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certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

27 MAR 2024

DEVELOPMENT AGREEMENT

CUM

DEVELOPMENT POWER OF ATTORNEY

This DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made on this the 18th day of March, 2024.

BETWEEN

18/3/2024
2-21-654112/24
attention change

1. **SMT SUKLA HALDER (PAN-AFPPH 9863L) (Aandhaar No. 6485 8463 7344)**, wife of Nirmalendu Halder, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at **505, Kalitala Lane, P.O- Baidyabati, P.S- Srirampur, Dist. Hoogly, Pin code- 712222** **AND 2. SRI SUBHRAJIT NATH (PAN- ASYPN 8502C) (Aandhaar No. 3088 6608 5861)**, son of Sri Subir Kumar Nath, by faith- Hindu, by occupation- Student, by Nationality- Indian, residing at 200, Postal Park, Roy Nagar, P.O. Bansdrani, P.S. Bansdrani, Kolkata-700070, hereinafter called the **"LAND OWNERS"** (which expression unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors and administrators, legal representative and assigns) of the **FIRST PART**.

AND

M/S. MAA CONSTRUCTION, A Proprietorship business, having its office at **59, Postal Park, P.O. Bansdrani, P.S. Bansdrani, Kolkata-700070**, represented by its proprietor **SRI TAPAS NASKAR, (PAN ADBPN9237G) (Aandhaar No. 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdrani, Kolkata-700070, District South 24- Parganas**, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean & include the said firm, its existing partners, their respective heirs, executors, successors, representatives, administrators & assigns) of the **SECOND PART**.

WHEREAS One Kshetra Mohan Nath, son of Late Prasanna Kumar Nath of 200, Postal Park, Roy Nagar, P.O. Bansdrani, P.S. Bansdrani, Kolkata-700070 purchased all that piece and parcel of Bastu land measuring 3 Cottahs more or less lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S Khatian no. 488, appertaining to C.S & R.S Dag no 211 under bata Dag no. 211/525, Pargana-Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdrani, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, District South 24 Parganas from Dukhiram Mondal, son of Late Habul Ram Mondal of Roynagar, P.S- Tollygung, Dist. 24 pgs(s) and the said deed was registered on 06/03/1953

registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in Book no- I, Volume no. 35, pages 22-23, Deed no. 1403, for the year 1953 and after purchased said Khetra Mohan Nath recorded his name in the books of Kolkata Municipal Corporation being Kolkata Municipal Corporation premises no. 110, Roynagar, Assesse no. 31-112-15-0110-0 and enjoying the said property.

AND WHEREAS one Torulata Dasgupta, wife of Bani Kantha Dasgupta purchased all that piece and parcel of Bastu land measuring 7 Cottahs 5 Chittak more or less lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S. Khatian no. 453, appertaining to C.S & R.S Dag no 211(P), Pargana-Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdrone, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, District South 24 Parganas from Dukhram Mondal, son of Late Habal Ram Mondal and the said deed was registered on 18/03/1953 registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in Book no- I, Volume no. 27, pages 292-295, Deed no. 1754, for the year 1953.

AND WHEREAS said Torulata Dasgupta, wife of Bani Kantha Dasgupta purchased all that piece and parcel of Bagan land measuring 2 Chittak more or less lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in R.S Khatian no. 459, appertaining to R.S Dag no. 187, Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdrone, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, District South 24 Parganas from Priyonath Das, son of Lat Kalachand Das of 1/6, Surjo Nagar Colony, P.S- Jadavpur, Kolkata- 700040 and the said deed was registered on 25/01/1965 registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in Book no- I, Volume no. 31, pages 83-87, Deed no. 679, for the year 1965 and by virtue of aforesaid Two deeds said Torulata Dasgupta became owners of total land measuring 7 Cottahs 7 Chittak more or less.

AND WHEREAS said Torulata Dasgupta, wife of Bani Kantha Dasgupta sold all that piece and parcel of land measuring 3 Cottah 13 sq.ft more or less out of total land measuring 7 Cottahs 7 Chittak more or less lying in favour of Kangsari Kayal and Karna Kayal, both son of Late Gour chandra Kayal and the said deed was registered on 19/08/1988 registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in Book no- 1, Deed no. 2507, for the year 1988.

AND WHEREAS said Kangsari Kayal and Karna Kayal, both son of Late Gour chandra Kayal sold all that piece and parcel of land measuring 1 cottha more or less out of total land measuring 3 Cottah 13 sq.ft more or less in favour of Kshetra Mohan Nath, son of Late Prasanna Kumar Nath and the said deed was registered on 21/07/1989 registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in Book no- 1, Volume no. 55, pages 241-248, Deed no. 2496, for the year 1989.

