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Endorsement sheet and signature sheet attached with the document are part of the document.

Sub-Registrar  
Chander Nagar, Hooghly

12 DEC 2024

**DEVELOPMENT AGREEMENT**  
**BETWEEN PROMOTER AND LANDLORD**

**THIS DEED OF AGREEMENT** is made this the 12<sup>th</sup> day of December, 2024.

R.D. Anu

**BETWEEN**

**SRI GAUTAM SAHA**, Son of Late Prankrishna Saha, PAN - AWLPS1242D, Aadhaar No. 8236 8943 4282, by Faith Hindu (Indian), by Profession Business, by Nationality Indian, resident of C/4, Rozary Apartment, G.T. Road West, Barabazar, P.O. & P.S. Chandannagar, Dist. Hooghly, Pin 712136, hereinafter referred to as the **OWNER** which term shall include his heirs, successors, legal representatives, administrators and assigns of the **FIRST PART**.

**A N D**

**PHOENIX**, PAN No. AAWFP2664B, a Partnership Firm having its office at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, Represented by its Partners - **1) SRI PRITAM MONDAL**, Son of Pranab Kumar Mondal, PAN No. BUCPM2421C, Aadhaar No. 6966 1076 9514, **2) SMT. PAYAMANTHI MONDAL**, Daughter of Sri Jayanta Kumar Mondal, PAN No. BKRPM3146H, Aadhaar No. 4306 4122 6425, **3) SMT. SUKLA MONDAL**, Wife of Pranab Kumar Mondal, PAN No. AMUPM1844L, Aadhaar No. 3677 0963 8170, **4) SRI SUPRATIM MONDAL**, Son of Late Subrata Kumar Mondal, PAN No. EQKPM1073F, Aadhaar No. 9277 2392 8035, all by faith Hindu (Indian), all by Profession Business, all resident of Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, hereinafter referred to and called as the **PROMOTER/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS all that piece and parcel of Bastu land measuring about 2 Cottah 14 Chhatak 8 Sq.ft. or 0.047 Acre under R.S. Dag No. 339, R.S. Khatian No. 150, corresponding to L.R. Dag No. 466 and a piece and parcel of Viti Land measuring 1 Cottah 01 Chhatak or 0.017 Acre under R.S. Dag No. 338, of R.S. Khatian No. 145. corresponding to L.R. Dag No. 465, totaling to an overall area of 3 Cottah 15 Chhatak 08 Sq.ft. or 0.064 Acre (approx.) under L.R. Khatian No. 2410, Mouza & P.S. Chandannagar, J.L. No. 1, Sheet

No. 18, situated at Sabinara Main Road, Holding No. 239, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, in the District of Hooghly, is the property hereby conveyed.

AND WHEREAS all that piece and parcel of Bastu land measuring about 2 Cottah 14 Chhatak 8 Sq.ft. or 0.047 Acre along with old building thereon situated at Sabinara Main Road, P.O. & P.S. Chandannagar, Dist. Hooghly, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, Mouza - Chandannagar, J.L. No. 1, Sheet No. 18, R.S. Dag No. 339, R.S. Khatian No. 150, previously owned and possessed by Mrityunjoy Sett and others. During their joint peaceful possession they sold out the same in favour of Dilip Sanyal, Dipendra Kumar Sanyal, Kanak Kumar Sanyal, Kalyan Kumar Sanyal, Kanti Kumar Sanyal and Kanchan Kumar Sanyal by virtue of a Registered Deed of Sale for the year 1959. After purchasing the property in the aforesaid manner said Dilip Sanyal and others became the joint owners of the property having 1/6th share each.

AND WHEREAS aforesaid Kanti Kumar Sanyal and Kanchan Kumar Sanyal sold out their joint share to the son of Dilip Kumar Sanyal namely Biplab Kumar Sanyal by virtue of a Registered Deed of Sale being No. 2586/1991 dated 19.12.1991, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 47, within pages 347 to 352 for the year 1991 and Dilip Kumar Sanyal settled his share to his son Biplab Sanyal by a Deed of Settlement being No. 2011/1991 dated 26.09.1991, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No.37, within pages 187 to 192 for the year 1991. Thereafter on demise of Dilip Kumar Sanyal on 09.07.2000 said Biplab Kumar Sanyal became the owner of 3/6th share i.e. 1/2 share of the property in the aforesaid manner and also sold out the same in favour of the Party of the First Part/Owner by virtue of a Registered Deed of Sale being No. 2950, dated 13.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 103871 to 103891 for the year 2021.

AND WHEREAS aforesaid Dipendra Kumar Sanyal died intestate leaving behind his wife Ava Sanyal and three daughters Sarbari Sanyal, Kaveri

Kundu and Debjani Lahiri as his only legal heirs who became the joint owners of 1/6th share of Late Dipendra Kumar Sanyal by way of legal and natural inheritance and also sold out the same in favour of the Party of the First Part/Owner by virtue of a Deed of Sale being No. 2926/2021 dated 10.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 104718 to 104749 for the year 2021.

AND WHEREAS aforesaid Kanak Sanyal died intestate leaving behind his wife Chaina Sanyal, daughter Tulika Banerjee, Son Joydip Sanyal and heirs of predeceased son Sandip Sanyal namely Ishita Sanyal (W/o. Lt. Sandip Sanyal) and Shreoshi Sanyal (D/o. Lt. Sandip Sanyal) to inherit his 1/6th share by way of legal and natural inheritance and thereafter aforesaid Chaina Sanyal and Tulika Banerjee sold out their joint share to the Party of the First Part/Owner by virtue of a Deed of Sale being No. 2952/2021, dated 13.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 103913 to 103936 for the year 2021. Joydip Sanyal sold out his respective share to the Party of the First Part/Owner by virtue of a Deed of Sale being No. 3972/2022 dated 21.09.2022, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2023, within pages 4633 to 4647 for the year 2023 and Ishita Sanyal and Shreoshi Sanyal sold out their joint share to the Party of the First Part/Owner by virtue of a Deed of Sale being No. 3922/2021 dated 29.10.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 133527 to 133547 for the year 2021 respectively.

