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पश्चिम बंगाल WEST BENGAL

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19/1/2024  
No. 1506-2000122809/2024

Certified that the document is  
to registration. The Signature Sheet and  
endorsement Sheet Attached to the  
document are the part of the document.

Additional District Sub-Registrar  
Date: 09 JAN 2024

09 JAN 2024

## AGREEMENT FOR DEVELOPMENT

AND

## POWER OF ATTORNEY FOR DEVELOPMENT

THIS INDENTURE is made on this the 19<sup>th</sup> day of January, Two  
Thousand Twenty Four (2024),

BETWEEN

2020 22/2/28

ক্রমিক নং..... তারিখ.....

ক্রোডা.....

গ্রাম.....

মূল্য..... টাকা..... পয়সা.....

ভেদেব্রী.....

আমডাঙ্গা এ,ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....

মেট্র মূল্য.....

11 DEC 2023

ট্রেজারী অফিস - বারানাস

ভেদার - শ্রী গোবিন্দ প্রসাদ

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Dist. Sub-Registrar  
Dum Dum

9 JAN 2020

(1) **SRI DEBANJAN PRAMANIK (PAN-AFHPP8622D)**, son of late Dhananjoy Pramanik, by occupation-Business, residing at 12F Samar Sarani, P.O. Cossipore, P.S. Sinthee, Kolkata-700002, (2) **SMT. ANJANA DAS (PAN-AAGPD3129F)**, wife of Asit Baran Das, daughter of late Dhananjoy Pramanik, by occupation-Housewife, residing at Udit, UD-080804, 1050/1, Survey Park, Kolkata, Santoshpur, P.O. Santoshpur Avenue, P.S. Survey Park, Kolkata-700075, West Bengal, (3) **SMT. RANJANA BERA (PAN-AHPPB9754J)**, wife of Suvendu Kumar Bera, daughter of late Dhananjoy Pramanik, by occupation-Housewife, residing at Kacharipara, Barbarisha, Bara Barisha, Purba Medinipur, P.O. & P.S. Kolaghat, Dist.- Purba Medinipur, Pin-721134, West Bengal, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, legal representatives and assigns) of the Party of the **FIRST PART**.

**AND**

**M/S. RELIANCE CONSTRUCTIONS COMPANY, (PAN-ADRPD8180E)**, a proprietorship firm, represented by its present proprietor, **SRI SIBASIS DAS, (PAN-ADRPD8180E)**, son of Sri Sanjib Chandra Das, by faith - Hindu, by occupation - Business, residing at 28/1G, Hare Kristo Sett Lane, P.O. - Sinthee, P.S. -Sinthee, Kolkata - 700050, hereinafter called as "**PROMOTER/ DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors and/ or in office, administrators and assigns) of the party of the **SECONDPART**.

**WHEREAS** by an Indenture of Sale dated-11th day of June, 1955 (One Thousand Eight Hundred and Fifty Five) made between one George Aviet and Hosanna Aviet, wife of the George Aviet of the First Part, Kissori Chand Mittra of the Second Part, Sreemati Kyalash Bashini wife of the said Kissori Chand Mittra of the Third Part and Joseph Spencer of the Fourth Part and registered in Book 'A' Volume No. I, Pages from 56 to 60 at the office of the Registration of Deeds in the district of North 24 Parganas for the consideration of the sum of Rs. 14,000/- only and Rs. 5/- paid to the said George Aviet by the said Sreemati Kyalash Bashini. He, the said George Aviet at the request and direction of the said Kissori Chand Mittra granted, sold and demised the said Hosanna Aviet at the like request and by the like direction and with the privity and concurrence of the said George Aviet demised released confirmed unto the said Sreemati Kyalash Bashini her heirs, representatives and assigns, all that the Brick Built messuage, tenement or dwelling house together with piece and parcel of land or ground in part whereof the same was erected and built containing by estimation 20



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(Twenty) Bighas of land a little more or less situate and lying on New Dum Dum Road, Dakshin Para in the District of 24 Parganas therein particularly described.

**AND WHEREAS** the said Kessori Chand Mittra who was during his life time and at the time of his death a Hindu Governed by the Dayabhaga School of Hindu Law departed this life intestate leaving him behind his surviving sole widow, Shreemati Kylash Bashini and a daughter, Sreemati Kumudini Dassi as his heiresses and legal representatives who absolutely seized and possessed of inter alia the said premises recited above.