AND WHEREAS said Kshetra Mohan Nath gifted Danga land measuring 7 Chittak 36 sq. ft more or less out of total land measuring 1 Cottha more or less and his wife Sadhana Nath gifted Danga land measuring 2 Cottah 13 sq. ft. more or less and they have gifted total Danga land measuring 2 Cottah 8 Chittak 4 sq. ft Danga land in favour of their son Subir Nath AND Daughter in law Smt Reba Nath (Saha), wife of Subir Nath and the said deed was registered on 30/11/2009 registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in Book no- 1, Volume no. 35, pages 2201-2222, Deed no. 07918, for the year 2009 and after registered of above Gift deed said Khetra Mohan Nath became the owner of balance Danga land measuring 8 Chittak 9 sq.ft more or less comprised in dag no 211(P) KMC premises no 167, Postal park, Assessee no- 31-112-14-0167-1, Dist. 24 pgs (s).

AND WHEREAS said Kshetra Mohan Nath gifted all that piece and parcel of Bastu land measuring 3 Cottahs more or less lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S Khatian no. 488, appertaining to C.S & R.S Dag no 211, Bata dag 211/525, Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdroni, Sub Registry office Alipore,

within the limits of Kolkata Municipal Corporation, ward no- 112, KMC Premises no- 110, Roynagar, Asesec no- 31-112-15-0110-0, District South 24 Parganas and Danga land measuring 8 Chittak 9 sq.ft more or less lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian no. 285, R.S Khatian no. 453, appertaining to R.S Dag no. 211(P), Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdroni, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, KMC Premises no. **167, Postal park**, Assesec no- **31-112-14-0167-1**, Dist. 24 pgs(s) infavour of **1. SMT SUKLA HALDER**, wife of Nirmalendu Halder, residing at 505, Kalitala Lane, P.O- Baidyabati, P.S- Srirampur, Dist. Hoogly, Pin code- 712222 **AND 2. SRI SUBHRAJIT NATH**, son of Sri Subir Kumar Nath, residing at 200, Postal Park, Roy Nagar, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070 the Owner herein and the said deed was registered on 04/05/2010 registered in the office of Sub- Register Alipore, Dist. 24 pgs(s) and recorded in **Book no- I, CD Volume no. 16, pages 1594-1613, Deed no. 03547, for the year 2010.**

AND WHEREAS after above Deed of Gift the owners herein have become absolute joint owners and mutated said property into single plot as per the rules of The Kolkata Municipal Corporation and present owners become absolute joint owners of **ALL THAT** piece and parcel of the Bastu land measuring an area **3 Cottahs 8 Chittaks 09 sq.ft.** more or less lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S Khatian no. 488, appertaining to C.S & R.S Dag no 211, Bata dag 211/525 & comprised in C.S Khatian no. 285, R.S Khatian no. 453, appertaining to R.S Dag no. 211(P), Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdroni, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, KMC Premises no. **110, Raynagar**, Assesec no- **311121501100**, Dist. 24 pgs (s) and they paid taxes regularly to the appropriate authority and they have in peaceful possession, occupation enjoyment over the said property and said property free from all encumbrances.

AND WHEREAS the Owners/First Party herein decided to develop the aforesaid property by erecting GROUND PLUS THREE storied building thereon consisting of several flats and other space as per the said Building Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation.

AND WHEREAS accordingly the Owners/ First Party herein approached the Developer / Second Party herein to construct the "Building" on the said property as per the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS the Developer/Second Party after discussion with the Owners/First Party herein have agreed to undertake the Development work on the said plot of land and as per the Building plan to be sanctioned by the Kolkata Municipal Corporation with works specification as mentioned herein below.

AND WHEREAS the Developer is fully satisfied with the title of the said property belonging to the Landowners after conducting by the Developer the necessary and detailed searches and investigation in the concerned offices and courts and further observed and considered the specific measurement of the said land, the present condition and status of the said land as it is now and having meticulously considered the said land with its present status as perfectly feasible to construct multi storied building thereon in terms of this indenture and the Developer has represented to be completed to and capable enough both technically and financially of constructing the proposed multi storied building on the said land uninterrupted more or less the Developer upon execution and registration of this Development Agreement shall stand ceased from making any issue or issues in connection with and in relation to the present condition and status of the said land as it is now, save and except any defect in title in respect of the said land.