AND WHEREAS aforesaid Kalyan Kumar Sanyal died intestate leaving his wife Juthika Sanyal, son Bhaskar Sanyal and daughter Sumita Sanyal as his only legal heirs and successors to inherit his sharehold property by way of legal and natural inheritance out of which aforesaid Juthika Sanyal and Sumita Sanyal sold out their joint 1/9th share in favour of the Party of the First Part/Owner by virtue of a registered Deed of Sale being No. 2951, dated 13.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 103892 to 103912 for the year 2021 and aforesaid Bhaskar Sanyal also sold out his 1/18th share to

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the Party of the First Part/Owner by virtue of a Registered Deed of Sale being No. 4825/2022 dated 02.12.2022, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2022, within pages 123872 to 123888 for the year 2022.

AND WHEREAS the Party of the First Part in the aforesaid manner became the absolute owner of 2 Cottah 14 Chhatak 08 Sq.ft. and mutated his name in L.R. Record of Rights vide L.R. Khatian No. 466 and also in the Assessment Register of Chandernagore Municipal Corporation against Holding No. 239.

AND WHEREAS all that piece and parcel of Bastu land measuring about 1 Cottah 01 Chhatak or 0.017 Acre along with old building thereon situated at Sabinara Main Road, P.O. & P.S. Chandannagar, Dist. Hooghly, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, Mouza - Chandannagar, J.L. No. 1, Sheet No. 18, R.S. Dag No. 338, R.S. Khatian No. 145, previously owned and possessed by Dipendra Kumar Sanyal who purchased the same from Sukumar Chandra Dey, Prafulla Kumar Dey, Gobinda Chandra Dey and Suresh Chandra Dey by a Deed of Sale being No. 3537 dated 24.08.1960, registered in the office of Joint Sub-Registrar of Serampore at Chandannagar, recorded in Book No. I, Volume No. 33, within pages 93 to 96 for the year 1960. During his peaceful possession therein said Dipendra Kumar Sanyal sold out the same to one Pradip Ranjan Goswami by virtue of a Deed of Sale being No. 427 executed on 24.03.1998 and registered on 27.03.1998, in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 7, within pages 389 to 394 for the year 1998. After purchasing the said property in the aforesaid manner said Pradip Ranjan Goswami became the absolute owner thereof and during his peaceful possession he died intestate leaving behind his wife Sarbari Goswami, two sons Gautam Goswami and Abhishek Goswami as his only legal heirs and/or successors to inherit the said property by way of legal and natural inheritance.

AND WHEREAS during joint peaceful possession aforesaid Sarbari Goswami, Gautam Goswami and Abhishek Goswami jointly sold out the property in favour of the Party of the First Part/Owner by virtue of a Registered Deed of

Sale being No. 2793 dated 02.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 98832 to 98858 for the year 2021.

AND WHEREAS the Party of the First Part in the aforesaid manner became the absolute owner of 1Cottah 1 Chhatak and mutated his name in L.R. Record of Rights vide L.R. Khatian No. 465 and also in the Assessment Register of Chandernagore Municipal Corporation against Holding No. 249.

AND WHEREAS the party of the First Part thus became the absolute owner of 3 Cottah 15 Chhatak 08 Sft. or 0.064 Acre (approx.) and also amalgamated the same in a single Holding bearing No. 239, Ward No. 19, within the ambit of Chandernagore Municipal Corporation.

AND WHEREAS the Promoter/Developer approached the Owner/ Vendor with an offer to develop the property mentioned in the schedule for construction of multi-storied (G+3) building and on proper negotiation both the parties agree on certain terms and conditions mentioned hereunder and for the said purpose both the parties do hereby enter into this agreement for development under the following terms and conditions.

NOW, therefore, these presents witnesseth and the parties agree as follows:

1. That the Owner today handed over the vacant possession of the scheduled property to the Promoter/Developer and entrusted the work and the right to develop the property and today also the Party of the First Part handed over all the documents relating to the property mentioned in the schedule hereunder and the Party of the Second Part acknowledged to have received all relevant documents in respect of 16 annas title of the First Part and after perusal of all documents, Second Party is fully satisfied about the ownership and present possession of the First Part subject to relevant documents provided by the Owner.

2. That the owner hereby gives license and permission the Promoter to enter upon the land with the right and authority with men and materials to

commence, carry on and complete the development work and construction thereon of proposed multi-storied (G+3) building in accordance with the sanctioned plan after sanctioning by the Chandernagore Municipal Corporation.

3. That the Developer Firm will handover the Owner of the First Part the entire Second Floor having a Covered/Super built up Area of 1973 Sq.ft. and also paid an advance of Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand) only as refundable advance as per memo hereunder and the same will be taken and accepted as Owners' Allocation. After proper delivery of the said Flats by issuing Possession Letter from the Part of the Second Part/ Developers, the Party of the First Part will refund the said refundable advance, if not otherwise been decided and agreed between the parties from time to time.
4. That according to the sanctioned plan sanctioned by the Chandernagore Municipal Corporation the Developer shall start the work of development on the said property and shall complete the development work up to the position of hand over the owners' allocation within the time stipulated herein below.
5. That the development of the said property by construction of building thereon shall be at the entire cost and risk and on the entire account of the Developer. The building to be constructed on the said property and of dwelling units thereon will be in accordance with the scheme of the competent authority/State Govt. Under the Urban Land (Ceiling & Regulation) Act, 1976 and other relevant acts and also in accordance with the building rules and regulations for the time being in force. The Developer shall be at liberty to make necessary application to the authorities concerned at their own cost and expenses in the name of the Owner and the Owner shall join/sign in such application but the responsibility of obtaining such permission will be on the Developers and at their own cost.
6. That the Owner shall be entitled to receive entire Second Floor having a Super built up Area of 1973 Sq.ft. as Owners' Allocation through

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Possession Letter issued by the Developer Firm and also paid an advance of Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand) only as refundable advance as per memo hereunder. After accepting Owner's Allocated portion the Owner will remain bound to sign in various Deeds executed/presented by the Developers against Developers' Allocated Portion.

7. That the Owner shall at the request and cost of the developer sign and execute from time to time the plan and other applications for lay out, subdivision, construction of the building, provided with all costs, charges and expenses including the architect's fees in this connection shall be borne and paid by the Developer/Promoter alone and the Developer shall indemnify and keep indemnified the Owners from and against all actions, suits, proceedings, fines, expenses and damages incurred suffered by the Owners.