**AND WHEREAS** the said Sreemati Kylash Bashini departed this life intestate leaving behind her surviving said Sreemati Kumudini Dassi and Seven (7) grandsons by her viz. Sarat Chandra De, Satish Chandra De (Rai Bahadur), Chiru Chandra De, Kiran Chandra De, Hem Chandra De, Prafulla Chandra De and Probodh Chandra De, all since deceased.

**AND WHEREAS** the said Sreemati Kumudini Dassi died intestate in 1897 leaving behind her the said Seven (7) sons who became entitled to the said premises recited above.

**AND WHEREAS** the said Charu Chandra De, died intestate on the 30th day of December, 1911 leaving him behind his surviving sole widow, Smt. Indu Probha De and a daughter, Sreemati Sudhamayee alias Sudharani as his heiress and legal representatives.

**AND WHEREAS** the said Sarat Chandra De died intestate on the 4th day of August, 1930 leaving him behind Sreemati Kusum Kumari, his sole widow as his heiress and legal representatives.

**AND WHEREAS** the said Sreemati Indu Probha De died on 18th day of July, 1931 leaving her surviving her said daughter, Sreemati Sudhamaye alias Sudharani, who thereby became entitled to undivided one seventh share left by her father in the same properties recited above.

**AND WHEREAS** the said Sreemati Sudhamayee Mittra alias Sudharani instituted a suit No. 1453 of 1934 in the High Court at Calcutta in its ordinary original Civil Jurisdiction against the said Kiran Chandra De, Satish Chandra De (Rai Bahadur), Prafulla Chandra De, Hem Chandra De, Probodh Chandra De and Sreemati Kusum Kumari Dassi for declaration of shares of the parties in the said suit in the properties recited above and numbered as 1/1, 1/2,



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1/3 and 1/4 Dum Dum Road, 28, Harey Kristo Seth Lane, and also other properties for partition by metes and bounds and for other incidental reliefs.

**AND WHEREAS** during the pendency of the said suit Hem Chandra De died intestate on the 4th day of February, 1935 leaving him surviving Sudhir Kumar De and Sisir Kumar De as his two sons as heirs and legal representatives.

**AND WHEREAS** by an order made on the 29th day of March, 1935 in the said suit death of the said Hem Chandra De was recorded and the said Sudhir Kumar De and Sisir Kumar De were substituted in records thereof in place and instead of the said Hem Chandra De.

**AND WHEREAS** on the 23rd day of August, 1935 usual preliminary decree was drawn in the said suit declaring the shares of the parties therein and directing issue of writ of commission to M/S. M.N. Dutt and N.C. Bose.

**AND WHEREAS** by the return of the Commissioner of Partition made in the said suit a portion of the said premises No. 1/1, 1/2, 1/3 and 1/4 Dum Dum Road, Kolkata measuring 1 Bigha 5 Cottahs 5 Chittacks 37 Sq.ft. being coloured 'Burnt Sienna' in the Map or Plan annexed to commissioner's return was set apart for the proper use and better enjoyment of the several allotments as common passage in the above mentioned premises and Premises No. 28, Harey Kristo Seth Lane, Kolkata which passage has now been taken over by the Corporation of Calcutta, which is now known as Kolkata Municipal Corporation.

**AND WHEREAS** by the return of commissioners of partition made in the said suit a portion of land measuring 2 Bighas 4 Cottahs 14 Chittacks and 19 Sq.ft. marked as Lot 'G' of the Map or Plan annexed to the return of the commissioners of partition in suit No. 1453 of 1934 High Court at Calcutta in its Ordinary Original Civil Jurisdiction was allotted to the said Prafulla Chandra De for his one Seventh shares of 1/1, 1/2, 1/3 and 1/4 Dum Dum Road, and the entire portion marked Lot 'G' has been separately numbered as Premises No. 1/3/3, Dum Dum Road, Calcutta.

**AND WHEREAS** the said Prafulla Chandra De was holding the above mentioned premises jointly with other co-sharers as appertaining to Rent Free Holding No. 124 in Division I, Sub-Division XV in Mouza-Gupta Brindaban appertaining to Dehi Panchannagram in permanent Mourashi Mokarari right under one Kristo Chandra Bose.