AND WHEREAS to avoid future complications the parties hereto have agreed to enter into this Development Agreement and executing

Development power of attorney by incorporating the terms and conditions of the Development of the said premises which are recorded now.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND ITS IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE-I, DEFINITION

LAND OWNERS- shall mean **1. SMT SUKLA HALDER**, wife of Nirmalendu Halder, by faith-Hindu, by occupation- Housewife, by Nationality-Indian, residing at 505, Kalitala Lane, P.O- Baidyabati, P.S- Srirampur, Dist. Hoogly, Pin code- 712222 **AND 2. SRI SUBHRAJIT NATH**, son of Sri Subir Kumar Nath, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at 200, Postal Park, Roy Nagar, P.O. Bansdrone, P.S. Bansdrone, Kolkata-700070 and their legal heirs.

DEVELOPER- shall mean **M/S. MAA CONSTRUCTION**, A Proprietorship business, having its office at 59, Postal park, P.O. Bansdrone, P.S. Bansdrone, Kolkata-700070, represented by its Prop. **SRI TAPAS NASKAR**, (**PAN ADBPN9237G**), Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at 14, Postal Park, Roy Nagar, P.O. & P.S. Bansdrone, Kolkata-700070, District South 24- Parganas and its executors, administrators, successors, successor-in-office, legal representative and assigns.

THE SAID PROPERTY- shall mean **ALL THAT** piece and parcel of the Bastu land measuring an area 3 Cottahs 8 Chittaks 09 sq.ft. more or less together with 300 sq.ft RTS structure standing thereon lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S Khatian no. 488, appertaining to C.S & R.S Dag no 211, Bata dag 211/525 & comprised in C.S Khatian no. 285, R.S Khatian no. 453, appertaining to R.S Dag no. 211(P), Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdrone, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, KMC Premises no. 110, Raynagar, Dist. 24 pgs (s)

BUILDING - shall mean the **GROUND PLUS THREE** storied building to be constructed on the said premises as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation by the said Developer with its own and effort and after demolition of the existing structure.

LAND OWNER'S ALLOCATION - Owners will get (1) **Two** flats on the **First** floor (2) One Flat on the **Second** floor (**South-East-West side**) (3) One Flat on the **Third** floor (**North-East-West side**) of the said proposed **GROUND PLUS THREE** storied building and shifting charges of **Rs. 8,000/- (Rupees Eight Thousand)** only per month together with undivided proportionate share of right and interest in the said land upon demolition of the existing building standing thereon, morefully and particularly described in the **Second Schedule** written hereunder.

The Landowner shall be lawfully entitled to uninterrupted use and enjoy the common areas, facilities, advantages, benefits, privileges and amenities attached with and available in the said proposed multi storied building be constructed on the said land at **KMC Premises no. 110, Raynagar, Dist.**
24 pgs (s).

DEVELOPER'S ALLOCATION- Developer will get Developer will get (1) entire ground floor which includes Flats, car parking etc. (2) One Flat on the **Second** floor (**North-East-West side**) (3) One Flat on the **Third** floor (**South-East-West side**) of the said proposed **GROUND PLUS THREE** storied building (except owner's allocation) together with undivided proportionate share of right and interest in the said land upon demolition of the existing building standing thereon, morefully and particularly described in the **Third Schedule** written hereunder.

The Developer shall arrange to demolish the existing building the said premises by his own efforts, endeavour and exclusive expenses and shall enjoy the sale proceeds of the existing building materials.

The Land owners shall pay only the rates and taxes including arrears in respect thereof in connection it the said existing building and land at the

First Schedule Premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the landowner herein as it is condition till the date of handing over of the said Landowner's Allocation of flats and the Land owners herein in liable to pay the rates and taxes in respect of the Land owner's Allocation of the building from the date of taking over the said allocation effectively complete in all respect in the manner aforesaid. After allotment of Landowner's allocation to the Landowner, the Developer shall be responsible and liable for payment of rates and taxes including discharge of any statutory liabilities in respect of the Developer' Allocation in the proposed multi storied building.

The Developer shall handover the possession of the Landowner's allocation in the proposed multi storied building to be constructed on the said premises within **18 months** from the date of sanction Building Plan hereof subject to handover of the possession of the First Schedule property by the Landowners to the Developer herein in "as it is" condition.

The Landowner shall handover original copy of all deeds and documents including Tax receipt of the KMC and Mutation Certificate, Government Revenue receipt in respect of the First Schedule property to the Developer at the time of execution hereof.