8. That the Developer shall be entitled to carry out at their own cost, charges and expenses in all respect of or any items of work for development of the said property including laying or drainage, water pipes and other connection and lighting other items as per terms and conditions imposed by the Chandernagore Municipal Corporation while sanctioning the said plan and also other items of work as may be required to carry out for the purpose of making the property fit for construction of building and structures therein. All finance completion of the said items of work shall be provided and borne and paid by the developer alone. The owner hereby agrees to assist and cooperate for that may be required by the developer from time to time to carry out the development work in respect of the said property and construction and completion of building and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities provided that the Owners shall not be liable to incur any financial obligation in that behalf and also the Owner shall not be liable for any loss or damage in the construction work while in progress.

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9. That the Developer shall be entitled to put up and permitted to be put up advertisement board upon the said property but without involving the name of the Owner in any manner. The Developer shall be at liberty to appoint architect or engineer or masons to erect the building and the materials

which will be used in the said building will be according to the advice and sanctioned by the architect and engineers and in this matter the Owner shall have no option or election or selection.

10. That the Developer shall be entitled to enter into agreement with the intending purchaser(s) of the flats/shops/garage and for sell of the same at the highest market price and to accept and advance or earnest money from the said intending purchaser save and except owner's allocated portion mentioned hereinabove which will be specified after obtaining the sanctioned building plan.

11. That the Party of the First Part shall execute and register this joint venture agreement as well as the Power of Attorney in favour of PHOENIX, a Partnership Firm, after sanctioning the plan from the Chandernagore Municipal Corporation.

12. That the Owner shall bear the cost of the Transformer which will be expended by the PHOENIX, a Partnership Firm duly represented by its Partners according to their proportionate share i.e. Rs. 75,000/- (Rupees Seventy-five Thousand) only for each unit.

13. That the Developer/Promoter shall not mortgage the schedule property before any institution, firm for consideration of the said multi-storied building.

14. That the promoter shall have every right to sign, execute and register the sale deeds, instruments and assurance and receipt of consideration and present them before the Sub-Registrar or Registrar and to do all acts, deeds and things for registration of the deed of conveyance in respect of the Developers' Allocation of the proposed flats to be constructed in the schedule property mentioned hereunder. The Deed/Deeds of conveyance shall be prepared by the Advocate for the developer and the Owners shall have no option in this matter.

15. That the promoter/Developer agrees and declare that they have made searches and enquiries have satisfied themselves that the schedule property

is free from all encumbrances and the same is suitable for construction of the proposed multi-storied building and laws applicable thereto permit the sale of flats and carry out the purpose and objects of these presents.

16. That all requirement and requisition of the local authority in connection with said construction will have to be complied with by the promoter/developer.

17. That the promoter shall complete the said building within **30 (Thirty) months** from the date of obtaining sanctioned plan from Chandernagore Municipal Corporation unless prevented only by Acts of God or by civil commotion, riots, litigation by third party or any act beyond the control of the promoter.

18. That the name of the flat building will be as per the choice of the Promoter/Developer.

19. The time of completion of the multistoried building(s) shall be completed within **30 (Thirty) months** after getting sanction of proposed building Plan from Chandernagore Municipal Corporation.

20. That it is to be mentioned here that the Owner's allocation hereby settled as per primary proposed construction level upto G+3 (Ground plus three) stories but if further extension upto the level of G+4 may be initiated on permission by the competent authority in that case the owner's allocation would be 30% and Developers' allocation would be 70% over the extended constructed area and the extension of the extra floor expenses thereof shall be borne by both the Parties hereof in a ratio of 30:70 i.e. Owner shall provide 30% of extension cost for enhanced Super built up area and developer shall provide 70% of extension cost for enhanced Super built up area keeping the other terms same as above. It is to be noted that the Owner's Allocation for the proposed building on the entire Second Floor of proposed construction as per sanctioned Building Plan.

**Article - I : DEFINATIONS :**

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereafter mentioned.

- 1.1 THE PROPERTY : Shall mean the above mentioned and hereunder written comprises in the premises morefully described in the First Schedule.
- 1.2 THE BUILDING : Shall mean the proposed building to be constructed on the said property up to G+3 level in accordance with the sanctioned building Plan sanctioned by the authority of the Chandannagore Municipal Corporation at the cost of the Developer.
- 1.3 OWNER : Shall mean SRI GAUTAM SAHA, Son of Late Prankrishna Saha, PAN - AWLPS1242D, Aadhaar No. 8236 8943 4282, by Faith Hindu (Indian), by Profession Business, by Nationality Indian, resident of C/4, Rozary Apartment, G.T. Road West, Barabazar, P.O. & P.S. Chandannagar, Dist. Hooghly, Pin 712136 and his heirs, executors, administrators, legal representatives and assigns.
- 1.4 DEVELOPER : PHOENIX, PAN No. AAWFP2664B, a Partnership Firm having its office at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, Represented by its Partners - 1) SRI PRITAM MONDAL, Son of Pranab Kumar Mondal, PAN No. BUCPM2421C, Aadhaar No. 6966 1076 9514, 2) SMT. PAYAMANTHI MONDAL, Daughter of Sri Jayanta Kumar Mondal, PAN No. BKRPM3146H, Aadhaar No. 4306 4122 6425, 3) SMT. SUKLA MONDAL, Wife of Pranab Kumar Mondal, PAN No. AMUPM1844L, Aadhaar No. 3677 0963 8170, 4) SRI SUPRATIM MONDAL, Son of LateSubrata Kumar Mondal, PAN No. EQKPM1073F, Aadhaar No. 9277 2392 8035, all by faith Hindu (Indian), all by Profession Business, all resident of Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137 and their legal heirs, successors, executors administrators representatives and assigns.
- 1.5 UNIT : Shall mean the constructed units comprising of several flat/garage/room/car parking space in the building.
- 1.6 PROPORTIONATE SHARE : Shall mean proportionate area of land, roof along with common facilities, amenities.
- 1.7 THE COMMON PORTION : Shall mean and include the common portion to be made and erected for inconvenience of the intending purchaser(s) and/or Lawful Owner(s).