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**AND WHEREAS** by a Bengali conveyance dated the 31st day of July, 1940 (One Thousand Nine Hundred and Forty), the said Kristo Chandra Bose for consideration therein mentioned granted conveyed transferred and assigned unto the said Prafulla Chandra De and all other parties in the said suit No. 1453 of 1934, High Court at Calcutta in its Ordinary Original Civil Jurisdiction, Calcutta all the right title and interest of the said Kristo Chandra Bose as superior Landlord in the said Rent Free Holding No. 124 registered in the office of the Sub Registrar at Cossipore Dum Dum and entered in Book No. I, Volume No. 35, Pages from 121, Being No. 2166 for the year 1940.

**AND WHEREAS** the said Prafulla Chandra died intestate on the 1st day of September, 1945 leaving him behind his widow Smt. Saila Bala De and son Sri Subodh Kumar De as his heiress and heir and legal representatives who became jointly and absolutely entitled to the share of the said property, left by said Prafulla Chandra.

**AND WHEREAS** the said Smt. Bina Bhattacharjee by an Indenture dated-14th March, 1960 purchased the aforesaid Premises more fully and particularly described in the schedule below from the said Shri Subodh Kumar De and Smt. Sailabala Dey.

**AND WHEREAS** said Smt. Bina Bhattacharjee after purchasing the aforesaid property absolutely seized and possessed of or otherwise well and sufficiently entitled inter alia to the properties particularly mentioned and described in the schedule hereunder written.

**AND WHEREAS** the name of Premises number has now been changed by keeping the same as 12F, Samar Sarani (previously 1/3/3F Dum Dum Road after mutation).

**AND WHEREAS** said Smt. Bina Bhattacharjee by a Deed of Sale dated 11.02.1985, registered at the office of ~~Cossipore~~, recorded in Book No. I, Volume No. 17, Pages from 227 to 245, being No. 2153 for the year 1985, sold, conveyed and transferred **ALL THAT** piece and parcel of rent free land measuring more or less 3 Cottahs 8 Chittacks having portion of Lot 'G' of the Map or Plan annexed to the return of the commissioners of partition in suit No. 1453 of 1934 High Court at Calcutta, in its Ordinary Original Civil Jurisdiction, Calcutta being portion of Premises No. 1/3/3-B, Dum Dum Road, renumbering as 1/3/3F, Dum Dum Road, now renamed and renumbered as 12F, Samar Sarani within the corporation of Calcutta appertaining to Dehi Panchannagram Division I, Sub Division IV, Holding No.



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124 within Police Station Cossipore, Mouza- Gupta Brindaban, Touzi No. 1298/2833, District- North 24 Parganas, in favour of Shri Dhananjoy Pramanik.

**AND WHEREAS** after such purchase while seizing and possessing the said property the said Dhananjoy Pramanik died intestate on-10.02.2015, leaving him behind his widow Smt. Sabita Pramanik, one son Sri Debanjan Pramanik, two daughters namely Smt. Anjana Das & Smt. Ranjana Bera, as his legal heirs, heiresses and successors to inherit the property left by him as per Hindu Succession Act. 1956.

**AND WHEREAS** said Smt. Sabita Pramanik died intestate on-28.04.2021, leaving behind her one son Sri Debanjan Pramanik, two daughters namely Smt. Anjana Das & Smt. Ranjana Bera, as his legal heirs heiresses and successors to inherit the property left by said late Sabita Pramanik as per Hindu Succession Act. 1956.

**AND WHEREAS** since then the said Sri Debanjan Pramanik, Smt. Anjana Das & Smt. Ranjana Bera the land owners herein are absolutely seized and possessed of **ALL THAT** piece and parcel of bastu land measuring 3 Cottahs 8 Chittacks 5 Sq.ft. more or less along with R.T. Shed structure measuring 100 Sq.ft. more or less lying and situated at Premises No. 1/3/3-B, Dum Dum Road renumbered as 1/3/3F, Dum Dum Road now renamed and renumbered as 12F, Samar Sarani within the Corporation of Calcutta appertaining to Dehi Panchannagram, Division-I, Sub-Division-IV, Holding No. 124, within P.S. Cossipore, Mouza-Gupta Brindaban, Touzi No. 1298/2833, by mutating their names and by paying taxes and revenues to the competent authority ( P.O. Cossipore, P.S. Sinthee, Ward No. 2, Kolkata, Pin-700002)

**AND WHEREAS** the Land Owners being desirous of developing the said property by constructing a multi-storied building consisting of several flats and/or apartments in accordance with the Building Plan to be sanctioned from the **Kolkata Municipal Corporation**, have approached the said Developer Firm herein for development by construction of multistoried building on the aforesaid plot land after demolishing the existing structure standing thereon consisting of several flats and/or apartments in the said property.