The landowner executing and register this Development Power of Attorney only in favour of the Developer herein for the purpose of in connection with and in relation to development of the First Schedule land and construction thereupon the proposed residential multi storied building limits upto conducting the necessary negotiation with the intending buyers in respect of the residential flat/units under the Developer's Allocation excluding the Landowner's Allocation, unilateral right to sign and execute any agreements for sale or Deed or Deeds of Conveyance in favour of the intending buyers/transferees in respect of the Developer's Allocation.

The ultimate roof of the building shall be the common for all occupants of the building including Landowner.

The Developer shall have right to negotiate with the intending buyers for sale and transfer of the residential flats/units in respect of the Developer's Allocation.

ENGINEER/ARCHITECT- Shall mean such person or persons may be appointed by the Developer for supervising the construction of the building and act as per The Kolkata Municipal Corporation building rules.

BUILDING PLAN- Shall mean such plan prepared by the Architect appointed by the Developer and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer. The Developer shall sanction the Building Plan upon receiving all deeds and documents from the Land owners herein as per requisition of the Developer.

COMMON EXPENSES- shall mean and include proportionate share of the cost, charges and expenses for maintenance upkeep, repair and replacement of the common parts, common amenities morefully and particularly mentioned in the Fifth Schedule hereunder written.

COMMON AREAS AND COMMON FACILITIES : shall include corridors, stairways, passageways, water, pump and motor and ultimate Roof (Roof of the building as the Building Plan duly sanctioned by The Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment location, enjoyment provision, maintenance and/or management of the building which shall always remain as join property of the Owners herein and/or their nominee or nominees or legal heirs and the Developer and/or its respective nominee or nominees morefully and particularly mentioned in the Fourth Schedule hereunder written.

SALEABLE SPACE : the Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats and Car Parking Space within the Developer's Allocation as specified above.

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land. The Developer has inspected and/or made necessary searches and satisfied about the marketability of title of the Owners enters into this Agreement.

The said land is free from all encumbrances, charges, liens, lispendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the Owners have good and marketable title in respect of the said land.

ARTICLE-III

The Owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to build construct, erect and complete the said new building or buildings on the said land strictly according to the plan to be sanctioned by Kolkata Municipal Corporation and to commercially exploit the same by entering into an Agreement for Sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned as per terms and conditions of this Agreement.

To get all applications, plans and other papers and documents signed by the Owners as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the Owners at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, PROVIDED HOWEVER THAT the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall construct multi-storeyed building on the said land at its own costs.

Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said land or any part thereof to the

Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially export the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter stated.

ARTICLE-IV

The Owners granting this Development Power of Attorney for sell and registration of Deed of Conveyance of Developer's allocation for receiving earnest money, consideration amount from the intending Purchaser/ Purchasers of the Developer's allocation to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the building and also for pursuing and following up the matter with Kolkata Municipal Corporation, W.B.S.E.D.C. Ltd and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer's allocation subject to fulfilment of the terms and conditions as mentioned in this agreement.

ARTICLE-V

POSSESSION

Immediately on execution of this Agreement the Owners will put the Developer in physical possession of the said land and shall handover the peaceful vacant possession of the entire area of land for proposed construction of the new building till shifting has been done by the Developer to the Owners.

ARTICLE-VI

SPACE ALLOCATION

The Developer shall on completion of the new building put Owners in undisputed vacant possession of the Owner's allocation as mentioned below in the said new building as Owner's allocation together with the all rights in common to the common portion with the stipulated period of **18 months** from the date of sanction of the building plan complete in all respect upto the satisfaction of the Owners including obtaining completion certificate from KMC but subject to force major reasons and/or other reasons beyond

the control of the Developer in which event the time to complete the construction of the proposed building shall reasonably stand extended.

After the allocation to the Owners and to Developer of its allocation in the manner herein hereto provided all common passage, corridors shall belong to the parties herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.

Subjects to what is herein before provided the Owners shall be entitled to transfer or otherwise deal with the Other's allocation as mentioned above, in the new building without any right, claim or interest therein whatsoever of the Developer.

The Developer shall be exclusively entitled to sell the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation subject to the Developer shall first handover the possession to the Owners of his allocation upto has satisfaction.

In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the Owners however that such dealing shall not in any manner fasten or create any financial liability upon the Owners. The Developer will have the responsibility/liability out of any accident during the period of construction.

ARTICLE-VII

(CONSIDERATION)

In consideration of the Owners having agreed to permit the Developer to commercially exploit the said land in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and the Developer agreed to allocate to the Owners all that the property mentioned in the Owners' allocation stated above.