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- 1.8 ARCHITECT & LBS : Shall mean such Architect(s) and LBS and same shall be appointed by the Developers at their own costs and expenses.
- 1.9 SALEBLE SPACE : Shall mean the space shall be transferred by the owners according to their allocation and by the developer according to its allocation along with proportionate shares mentioned above.
- 1.10 OWNER'S ALLOCATION : Shall mean that the Owner will be entitled to get entire Second Floor having total Super built up area 1973 Sft. with common rights, facilities and amenities along with proportionate share of land as per sanctioned Building Plan and also paid an advance of Rs.10,50,000/- (Rupees Ten Lakh Fifty Thousand) only as refundable advance as per memo hereunder respectively on proposed primary construction upto G+3 level and 30% over further construction upto G+4 level of proposed construction as per sanctioned Building Plan.
- 1.11 DEVELOPERS' ALLOCATION : Apart from Owners' allocation rest area of the proposed construction shall be deemed and accepted as Developers' Allocation.
- 1.12 TRANSFEREE/S : Shall mean the person or persons, firm, limited company or Association of the persons to whom or those any space/any portion in the proposed building shall be transferred according to the allocation of the Owner and developer.
- 1.13 WORD IMPORTING SINGULAR : Shall mean include plural and vice versa.
- 1.14 WORD IMPORTING MASCULINE GENDER : Shall include feminine and natural genders likewise words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.
- 1.15 SANCTIONED PLAN/MODIFICATION OF SANCTION PLAN/ ALTERATION OF SANCTION PLAN : Shall mean above plan shall be approved and sanctioned by the Chandernagore Municipal Corporation at the cost and expenditures of developer.

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**Article - II : COMMENCEMENT :**

- 2.1 This agreement shall be deemed to have commenced on and from the date of execution and registration of this presents.

**Article -III : OWNER'S RIGHT AND REPRESENTATIONS :**

- 3.1 The Owner is absolutely seized and possessed the said premises and/or otherwise well and sufficiently entitled to execute this agreement.
- 3.2 The said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts whatsoever or however.
- 3.3 There is no bar, legal or otherwise for the owners to obtain the certificate of Income Tax Act, 1961 or other consents and permission those may be required in detailing with the said premises in any manner whatsoever and bear the expenses of individual share.
- 3.4 That the Owners of the First Part this day handover the peaceful and vacant possession of the first schedule property for the purpose of raising the new construction over the said property in favour of the Developers herein.
- 3.5 In connection of this agreement Owner shall be bound to execute registered General Power of Attorney in favour of developer herein and the developer have the right to transfer its allocation to the several transferee and consideration amount in connection with said transfer shall be received by the developer.
- 3.6 The Owner of the First Part do hereby declare that the developers of the Second Part will not be liable for any part liability in respect of the First Schedule property before the date of execution of this agreement.

**Article -IV : DEVELOPERS' RIGHT :**

- 4.1 That on the power and by virtue of this agreement, the Developers/Second Party is hereby empowered to raise the construction at the first schedule property by investing his own finance and resources and to erect the said proposed building as per the building sanction plan.
- 4.2 That the developer is hereby empowered to submit the sanctioned plan before the Chandernagore Municipal Corporation on behalf of the owner in connection with the development of the first schedule property at its own costs and expenses.

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- 4.3 That developer herein shall have the right to transfer its own allocation and handover the peaceful vacant possession to the transferee/s by amicable settlement upon the limit of constructed area as mentioned above and can sale to the intending purchaser/s.
- 4.4 The developers/second Party shall be entitled to appoint their own labors, masons, , contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/Developer and all the risk and liability together with all responsibility shall remain with Developers/second Party and to that effect Owners/first party shall never be liable or responsible for any debts, payment, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and handover to the prospective Developers.
- 4.5 That the Developers/Second Party for the purpose of raising the construction shall have right to enter into any agreement of transfer or agreement for sale to the intending transferee or transferees, purchaser or purchasers and to receive all receivable amount in connection thereof.
- 4.6 The owners shall have no right to revoke the said power of attorney until fulfill the all terms and conditions of this agreement.
- 4.7 The extreme roof right will be in favour of the Owners and the developers proportionately and flat owners will have no right on the extreme roof except for drying cloths and like some common purpose and if the further building plan be sanctioned the developer may construct further floor upon the roof in the same ratio as per this agreement.
- 4.8 The second parties/developers have not entitled to install Mobile tower upon the extreme roof of the proposed building.
- 4.9 During the construction period Owners shall have no right to obstruct the construction work and Owners hereby further declare that the Owners shall have no right to interfere, claim in respect of transfer of developer's allocation and at the time of transfer the developer's allocation if necessary, then the owners shall bound to put her signature as a vendor thereon.

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**Article - V : DEVELOPER'S RIGHT, REPRESENTATION :**

- 5.1 The construction shall be completed within 36 months from the date of getting sanctioned Building Plan and Owners shall pay the property taxes upto date.
- 5.2 To prepare and cause the said plan to be renewal and to incur and bear all costs , charges and expenses by the Developer.
- 5.3 To incur and pay all costs, charges and expenses for obtaining the permission from the authority/authorities concerned.
- 5.4 To bear all costs , charges, expenses for constructing of the building at the said premises.
- 5.5 That the developer will be entitled to take loan from Bank or any other financial institution and the intending purchasers have absolute right to take any other financial institution by keeping mortgage only their purchased flat.

**Article - VI : PROCEDURE :**

- 6.1 The Owner shall grant to Developer's Registered General power of Attorney as may be required for the purpose of obtaining the sanction of the plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow up matter with the statutory body and other authorities.
- 6.2 Notwithstanding grant of Power of Attorney by the Owner in favour of the Developer hereto, delivery of possession of the said premises, no action of the Developer under this Power of Attorney shall be in any manner fasten or created any financial or any other liabilities of any kind whatsoever upon the Owners.

**Article - VII : CONSTRUCTION :**

- R.D.* 7.1 The Developer shall be solely and exclusively responsible for construction of the building and if any, incident or accident shall arise in connection with erection and/or construction of building then the developer solely responsible and liable and solve the all problems at its own pocket.
- 7.2 The costs and deposits payable to WBSUEDCL on account of H.T. & L.T. electricity including the transformer shall be shared and contributed by the Owners and the Developer in proportion to their respective allocations.

However, the Owners and the Developer shall be entitled to realize and recover all such charges and expenses from the intending purchaser/s of their allocation.