**AND WHEREAS** the Developer Firm has agreed to the said proposal of the Land Owners to develop and construct a building consisting of several flats and/or apartments and/or spaces in the said property.



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**NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and amongst the parties hereto as follows:**

**1. DEFINITION:-**

Unless there is anything repugnant to the subject or context;

**(A) BUILDING** shall mean the proposed **multi storied** building which is to be constructed, after demolishing the existing structure on the schedule 'A' mentioned land measuring about 3 cottahs 8 chhhitaks and 5 square feet lying and situated at Premises No. 1/3/3-B, Dum Dum Road renumbering as 1/3/3F, Dum Dum Road now renamed as 12F, Samar Sarani within the Corporation of Calcutta appertaining to Dehi Panchannagram, Division-I, Sub-Division-IV, Holding No. 124, within P.S. Cossipore, Mouza-Gupta Brindaban, Touzi No. 1298/2833, along with all attached appurtenances and easements, being more fully and particularly described in the Schedule "A" hereunder given, as per sanctioned building plan from the **Kolkata Municipal Corporation**.

**(B) OWNER'S ALLOCATION** shall generally mean and include out of the total available constructed area the Land-owner No. 1 herein namely **Sri Debanjan Pramanik** shall get 1 (One) Nos. of 2BHK flat on the Second Floor, South East Side and also 50% area of construction or in the alternative the price equivalent to the market value of the constructed area on the southern side of the ground floor of the said proposed building AND the Land-owner No. 2 herein namely **Smt. Anjana Dasshall** get 1 (One) Nos. of 2BHK flat on the First Floor, North East Side AND the Land-owner No. 3 herein namely **Smt. Ranjana Berashall** get 1 (One) Nos. of 2BHK flat on the First Floor, South East Side, hereinafter called and referred to as the Owners Allocation.

**After handing over the possession from the developer the land owners will make a partition or gift deed among themselves (owners). The owner's allocation will take effect from the date of execution of the partition or gift deed.**

The Owner's Allocation shall, however, include proportionate share in the land underneath the building and the rights to use and enjoy all facilities and amenities in the proposed building to be used in common with all owners, inhabitants and occupiers at the said premises and also the easements and quasi-easements appertaining to individual units.

It is made clear that the Developer shall only handover the area of entitlement to the Owners after construction of the proposed building, the individual allocations interse the Owners in respect of the residential Flats and the parking or other spaces, if any, shall have be decided and allocated mutually amongst the Owners.



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The Developer shall construct the proposed building and also particularly the Flats of the Owner's Allocation as per the specifications provided in the Schedule "E" hereunder given.

**Shifting charges for the 1 (One) family of Debanjan Pramanik has to be provided with adequate accommodation by the Developer during the course of construction of the propose multistoried building.**

**(C) DEVELOPER'S ALLOCATION** shall generally mean and include the residual portion of the total available constructed area in the **proposed Multi storied building at the subject premises, excluding the Owner's Allocation as indicated above, which the Developer shall be entitled to exploit commercially by selling, transferring or dealing in the manner of its choice.**

The Developer's Allocation shall include all and every area in the proposed multi-storied building at the said premises which does not fall under the Owner's Allocation as per the description provided hereinabove.

The Developer shall construct the proposed building generally as per the specifications provided in the Schedule "E" hereunder given.

The Developer's allocation shall also include proportionate share in the land underneath the building and the rights to use and enjoy all facilities and amenities in the proposed building to be used in common with all owners, inhabitants and occupiers at the said premises and also the easements and quasi-easements appertaining to individual units. The Developer shall in turn be entitled to pass on such benefits to the intending Purchasers of the Developer's Allocation.

**(D) SANCTIONED PLAN** shall mean the building plan which will be sanctioned in the name of the Owner from the **Kolkata Municipal Corporation** along with all its subsequent lawful modifications.