ARTICLE-VIII

(BUILDING)

The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with good and standard materials as may be specified by the Architects from time to time.

Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein. But all the materials should be very good quality.

The Developer shall install/erect in the said proposed building at the own costs viz, as per the specification and drawing provided by the Architect, pump or water storage reservoir, overhead tanks, septic tank, elevator or lift electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or GROUND PLUS THREE storied building having self contained apartments constructed for sale of flats therein on ownership basis as mutually agreed herein.

The Developer shall at its costs and expenses and without creating any financial liability upon the Owners construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Kolkata Municipal Corporation.

All costs charges and expenses including architects fees for the sanction of the plan shall be borne/discharged by the Developer.

The Developer shall handover the completion certificate upon obtaining the same from the Kolkata Municipal Corporation before handing over the possession to the Owners.

ARTICLE-IX

(Common facilities)

The Developer shall pay and bear all shares of property taxes in respect of the said land until the completion of and handing over possession to all the Owners of the proposed building.

As soon as construction of the proposed building is completed the Developer shall give written notice to the Owners, requiring the Owners to take possession of the Owners' allocation in the building having been completed in all respect according to specification and plan thereof.

The Owners and the Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time.

Any transfer or any part of the Owners or Developer's allocation in the proposed building shall be subject to other, provision hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the connection facilities in the new building.

The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement.

ARTICLE-X

(OWNER'S OBLIGATION)

To make out a marketable title in respect of the said property free from all encumbrances, charges, liens, lispendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer and the Owners further undertakes to obtain all necessary permission in order to avoid any in future in regard to title/ownership of the property.

The Owners hereby agrees and covenants with the Developer not to act or to cause any interference or hindrance in the construction based on the said terms of this Agreement.

The Owners agrees and covenants with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning

and/or disposing of any of the Developer's allocated portion in the building subject to the Owner's allocation will be handed over first.

The Owners hereby undertakes to register and execute the Deed of Conveyance or a Deed of Transfer of any other nature in respect of any part or portion of the Developer's allocation until the completion of construction of the building or unit such time as may be mutually agreed b the parties hereto on the terms stated above.

ARTICLE-XI

(DEVELOPER'S OBLIGATION)

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of rules applicable for construction of the said building and as well as rules by the Kolkata Municipal Corporation.

The Developer at its own cost and expenses will complete the construction of the proposed building/buildings within 18 months from the date of sanction of the building plan. The period may be extended subject to force majeure or other unavoidable circumstances. The Owners shall not pay any amount for such constructional work.

The Developer hereby agree and covenant with the Owners not to do any deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the said proposed building at the said premises.

The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allocated flat/allocation from the intending Purchaser or Purchasers and same shall be enjoyed by the Developer.

The Owners shall accept their allocated portion if all conditions are fulfilled when completed for a habitable condition, upto his satisfaction in that event the Developer shall have every right to transfer his allocation to his person.

That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developer and the Owners shall not interfere in any way with the construction of the said building complex.

The Developer shall provide suitable rented accommodation to the Landowners at its own cost as and when required for the purpose of construction to demolish the existing building structure till the handing over the possession of the new flats from Owner's allocation.

The Developer shall not do any unauthorized construction beyond the sanctioned plan approved by the KMC and if anything done beyond the approved plan the Owners shall not be liable for that .

The cost of installation of the elevator shall be borne by the Developer.

ARTICLE-XII

(DEVELOPER'S INDEMNITY)

The Developer hereby undertake to keep the Owners indemnified against all third party claims, accident during construction, liabilities of others and actions arising out of any sort of act omission or commission of the Development in relation to the construction of the said building.

The Developer hereby undertakes to keep the Owners indemnified against all actions,, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

The Developer undertakes that no mobile tower will be installed on the roof top of the proposed new building.

ARTICLE-XIII

(TITLE DEEDS)

The original documents to respect of the shall be kept with the Developer who shall hold such documents during the substance of this Agreement and the Developer shall have liberty to ask the Owners to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes.

After transfer Developer's allocation portion to any third party the Developer will hand over the original title, deed to the Owners from whom received and the intending Purchaser/Purchasers shall get a Xerox copy of the same.

That the Owners shall have the right to inspect the building to be constructed and the Developer with construct the same as per the building plan to be sanctioned by Kolkata Municipal Corporation at its own cost and as per terms of this Agreement.