**Article - VIII : BUILDING :**

- 8.1 The Developer shall at their own cost construct, erect and complete the G+3 storied building and the common facilities and also amenities at the said premises in accordance with the sanctioned plan with good and standard quality of materials.
- 8.2 The Developers shall install and erect in the said building at its own cost as per the specification and also as per drawings provided by the architect, submersible pump, water storage tanks, overhead reservoir, septic tank, plumbing line , lift, electrifications in the building and also in the respective flats through concealed wirings and other facilities as are required to be provided in the residential multistoried building in Chandernagore in ownership basis or otherwise.
- 8.3 The Developer shall bear the entire tax from the date hereof upto the date of subsisting of this agreement and cost of sanction of building plan and cost of construction including Architect's fees and fees for building plan to be sanctioned from the Chandernagore Municipal Corporation without creating any financial or other liabilities on the Owners regarding the construction.
- 8.4 The Developers shall complete the building with outside plastering and inside the building in a total complete condition.

**Article - IX : COMMON FACILITIES :**

- 9.1 The Developer shall pay and bear the all Municipal Taxes and other dues and imposition and outgoing in respect of the said premises accruing due as and from the date of handing over the vacant possession within the stipulated period in favour of the other flat owner(s) including the owners allocation with complete and habitable condition.
- 9.2 After the completion of the total construction the Developer and the respective assignees will bear the cost of common facilities and maintenance charges like costs of darwans, pump motor and electric charges in the common areas in proportion of their respective possession

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including proportionate share of premium for the insurance of the building if any, water, fire and scavenging charges etc. till handing over the units to the intending purchaser/s and thereafter handover the same to the Service Organization/Owners' Association.

**Article - X : LEGAL PROCEEDINGS :**

10.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend all actions, suit and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for the purpose with the approval of the Owners shall be borne and paid by the developer alone save and except the defective title of the Owners if any found.

**Article - XI : DEVELOPERS' INDEMNIFY :**

- 11.1 The Developer hereby undertake to keep the Owner's indemnified against all third party claim and actions arising out of any sorts of act of commission of the Developer of relating to the construction of the building.
- 11.2 The Developer hereby undertakes to keep the Owner indemnified against all acts, suits, costs, proceedings and claims that made arise out of the Developers' action with regard to the development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

**Article - XII : MISCELLANEOUS :**

- 12.1 The Owner and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed on construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto Association or persons.
- 12.2 The Owner hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and Owner shall execute and such additional Power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and matters and things do not in any way infringe on the right of Owner and/or against the spirit of the Agreement.

*R.D.*  
*gmu*

- 12.3 The Developer in consultant with the Owner shall frame a scheme for the management and administration of the building and/or common parts thereof. The Owner hereby agree to abide by the Rules and Regulations of such management Society, Association, Holding Organization and hereby give his consent to abide the same.
- 12.4 It is agreed to and by the parties hereto that if the Developer start any obligation and work as laid down within this agreement, the Agreement cannot be cancelled by any manner without showing proper legal reason of such cancellation, otherwise no such cancellation shall be maintained and acknowledged by the Developer herein at all times. It is also expressly agreed by the Owners that at all time they will not cancel the said agreement without showing any reasonable ground against this agreement of development and if the Owners intend to cancel the agreement, then the Owners shall have to pay the entire expenses incurred by the developer.
- 12.5 It is declared by the Owner herein that if any dispute arises regarding the right, title and interest of the said property and/or any manner whatsoever in respect of the said premises that extend this agreement shall be rescinded and/or cancelled without prejudice and the Owner shall always be liable to return back the entire amount of all incidental costs hereto within 15 days from the date of that particular encumbrances.
- 12.6 As and from the date of completion of the building, the developer and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent wealth tax and other taxes payable in respect of their areas and/or share of the constructed area.
- 12.7 There is no existing agreement with any other party or parties regarding development or sale of the said premises and that all other arrangement, if any prior to this agreement have been cancelled and are being suspended by this agreement.
- 12.8 In case of death of Owner, the legal heir/s of the Owner of the property shall have to maintain the terms and conditions are to be treated as Owner and all such legal heirs shall have to maintain the terms and conditions.
- 12.9 Immediately on execution of this agreement the developer shall be entitled to make necessary advertisement or to place its advertisement board on the said property for inviting offer to its prospective buyers to their

R.D.  
20/11

respective allocation and Owner shall not obstruct Sallie either charges any rent for such advertisement.

12.10 The Xerox copy of original title deeds in respect of the existing property during this agreement shall be kept with the developer and any person duly authorized by Owner shall be entitled have inspection and make extract there from and upon completion of the building the same will be handed over to the Owner by the developer.

12.11 That during the period of construction, if any local problems will arise in that case both the parties jointly shall be settled the problem for rapid and smooth construction of the project.

12.12 All the documents will be prepared by the Developer's Advocate.

**Article - XIII : FORCE MAJEURE :**

13.1 The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall suspended from the obligations during the duration of the Force Majeure.

13.2 Force Majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, strike and/or commission beyond the reasonable control of the developer.

**Article - XIV :**

Court proceeding in case of verification of any of the terms and conditions either by the Developer or the Owners :

14.1 If the Developer violates any terms and conditions as stipulated in this Agreement or the Owner violates any terms and conditions as stipulated in this Agreement, then in that case the parties are at liberty to agitate their grievance before the court of law and its decision is final and binding upon the respective parties.

**Article - XV : ARBITRATION :**

15.1 In case of any dispute or difference arisen between the parties hereof with regard to this agreement and/or work relating thereto, the same shall be referred to the Arbitrators nominated by the party herein as per provisions of Arbitration & Conciliation Act, 1996 or any statutory enactment and

*R.D. 2000*

such verdict shall be binding upon the parties. In case of differences with the reference, the arbitrator will appoint an umpire and his decision is final and binding upon the respective parties, but in no event none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is given by the Arbitrators or the umpire as the case may be.

**Article - XVI : IMPORTANT FEATURES :**

- 16.1 Be it expressly stated that owner will have absolute right to transfer all the developed for constructed property. He may add his direction execute and register a revocable Power of Attorney in favour of the Developer to ease the construction or to transfer the developed property. Owner will be bound to execute the Deed of transfer the Developers' allocated area as per developers' will and the Developer is also bound to execute as Confirming Party in relation to the every Deed of transfer this developed property.
- 16.2 Owner will be bound to execute the Deed of transfer the Developers' allocated area.
- 16.3 And the Developers are also bound to execute as confirming party in relation to the every Deed to transfer this Developed property.
- 16.4 If as Attorney the Developers transfer the Owner's allocated area, then they are bound to deposit the sale proceeds to the Owner's Bank Account.
- 16.5 And if Owner transfer the Developer's allocated area, he is bound to handover the entire sale proceeds to the Developers.