**2. THIS AGREEMENT** shall be deemed to have commenced on and with effect from the date of execution of this agreement.



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### 3. THE OWNER HEREBY DECLARE AS FOLLOWS:-

- A) That the Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- B) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, whatsoever or howsoever and the Owners have a good marketable title in respect of the said property.
- C) That any error in the description of the said property, if subsequently detected will be corrected by the Owners by executing rectification deed(s) and/or declaration(s) necessary for the purpose.
- D) That there is no existing/subsisting agreement regarding Development or Sale of the said property between the Owners and any third party, and even if there was any, all such agreements have been terminated and/or cancelled and the Owners agree to keep the Developer absolutely and completely indemnified against all such third party claims in respect of the said property, if arisen in future.
- E) That in the event of any dispute or litigation or proceeding before any judicial or quasi-judicial proceeding relating to the title of the property and affairs in connection therewith (anytime during subsistence of this Agreement), the Owners shall remain absolutely liable and responsible for the delay or loss, if any. The Owners shall also be responsible and remain liable to compensate the Developer for such delay or loss.

### 4. THE OWNERS AND THE DEVELOPER HEREBY DECLARE AND COVENANT AS FOLLOWS:-

- A) That the Owners hereby grant exclusive right to the Developer to undertake new construction after demolishing the existing building standing on the said premises in accordance with the plan to be sanctioned (along with all lawful modifications, subsequent or otherwise) by the **Kolkata Municipal Corporation**.
- B) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's own cost and expenses.
- C) That upon demolition of the existing building/structure standing on the said property the Owners shall not be entitled to the building materials and debris which shall absolutely be the property of the Developer **PROVIDED THAT** all costs and charges for affecting such demolition shall be incurred by the Developer.



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D) That within a maximum period of **15 days from** the date of obtaining of Sanctioned Building Plan from the **Kolkata Municipal Corporation**, the Owners shall make over vacant possession of the said property to the Developer. All the original deeds, documents and papers relating to the said property shall remain in the custody of the Developer during the period of construction of the building till the end of the whole project and shall ultimately be handed over back to the Association of Flat / Apartment Owners, after completion of the Development project.

E) That the Owners shall grant to the Developer an appropriate Power of Attorney and all authorisations to obtain on behalf of the Owner all necessary permissions and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Municipal and other authorities and other allied matters and also further to sell and transfer to any intending purchaser or purchasers from the Developer's Allocation in the proposed building and to receive earnest money or full consideration monies from the prospective buyers and to grant proper money receipt thereof and to execute Agreements for Sale, Deeds of Conveyance for Sale of space/ flats/ garage/ shop, etc. on behalf of the Owners before the competent registering authority, only to the extent of Developers Allocation.

F) That the Owners and the Developer shall be exclusively entitled to their respective Allocations in the proposed 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 other and the Owners or anyone claiming under them shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation; likewise, the Developer shall also not interfere with the Owner's Allocation provided the Owners perform their obligations appropriately, as agreed.

G) That in so far as necessary all dealings by the Developer in respect of the building including Agreements for Sale or Transfer concerning Developer's Allocation shall be in the name of the Owners, and for that purpose the Owners undertake to give the Developer an appropriate Power of Attorney in the form and manner as may be required by the Developer.

H) That the Owners shall execute the Deed of Conveyance or Conveyances in favour of the Developer or their nominee or nominees or the intending Purchaser or Purchasers of the Developer's Allocation in such part or parts as shall be required by the Developer; similarly, the Developer shall join in all deeds, agreements and documents as Confirming Parties including those of the Owner's Allocation, if required, but each party shall appropriate exclusively the exploitation value / proceeds of their respective allocations.



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I) That the Developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan and confirming to such specification as are more fully and particularly mentioned and described in the Schedule "E" hereunder given and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect and/or the Developer regarding the quality of the materials shall be final and binding on the parties hereto. It is made clear that the Developer shall not be entitled to use any material inferior in quality to those as specified in the schedule E hereunder written.

J) That the Developer shall install in the said building at its own costs motor pump, water storage tanks, overhead reservoirs, electric wiring and installations including fittings and other facilities as are required to be provided in the new building to be constructed for sale of flats therein on ownership basis and as mutually agreed.

K) That the Developer shall be authorised in the name of the Owner in so far as is necessary to apply for and obtain temporary and permanent connection of electricity, water supply, drainages, sewerage and/or other facilities, if any, required for the construction or enjoyment of the building, at its own cost.