That the Developer shall have the right to sell the debris which would come out from the existing building structure thereupon the said premises. The existing meter/meters at the premises would be used by the Owners herein after construction.

ARTICLE-XIV

(MISCELLANEOUS)

The Owners and the Developer have entered into the Agreement purely as a construct and nothing contained herein shall be deemed to be constructed as a Partnership between the Developer and the Owners.

The Developer shall frame scheme for the management and administration of the said property and/or regulation and the Owners hereby given his consent to abide by the same.

The name of the Building shall be suggested by the Developer.

Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivers by hand and duly acknowledge or sent registered post to the registered office of the Developer.

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

That the pump room and electric meter will be installed under staircase at the cost and expenses of the Developer.

That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.

That the Owners shall be liable to pay the corporation tax from the date of taking over the possession of their allocations from the Developer and to pay the proportionate share of corporation tax in respect of his allocation till mutation and separation of their allocation at the office of Kolkata Municipal Corporation with his name.

The Developer shall have the right to borrow money from any Bank or any financial institution without creating any liability upon the Owners for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility without encumbering the Owner's allocation in any manner whatsoever.

That the Developer shall install letter box for all flat owners.

That the Developer shall install one Separate meter in favour of land owner.

District Courts of South 24 Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceeding arising out of these presents between the parties hereto.

ARTICLE-XV
FORCE MAJEURE

Shall mean and include earth quake, commotion, flood, riot, storm, heavy rain fall, non availability of building materials and other natural calamities.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We 1. **SMT SUKLA HALDER (PAN-AFPPH 9863L) (Aandhaar No. 6485 8463 7344)**, wife of Nirmalendu Halder, by faith-Hindu, by occupation- Housewife, by Nationality-Indian, residing at 505, Kalitala Lane, P.O- Baidyabati, P.S- Srirampur, Dist. Hoogly, Pin code- 712222 AND 2. **SRI SUBHRAJIT NATH (PAN- ASYPN 8502C) (Aandhaar No. 3088 6608 5861)**, son of Sri Subir Kumar Nath, by faith-Hindu, by occupation- Student, by Nationality-Indian, residing at 200, Postal Park, Roy Nagar, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070, hereinafter called the "**LAND OWNERS**" of **ALL THAT** piece and parcel of the Bastu land measuring an area 3 Cottahs 8 Chittaks 09 sq.ft. more or less together with 300 sq.ft RTS structure standing thereon lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S Khatian no. 488, appertaining to C.S & R.S Dag no 211, Bata dag 211/525 & comprised in C.S Khatian no. 285, R.S Khatian no. 453, appertaining to R.S Dag no. 211(P), Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdroni, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, **KMC Premises no. 110, Raynagar, Dist. 24 pgs(s)**, morefully described in First schedule hereunder, do hereby nominate, constitute and appoint **SRI TAPAS NASKAR, (PAN ADBPN9237G) (Aandhaar No. 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at 14, Postal Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, District South 24- Parganas, proprietor of **M/S. MAA CONSTRUCTION**, A Proprietorship business, having its office at 59, Postal Park, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070, as our true and lawful **ATTORNEY**, to act in our name, on our behalf and in place of us and in our stead to do the following acts, deeds and things in respect of the under mentioned First schedule property, that is to say:

To represent us, to sign on our behalf in respect of the First schedule mentioned property as is required for the purpose of Development.

To attend before the Registrar of any Registration Office to execute and present Deed of Sale or Agreement for Sale for Registration on our behalf and also to do all acts on our behalf as permissible in the eye of law of land for the transfer of the "Developer's allocation" morefully described in **Third Schedule** hereunder written to the intending Purchaser/ Purchasers in respect of Developer's allocation only mentioned in said development agreement.

To sign, execute and submit all papers, applications, documents, statements, Deed of Sale/ Deed of Conveyance undertakings, declarations and supplementary plans as may be required for having the plan or plans on the said premises, re-sanctioned by the Kolkata Municipal Corporation/ appropriate authority and/or any other authority or other authorities.

To appear and represent us and make signature on our behalf before the appropriate authorities including the Kolkata Municipal Corporation in connection with the sanction, re-sanction, modification and/or alteration of the building sanction plan.

To pay fees, obtain sanction and such orders and permissions from the authorities in our name as be expedient for sanction, modification and/or alteration of the plan and other papers and documents as may be required or necessary by the proper authorities.

To receive of the excess amount of fees if any paid for the purpose of sanction, modification and / or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on my behalf.

To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications,

documents and plans to do all other acts deeds and things as may deem fit and proper by the said Attorney.