17. **SPECIFICATION OF WORKS :**

STRUCTURE – Reinforced Concrete Framed Structure (RCC) on the basis of Soil Test Report as recommended by the Architect/Engineers of the Developer.

**INTERNAL & EXTERNAL PARTITION WALLS**

Internal partition walls shall be 3 inches or 5 inches thick and external walls 8 inches thick made of burnt clay bricks of standard quality with plaster on both sides with standard mortar or as suggested by the Engineer/Architect.

*RD*

**FLOORING**

The rooms, dining hall, drawing room, verandah, balconies and stairs shall be provided with marble with 4 inches skirting, roof shall be finished with roof tiles/heat proof casting and ground floor and parking space shall be finished with neat cement polish. The kitchen and bath rooms shall be provided with marble and tiles.

**KITCHEN**

Cooking platform top shall be of Black Stone, Glazed ceramic tiles shall be placed up to a height of 2' feet from the height of the Cooking Platform top. One sink shall be provided in each kitchen.

**TOILET**

Glazed tiles to a height of 6' feet from the floor level shall be affixed to the walls, One Pan (white) with cistern shall be provided in common toilet and one common (while) shall be provided in attached toilet. One basin shall be provided in each flat. One water inlet shall be provided in attached bath for geyser.

**DOOR & DOOR FRAMES**

The door frames shall be made of quality Sal Wood, Doors shall be commercial flush doors of standard quality. One eye let and one lock of standard quality shall be fitted on the main door. All other fittings shall be of standard quality.

**WINDOWS**

All windows shall be made of MS Steel standing with Glass.

**PAINTING & PLASTER OF PARIS**

The exterior walls shall be finished using standard quality cement paint. The interior walls shall be finished using plaster of Paris. The doors, door frames, windows and grills shall be painted using oil paint.

**ELECTRIC**

The wiring shall be made of standard quality wires, boards, switches and other fittings and shall be concealed. Each flat shall be provided with one point for telephone, one point for refrigerator, one point for television, one point for exhaust fan in kitchen, one point for calling bell at main gate, one point for geyser (in attached toilet only), one point for exhaust fan (in

*R.D. M.W.*

attached toilet only), one point for lamp in the kitchen, one 5 Amp. Plug in kitchen. Three points for lamp, one point for fan, one 5 Amp. Plug shall be provided in each bedroom, one point shall be provided in each toilet/bath, one point for lamp in the verandah, one point for lamp in main gate, two points for lamp and one 5 Amp. Plug in the dining hall or dining room.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF PROPERTY**

ALL THAT a piece and parcel of Bastu land measuring about 2 Cottah 14 Chhatak 8 Sq.ft. or 0.047 Acre under R.S. Dag No. 339, R.S. Khatian No. 150, corresponding to L.R. Dag No. 466 and a piece and parcel of Viti Land measuring 1 Cottah 01 Chhatak or 0.017 Acre under R.S. Dag No. 338, of R.S. Khatian No. 145. corresponding to L.R. Dag No. 465, totaling to an overall area of 3 Cottah 15 Chhatak 08 Sq.ft. or 0.064 Acre (approx.) under L.R. Khatian No. 2410, Mouza & P.S. Chandannagar, J.L. No. 1, Sheet No. 18, situated at Sabinara Main Road, Holding No. 239, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, in the District of Hooghly, is the property hereby conveyed.

**Butted & Bounded by :**

NORTH	:	Pond of the Party of the First Part.
SOUTH	:	Property of other.
EAST	:	Sabinara Main Road.
WEST	:	Property of other.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

ALL THAT entire Second Floor having Covered/Super built up Area 1973 Sq.ft. consisting of several units over the proposed initial multi-storied (G+3) Building according to sanctioned Building Plan and further 30% on total super built up area up to the construction level of G+4 storied which will be allotted on the Fourth Floor of proposed construction as per further sanctioned Building Plan on the land mentioned in the First Schedule with all common facilities and amenities and also paid an advance of

R.D.  
2/10

Rs.10,50,000/- (Rupees Ten Lakh Fifty Thousand) only as refundable advance.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Apart from Owners' allocation rest area of the proposed construction shall be deemed and accepted as Developers' Allocation.

**IN WITNESS WHEREOF** the parties have hereto do set and subscribe their respective hands and seals on the day, month and year first above written.

Signed, sealed and delivered in  
The presence of Witnesses :

1. *Ayan Mukherjee*  
9. R K Mukherjee Road,  
Siondalpara, Jachari Ghat, Chandernagore,  
Hooghly - 712137.

2. *Srikanta Kundu*  
Chandernagore,  
Hooghly

*Janta Sek*

Signature of the First Party/Owner

**PHOENIX**  
*Pratim Mondal*  
Partners

**PHOENIX**  
*Payamanti Mondal*  
Partners

**PHOENIX**  
*Sukla Mondal*  
Partners

**PHOENIX**  
*Supratim Mondal*  
Partners

Signature of the Second Party  
Promoter/Developers.

**MEMO OF CONSIDERATION**

Received an amount of Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand) only by the Party of the First Part/Owner from the Party of the Second Part/Developer before the witnesses in the following manner :

Sl. No.	Name of the Bank & Br.	Cheque No.	Date	Amount Rs.
1	SBI, Chandannagar	582781	30.01.2024	3,00,000/-
2	SBI, Chandannagar	243810	09.02.2024	2,90,000/-
3	SBI, Chandannagar	243811	09.02.2024	4,60,000/-
			Total =	10,50,000/-

**WITNESSES**

1. *Rajan Mukherjee*  
9, R K Mukherjee Road, Grandalpara  
Chandannagar, Hooghly - 712137

*Janta Saha*

**Signature of the First Party/Owner**

2. *Soukanta Kundu*  
Chandannagar Court  
Hooghly

Drafted by :

*Rajdeep*  
Advocate, Regn. No. HD/88/2009  
Chandannagar Court

Typed by me :  
*Rajdeep*  
Chandernagore, Hooghly.