L) That the Developer shall at its own costs and expenses and without creating any financial or other liabilities on the Owners construct and complete the said new building in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer. **PROVIDED HOWEVER** no alternation or modification shall be made in the Owner's Allocation without the consent of the Owners in writing, **PROVIDED FURTHER** if such alternation or modification is caused at the instance of the appropriate authorities, the Owners shall not refuse to give **their** consent thereon.

M) That the Developer shall make an arrangement at its own costs and expenses for obtaining the Completion / Clearance / Occupancy Certificate from the **Kolkata Municipal Corporation** after regularizing whatever modifications, alterations and/or deviations, if any, made during construction of the said proposed building.

N) That from the date of making over vacant possession of the said property to the Developer, the Municipal rates and taxes as also other outgoings in respect of the said property and till such time as the possession of the said Owner's Allocation is made shall be borne and paid by the Developer. All outstanding dues on account of Municipal rates and taxes as also other outgoings upto the date of delivery of vacant possession of the property to the Developer shall, however, remain the liability of the Owners.



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**5. IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS:-**

1. That as soon as the building is completed the Developer shall inform the Owners requiring them to take possession of the Owner's Allocation in the building and from the date of such information and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and impositions whatsoever payable in respect of the Owner's Allocation and the proportionate share in the charges for maintenance of the common areas of the Building.
2. That on and from the date of completion of construction of the building the Owners shall also be responsible to pay and bear the service charges and/or maintenance charges for the common facilities in the new building payable with respect to and in proportion with the Owner's Allocation.
3. That the Owners shall not do any act, deed or thing whereby the Developer shall be prevented from making construction and completion of the said building. The Developer assures that it shall not abandon the project before completion provided the Owners perform their obligations appropriately, as agreed, and in default the owners shall be liable to compensation.
4. That neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other purchasers/occupiers of the newly constructed building.
5. That all the parties hereto shall abide by all statutory rules and regulations, bye laws, etc.
6. That all the respective parties and/or their assignees shall keep or cause to be kept at all times the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the building in proper condition and repair so as not to cause any damage to the building or any other space or accommodation therein.
7. That neither party and/or their assignees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.



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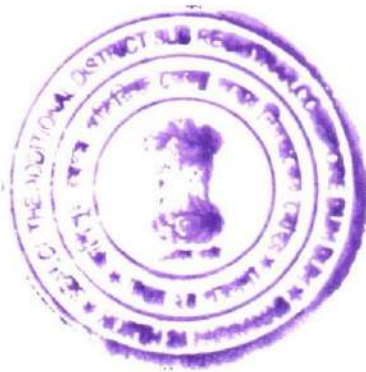
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**6. THE OWNERS HEREBY AGREE AND COVENANTS WITH THE DEVELOPER AS FOLLOWS:-**

1. Not to cause any interference or hindrance in the construction of the said building at the said property by the Developer.
2. Not to do any act, deed 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 at the said property, subject to allotment and handing over peaceful and vacant possession to the owners of their allocated portion after completion of the construction of the proposed building. However, this shall not be any prejudice to the Developer's rights to enter into any Agreement for Sale / Deed of Sale with any intending purchaser.
3. Not to let out, grant lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.
4. To remain bound to execute/confirm all Agreements for Sale or Transfer and all Deeds for Sale or Transfer concerning Developer's Allocation and shall remain bound to execute an appropriate Power of Attorney empowering the Developer to execute all such Agreements for Sale or Transfer and all Deeds for Sale or Transfer for and on behalf of the Owners concerning Developer's Allocation of the building at the said property. The Owners also hereby agree and undertake that the Power of Attorney to be executed in favour of the Developer shall remain in force till all the Deeds of Conveyances are executed and registered in favour of the intending Purchaser or Purchasers of either whole or any part of the Developer's Allocation; **PROVIDED THAT** the Developer shall not misuse the said Power of Attorney, nor cause any damage or financial loss to the Owners.