To apply for and obtain necessary license, quota from the concerned authorities.

To execute and register the deeds like deed of conveyance, agreement, agreement for sale, deed of lease, deed of gift to KMC before the Registrar and shall also have right to receive the consideration money for the same against receipt on our behalf in respect of **Developer's allocation** morefully described in **Third Schedule** hereunder written.

To appear, present and sign on our behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

To appear and represent and/or sign on our behalf before and Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to be executed and signed by the said Attorney.

To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on our behalf.

To deposit and withdraw fees, documents and moneys in Court or Courts and / or any other person or authority and give valid receipts and discharges therefore in connection with the plan.

For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.

And We, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our said Attorney shall lawfully do execute or, permit or, cause to done executed or performed in connection with all the acts and deeds stated herein before.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE)

ALL THAT piece and parcel of the Bastu land measuring an area **3 Cottahs 8 Chittaks 09 sq.ft.** more or less together with 300 sq.ft RTS structure standing thereon lying and situated at Mouza- Roynagar, R.S. No. 175, J.L. No. 47, Touzi No. 6, comprised in C.S Khatian No. 285, R.S Khatian no. 488, appertaining to C.S & R.S Dag no 211, Bata dag 211/525 & comprised in C.S Khatian no. 285, R.S Khatian no. 453, appertaining to R.S Dag no. 211(P), Pargana- Magura, P.S. Sadar Tollygunge, then Jadavpur, then Regent Park, now Bansdronei, Sub Registry office Alipore, within the limits of Kolkata Municipal Corporation, ward no- 112, **KMC Premises no. 110, Raynagar, Dist. 24 pgs(s)** is butted by-

On the North	:-	R.S Dag no 187
On the South	:-	Land of Lakhi Manna
On the East	:-	Lan of Subir Nath & Reba Nath
On the West	:-	22 FT KMC Road

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOTMENT OF ALLOCATION TO THE OWNERS)

The Developer shall provide the Owner's allocation in the Building to be constructed on the said premises in the following manner:

entire first + third

Owners will get (1) Two flats on the **First floor** (2) One Flat on the **Second floor (South-East-West side)** (3) One Flat on the **Third floor (North-East-West side)** of the said proposed **GROUND PLUS THREE** storied building together with undivided proportionate share of right and interest in the said land upon demolition of the existing building standing thereon together with common area and facilities mentioned below.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER)

Entire ground, 2nd floor

Developer will get (1) entire ground floor which includes Flats, car parking etc. (2) One Flat on the **Second floor (North-East-West side)** (3) One Flat on the **Third floor (South-East-West side)** of the said proposed **GROUND PLUS THREE** storied building (except owner's allocation) including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with right to enter into Agreement for Sale or transfer of Flats, spaces within the Developer's Allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

The Ultimate roof of the Building shall be the common for all occupants of the Building including owners.

The Developer shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON PORTIONS AFTER CONSTRUCTION OF
THE NEW BUILDING ON THE FIRST SCHEDULE PROPERTY.

- I) Areas:
 - a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises, lift.
 - c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.
 - d) Entrance lobby.

- II) Water, Pumping and Drainage.**
- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of the Unit and/or exclusively for its use).
 - b) Water supply system.
 - c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.
- III) Electrical Installations:**
- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
 - b) Lighting of the common portions.
 - c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- IV) Others:** Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-owner.
- V) Roof :** Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat Owners as common.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON EXPENSES AFTER CONSTRUCTION OF THE NEW BUILDING ON THE FIRST SCHEDULE PROPERTY)

The expenses of maintaining, Expenses of mother meter and common meter, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharge arrangement water electricity supply system to all common areas, mentioned in Fourth Schedule hereinbefore.

The expenses of repairing and maintaining of lift and building, maintaining, while washing and colour washing the main structure, outer walls and common areas of the building.

The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building lobby, staircase and other common areas.

Salaries of all persons and other expenses for maintaining the said building. Corporation taxes, water taxes, insurance premium and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the said premises.

2. One tube-light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 Pin Plug point on Switch Board.
6. One A.C line

LIVING/DINING

1. One tube light points.
2. One bracket light point.
3. One ceiling fan points.
4. One 5 Amp Point.
5. One 5 Pin Plug Point on Switch Board.
6. One Electric Cell Bell attached at Flats entrance.

KITCHEN :

1. One ceiling light point.
2. One exhaust fan point.
3. One 15 Amp Point.
4. Microoven point
5. Chimney point

TOILET :

1. One light point
2. One exhausts Point
3. Washing Machine point

ELECTRIC METER :

A separate electric meter shall be provided for each flats at the cost security deposits to be paid reimbursed by the intending buyers of flats holder.

The Developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recorded from the intending buyers or flats holder.

PLUMBING :

Concealed Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

WATER :

The Developer provides K.M.C water from underground reservoir.

IN WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the parties hereto in presence of :-

WITNESSES :-

1. *Pannuj Ali Gazi*
Alipore Police Court
KOL - 27.

Sukla Halder

Subhrajit Nath

SIGNATURE OF THE OWNERS

2. *Banalip Ghosh*
Banal Mohan Ghosh
KOL - 700154.

MAA CONSTRUCTION
Japan Narketan

Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED BY ME

Rajesh Laskar

ADVOCATE

WB/294/09.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name _____

Signature Sukla Halder



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name _____

Signature Subhasit Neeth



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name _____

Signature Jagan Narkar

Major Information of the Deed

Deed No :	1-1603-05385/2024	Date of Registration :	27/03/2024
Query No / Year	1603-2000657112/2024	Office where deed is registered	
Query Date	09/03/2024 1:56:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Madhurima Saha ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7990463801, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 38,74,502/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,110/- (Article:48(g))	Rs. 60/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :





District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roynagar, Premises No: 110, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak 9 Sq Ft	1/-	37,93,502/-	Width of Approach Road: 22 FL.
Grand Total :				5.7956Dec	1 /-	37,93,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Shukla Halder Wife of Mr Nirmalendu Halder Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office	 18/03/2024	 LTI 18/03/2024 Captured	Shukla Halder 18/03/2024
200, Postal Park, Roy Nagar, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Afxxxxxx3l, Aadhaar No: 64xxxxxxxx7344, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Subhrajit Nath Son of Mr Subir Kumar Nath Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office	 18/03/2024	 LTI 18/03/2024 Captured	Subhrajit Nath 18/03/2024
200, Postal Park, Roy Nagar, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxxx2c, Aadhaar No: 30xxxxxxxx5861, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA CONSTRUCTION 59, Postal Park, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr Tapas Naskar (Presentant) Son of Mr Anukul Naskar Date of Execution - 18/03/2024, Admitted by: Self, Date of Admission: 18/03/2024, Place of Admission of Execution: Office</p>   <p>18/03/2024</p> <p>18/03/2024</p> <p>18/03/2024</p> <p>14, Postal Park, City:- Not Specified, P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Casto: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7g, Aadhaar No: 32xxxxxx2444 Status : Representative, Representative of : MAA CONSTRUCTION (as Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr PARVEJ ALI GAZI Son of Mr ANSAR ALI GAZI Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>   <p>18/03/2024</p> <p>18/03/2024</p> <p>18/03/2024</p>			
Identifier Of Mrs Shukla Halder, Mr Subhrajit Nath, Mr Tapas Naskar			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Shukla Halder	MAA CONSTRUCTION-2.89781 Dec
2	Mr Subhrajit Nath	MAA CONSTRUCTION-2.89781 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mrs Shukla Halder	MAA CONSTRUCTION-150.00000000 Sq Ft
2	Mr Subhrajit Nath	MAA CONSTRUCTION-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160305385 / 2024

On: 18-03-2024

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

Presented for registration at 14:59 hrs on 18-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Tapas Naskar .

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 38,74,502/-

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

Execution is admitted on 18/03/2024 by 1. Mrs Shukla Halder, Wife of Mr Nirmalendu Halder, 200, Postal Park, Roy Nagar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr Subhrajit Nath, Son of Mr Subir Kumar Nath, 200, Postal Park, Roy Nagar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others

Identified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR ALI GAZI, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 18-03-2024 by Mr Tapas Naskar, Proprietor, MAA CONSTRUCTION (Sole Proprietorship), 59, Postal Park, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR ALI GAZI, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2024 2:28PM with Govt, Ref. No: 192023240428608518 on 18-03-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8075932993017 on 18-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by by online = Rs 7,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2024 2:28PM with Govt, Ref. No: 192023240428608518 on 18-03-2024, Amount Rs: 7,010/-, Bank: SBI EPay (SBlePay), Ref. No. 8075932993017 on 18-03-2024, Head of Account 0030-02-103-003-02



Debashish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On: 27-03-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs. 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23954, Amount: Rs.100.00/-, Date of Purchase: 16/03/2024, Vendor name: S B DAS



Debashish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 127828 to 127863
being No 160305385 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.03.27 16:59:26 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.