**SPECIMEN FORM FOR TEN FINGERS PRINTS**



*Pr...*  
*Prakum Mondal*

<b>LEFT HAND FINGER PRINT (EXECUTANT)</b>				
Little	Ring	Middle	Fore	Thumb
<b>RIGHT HAND FINGER PRINT</b>				
Thumb	Fore	Middle	Ring	Little













*Payamaathi Mondal*  
*Payamaathi Mondal*

<b>LEFT HAND FINGER PRINT (EXECUTANT)</b>				
Little	Ring	Middle	Fore	Thumb
<b>RIGHT HAND FINGER PRINT</b>				
Thumb	Fore	Middle	Ring	Little



*Jacob S.*

**SPECIMEN FORM FOR TEN FINGERS PRINTS**

<b>LEFT HAND FINGER PRINT</b>		<b>RIGHT HAND FINGER PRINT</b>	
<b>Thumb</b>		<b>Thumb</b>	
<b>Fore</b>		<b>Fore</b>	
<b>Middle</b>		<b>Middle</b>	
<b>Ring</b>		<b>Ring</b>	
<b>Little</b>		<b>Little</b>	

*Jacob S.*

-----  
**Signature of the Executant**

**SPECIMEN FORM FOR TEN FINGERS PRINTS**



Sukla Mondal

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



Supratim Mondal

Supratim Mondal

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little

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



192024250311899161

GRN Details

GRN: 192024250311899161 Payment Mode: Online Payment  
GRN Date: 11/12/2024 16:16:08 Bank/Gateway: State Bank of India  
BRN : CK00FKCNV4 BRN Date: 11/12/2024 16:17:04  
GRIPS Payment ID: 111220242031189915 Payment Init. Date: 11/12/2024 16:16:08  
Payment Status: Successful Payment Ref. No: 2003052097/2/2024  
[Query No\*/Query Year]

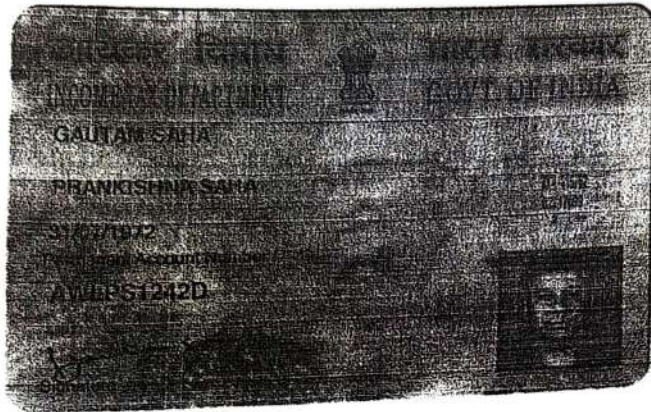
Depositor Details

Depositor's Name: PHOENIX  
Address: CHANDANNAGAR  
Mobile: 8159858111  
Depositor Status: Buyer/Claimants  
Query No: 2003052097  
Applicant's Name: Mr S Kundu  
Identification No: 2003052097/2/2024  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 11/12/2024  
Period To (dd/mm/yyyy): 11/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003052097/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2003052097/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	10507
			<b>Total</b>	<b>10508</b>

IN WORDS: TEN THOUSAND FIVE HUNDRED EIGHT ONLY.



*Gautam Singh*

সরকারি চাকরকার  
 Government of India



নাম: গাউতম সাহা  
 Gautam Saha  
 পিতা: প্রাঙ্করিশনা সাহা  
 Father: Prankrishna Saha

জন্ম তারিখ: DOB: 31/07/1972  
 পুংস / Male



8236 8943 4282

আধার - সাধারণ মানুষের অধিকার

*Gautam Saha*

করীড়ার বিকল্প পরিচয় প্রাধিকার  
 Unique Identification Authority of India



ঠিকানা: সি/রোজারী আর্পট  
 সি/রোজারী আর্পট  
 গি.টি রোড পশ্চিম, চন্দান্নগর  
 চন্দান্নগর-৭১১০০৩, হুগলি  
 পশ্চিম বঙ্গ

Address: S/O Prankhstna Saha, C/4 ROZARY APPT, G.T ROAD WEST BARABAZAR, Chandannagar(MC), Chandannagar, Hooghly, West Bengal, 712136

8236 8943 4282

1947 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*Gautam Saha*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAWFP2664B



नाम/ Name  
PHOENIX

22082018

निगमन/गठन तारीख  
Date of incorporation / Formation  
06/07/2018

आयकर विभाग  
INCOME TAX DEPARTMENT

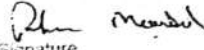


भारत सरकार  
GOVT. OF INDIA

PRITAM MONDAL  
PRANAB KUMAR MONDAL

18/09/1992  
Permanent Account Number

**BUCPM2421C**

  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUKLA MONDAL

TARAK NATH SAHA

28/01/1964

Permanent Account Number

AMUPM1844L

Sukla Mondal

Signature



24022010

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**EQKPM1073F**

नाम/Name  
**SUPRATIM MONDAL**

पिता का नाम/Father's Name  
**SUBRATA MONDAL**

जन्म की तारीख/Date of Birth  
**26/03/1995**

*Supratim Mondal*  
हस्ताक्षर/Signature



03652018

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PAYAMANTHI MONDAL

JAYANTA KUMAR MONDAL



20/07/1990

Permanent Account Number

**BKRPM3146H**



*Payamanti Mondal*

Signature

**Major Information of the Deed**



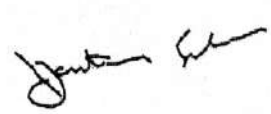
Deed No :	I-0604-04044/2024		Date of Registration	12/12/2024
Query No / Year	0604-2003052097/2024		Office where deed is registered	A.O.S.R. CHANDANNAGAR, District: Hooghly
Query Date	02/12/2024 3:51:48 PM		Additional Transaction	Not applicable for immovable property. Receipt No. 12/12/2024
Applicant Name, Address & Other Details	S Kundu Chandannagar Court House, Chandannagar, District: Hooghly, WEST BENGAL, PIN - 712135, Mobile No. 9830275111, State Attorney of Applicant			
Transaction	[0110] Sale, Development Agreement or Construction			
Set Forth value	Market Value Rs. 21,75,682/-			
Stampduty Paid(SD)	Registration Fee Paid Rs. 10,507/- (Article E. B)			
Rs. 5,001/- (Article 4B(g))	Remarks			
Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)				

