	6, G. C. Ghosh Road, Lake Town, Kolkata-700048
Mobile:	9830534964
Period From (dd/mm/yyyy):	01/09/2025
Period To (dd/mm/yyyy):	01/09/2025
Payment Ref ID:	2002484964/1/2025
Dept Ref ID/DRN:	2002484964/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002484964/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	4070
2	2002484964/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	800
			Total	4870

IN WORDS: FOUR THOUSAND EIGHT HUNDRED SEVENTY ONLY.

PAID

Major Information of the Deed

Deed No :	I-1526-04304/2025	Date of Registration	02/09/2025
Query No / Year	1526-2002484964/2025	Office where deed is registered	
Query Date	01/09/2025 11:40:15 AM	A.D.S.R, Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9093467437, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 27,01,043/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 800/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: K.M.Ghosh Road, Mouza: Dakshin Nimta, Premises No: 35, , Ward No: 008, Holding No:14 59 JI No: 8, Pin Code : 700083

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5373/8095	RS-250	Bastu	Bastu	2 Katha 1 Chatak 37.5 Sq Ft		23,26,043/-	Width of Approach Road: 8 Ft.,
Grand Total :					3.4891Dec	0 /-	23,26,043 /-	

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
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	3,75,000 /-	



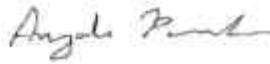
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Snigdha Saha (Presentant) Daughter of Bhupendra Chandra Saha Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office	 02/09/2025	 Captured LTI 02/09/2025	 02/09/2025
35, K.M. Ghosh Road, East Balgharia 2nd Lane, City:- Not Specified, P.O:- Nandannagar, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: FZxxxxxxx2M, Aadhaar No: 73xxxxxxx5425, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	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 Date of Incorporation:XX-XX-1XX2 , PAN No.:: CVxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANJALI PAUL Wife of Mr: UTPAL PAUL Date of Execution - 02/09/2025, , Admitted by: Self, Date of Admission: 02/09/2025, Place of Admission of Execution: Office	 Sep 2 2025 10:55AM	 Captured LTI 02/09/2025	 02/09/2025
P 6, G C 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: 82xxxxxxx9182 Status : Representative, Representative of : ANJALLI CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Tapan Kumar Mandal Son of Mr. Ranjit Kumar Mandal High Court, Calcutta, City:- Kolkata, P.O:- G.P.O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/09/2025	02/09/2025	02/09/2025

Identifier Of Smt Snigdha Saha, Mrs ANJALI PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Snigdha Saha	ANJALI CONSTRUCTION-3.48906 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Snigdha Saha	ANJALI CONSTRUCTION-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: K.M.Ghosh Road, Mouza: Dakshin Nimta, Premises No: 35, , Ward No: 008, Holding No:14 59 JI No: 8, Pin Code : 700083

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 5373/8095, RS Khatian No:- 250		

On 02-09-2025

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

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

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

Presented for registration at 10:50 hrs on 02-09-2025, at the Office of the A.D.S.R, Belghoria by Smt Snigdha Saha .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 27,01,043/-

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

Execution is admitted on 02/09/2025 by Smt Snigdha Saha, Daughter of Bhupendra Chandra Saha, 35, K.M. Ghosh Road, East Balgharia 2nd Lane, P.O: Nandannagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession House wife

Identified by Tapan Kumar Mandal, . , Son of Mr Ranjit 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 02-09-2025 by Mrs ANJALI PAUL, Proprietor, ANJALI CONSTRUCTION (Sole Proprietorship), 126, K.S. Dutta Road, Nimta, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Tapan Kumar Mandal, . , Son of Mr Ranjit 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 800.00/- (E = Rs 800.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2025 6:32PM with Govt. Ref. No: 192025260245289428 on 01-09-2025, Amount Rs: 800/-, Bank: SBI EPay (SBIEPay), Ref. No. 9000683679113 on 01-09-2025, 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 , by Stamp Rs 1,000.00/-, by online = Rs 4,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24893, Amount: Rs.1,000.00/-, Date of Purchase: 01/09/2025, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2025 6:32PM with Govt. Ref. No: 192025260245289428 on 01-09-2025, Amount Rs: 4,070/-, Bank: SBI EPay (SBIEPay), Ref. No. 9000683679113 on 01-09-2025, 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 131215 to 131251
being No 152604304 for the year 2025.



Digitally signed by SUJAY BHATTACHARYA
Date: 2025.09.09 12:11:02 +05:30
Reason: Digital Signing of Deed.

(SUJAY BHATTACHARYA) 09/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.