**Land Details :**

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 19, Holding No:239 JI No: 1, Pin Code : 712136

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-466 (RS :-339 )	LR-2410	Bastu	Bastu	2 Katha 14 Chatak 8 Sq Ft		15,90,245/-	Property is on Road
L2	LR-465 (RS :-338 )	LR-2410	Bastu	Viti	1 Katha 1 Chatak		5,85,437/-	Property is on Road
<b>TOTAL :</b>					<b>6.5152Dec</b>	<b>0 /-</b>	<b>21,75,682 /-</b>	
<b>Grand Total :</b>					<b>6.5152Dec</b>	<b>0 /-</b>	<b>21,75,682 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Goutam Saha (Presentant)</b> Son of Late Prankrishna Saha Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office		 Captured	 12/12/2024
		12/12/2024	LTI 12/12/2024	12/12/2024

### Major Information of the Deed



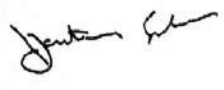
Deed No :	I-0604-04044/2024		
Query No / Year	0604-2003052097/2024	Date of Registration	12/12/2024
Query Date	02/12/2024 3:01:48 PM	Office where deed is registered	
Applicant Name, Address & Other Details	S Kundu Chandannagar Court,Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9830307511, Status :Attorney of Executant		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Additional Transaction [4311] Other than Immovable Property, Receipt [Rs : 10,50,000/-]		
Stampduty Paid(SD)	Market Value Rs. 21,75,682/-		
Rs. 5,001/- (Article:48(g))	Registration Fee Paid Rs. 10,507/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 19, Holding No:239 JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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		<b>Grand Total :</b>			<b>6.5152Dec</b>	<b>0 /-</b>	<b>21,75,682 /-</b>	

### Land Lord Details :



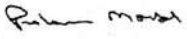


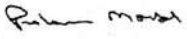


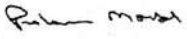









Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Goutam Saha (Presentant )</b> Son of Late Prankrishna Saha Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	 12/12/2024	 LTI 12/12/2024	 12/12/2024



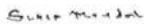



C/4, Rozary Apartment, G T Road, Barabazar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: awxxxxxx2d, Aadhaar No: 82xxxxxxxx4282, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Phoenix</b> Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI 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>Shri Pritam Mondal</b>            Son of Pranab Kumar Mondal            Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office         </td> <td>   <small>Dec 12 2024 11:49AM</small> </td> <td>   <small>LTI 12/12/2024</small>            Captured         </td> <td>   <small>12/12/2024</small> </td> </tr> </tbody> </table> <p>Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: buxxxxxx1c, Aadhaar No: 69xxxxxxxx9514 Status : Representative, Representative of : Phoenix (as PARTNERS)</p>	Name	Photo	Finger Print	Signature	<b>Shri Pritam Mondal</b> Son of Pranab Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 <small>Dec 12 2024 11:49AM</small>	 <small>LTI 12/12/2024</small> Captured	 <small>12/12/2024</small>			
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3	<b>Name</b> <b>Smt Sukla Mondal</b> Wife of Shri Pranab Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	<b>Photo</b>  Dec 12 2024 11:50AM	<b>Finger Print</b>  Captured LTI 12/12/2024	<b>Signature</b>  12/12/2024
Gopal Babu Road, Charmandirtala, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: amxxxxx4I, Aadhaar No: 36xxxxxxxx8170 Status : Representative, Representative of : Phoenix (as PARTNERS)				
4	<b>Name</b> <b>Shri Supratim Mondal</b> Son of Late Subrata Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	<b>Photo</b>  Dec 12 2024 11:51AM	<b>Finger Print</b>  Captured LTI 12/12/2024	<b>Signature</b>  12/12/2024
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: eqxxxxx3f, Aadhaar No: 92xxxxxxxx8035 Status : Representative, Representative of : Phoenix (as PARTNERS)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Soutik Dhara</b> Son of Late Jhulan Krishna Dhara Cgr Court, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	 12/12/2024	 Captured 12/12/2024	 12/12/2024
Identifier Of Shri Goutam Saha, Shri Pritam Mondal, Smt Payamanthi Mondal, Smt Sukla Mondal, Shri Supratim Mondal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Saha	Phoenix-4.76208 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Saha	Phoenix-1.75312 Dec

## Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone :  
(Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 19, Holding No:239 JI No: 1, Pin  
Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 466, LR Khatian No:- 2410		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 465, LR Khatian No:- 2410		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060404044 / 2024

On 12-12-2024

**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 11:05 hrs on 12-12-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Goutam 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 21,75,682/-

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

Execution is admitted on 12/12/2024 by Shri Goutam Saha, Son of Late Prankrishna Saha, C/4, Rozary Apartment, G T Road, Barabazar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Soutik Dhara, , , Son of Late Jhulan Krishna Dhara, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-12-2024 by Shri Pritam Mondal, PARTNERS, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , , Son of Late Jhulan Krishna Dhara, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-12-2024 by Smt Payamanthi Mondal, PARTNERS, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , , Son of Late Jhulan Krishna Dhara, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-12-2024 by Smt Sukla Mondal, PARTNERS, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , , Son of Late Jhulan Krishna Dhara, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-12-2024 by Shri Supratim Mondal, PARTNERS, Phoenix (Partnership Firm), Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , , Son of Late Jhulan Krishna Dhara, Cgr Court, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,507.00/- ( B = Rs 10,500.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,507/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/12/2024 4:17PM with Govt. Ref. No: 192024250311899161 on 11-12-2024, Amount Rs: 10,507/-, Bank: State Bank of India ( SBIN00000001), Ref. No. CK00FKCNV4 on 11-12-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3511, Amount: Rs.5,000.00/-, Date of Purchase: 11/12/2024, Vendor name: S

MALLICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/12/2024 4:17PM with Govt. Ref. No: 192024250311899161 on 11-12-2024, Amount Rs: 1/-, Bank: State  
Bank of India ( SBIN0000001), Ref. No. CK00FKCNV4 on 11-12-2024, Head of Account 0030-02-103-003-02

st

**Swagata Tarafdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHANDANNAGAR**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0604-2024, Page from 91152 to 91187  
being No 060404044 for the year 2024.



Digitally signed by SWAGATA TARAFDAR  
Date: 2024.12.20 14:01:28 +05:30  
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 20/12/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
West Bengal.