**7. THE DEVELOPER HEREBY AGREES AND COVENANT WITH THE OWNERS AS FOLLOWS:-**

1. To complete the construction of the building **within 24 months** from the date of sanctioning of the Plan from the **Kolkata Municipal Corporation** or the Owners making over vacant possession of the said property to the Developer, whichever is later, subject to the clause of Force Majure and other conditions beyond the control of the developer, in default, the Developer shall be liable to pay appropriate compensation.
2. Not to transfer and/or assign the benefits of this Agreement or any portion therewith to any third party without the consent in writing of the Owners.
3. Not to violate or contravene any of the provisions or rules applicable to construction of the said building.



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4. The Developer shall wholly be held responsible for any untoward incidents / accidents (save and except where there is any involvement of the Land Owners or other persons under them or individuals or where there is involvement of any other factors which are ordinarily not with the control of the Developer) along with any claim, damages, if arise during the course of construction on the basis of their own liabilities.

8. **POWER OF ATTORNEY / AUTHORITY:-**The Land Owners / Owners hereby appoint the Developer as **their** Lawful Attorney in **their names** and on **their** behalf to do inter alia the following acts, deeds and things relating to the property more fully and particularly described and mentioned in the Schedule "A" hereunder written, and also authorise the Developer to act on their behalf-

1. To negotiate on terms for and to agree to enter into and conclude any Agreement for Sale with any intending purchaser/s in respect of the proposed **Multi storied building** to be constructed and/or built on the land / property / premises more fully and particularly described and mentioned in the Schedule "A" hereunder written, hereinafter referred to as the "Said Property", or any part thereof, and to accept earnest money or part or full consideration money in connection therewith. However, all such agreements or deeds shall be primarily relating to only the Developer's Allocation in terms of the instant Agreement, save and except specifically agreed and provided otherwise by the owners / executants / land owner / principals.

2. To sign, endorse, submit, deposit and/or collect on **our** behalf on all types of plans, scheme, papers, documents, declaration, modification plan, all completion and/or any type of plan, in and from and further to represent the Land Owners in the office of the **Kolkata Municipal Corporation**, Registrar of Assurances, Government / Semi Government and/or other autonomous bodies in respect of the said property and to do all acts, deeds and things relating thereto for the purpose of sanction, approval and/or otherwise in relation to the concerned / subject property.

3. To appoint Architect or Architects, Engineer or Engineers, consultants, Contractor or Contractors, labourers and to have the said property surveyed and for that to make all correspondences and to do all other acts and things relating thereto, including construction of the building.

4. To sign, execute and submit and collect all papers, statements and plans as may be required in connection with the process of sanctioning or revised sanction or completion of building plan and all types of plans as required to be submitted in the **Kolkata Municipal**



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Asst. District Sub-Registrar  
Cossioore, Dum Dum

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**Corporation** and any other Government / Semi Government and/or other autonomous bodies in respect of the said premises / property.

5. To pay fees, obtain sanction and such other orders and permissions from the necessary or statutory authorities as may be expedient for the sanction and/or order of any plan and also to submit other papers and documents as may be required by the concerned authorities, on behalf of the Land Owners.

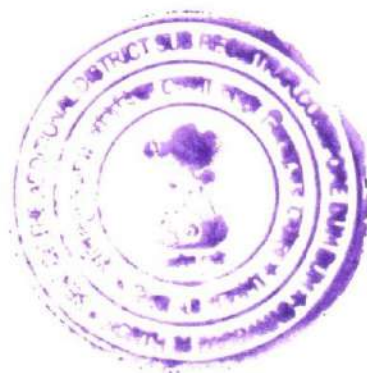
6. To receive refund of the excess amount of fees (if any), paid for the purpose of sanction and/or modification or alteration of the sanctioned plans from any authority or authorities and to sign all applications and papers in that regard, on behalf of the Land Owners.

7. To appear and represent the Land Owners before the competent Authorities including the **Kolkata Municipal Corporation**, Kolkata Metropolitan Development Authority, Bengal Police, Kolkata Police, Calcutta Electric Supply Corporation (CESC), West Bengal State Electricity Distribution Company Limited, Government / Semi Government and/or other autonomous bodies, the competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Development & Planning Authority of Government of West Bengal, W.B.F.E & S, and all its / their departments in connection with the said property or anything relating thereto.

8. To apply to the Kolkata Police, Bengal Police, Chief Electrical Inspector, W.B.F.E & S, and other statutory authorities for their respective statutory compliances and completion certificates and to obtain all sanctions and permissions for drainage, sewerage, water, tube-well, generator, lift, pollution control and environmental clearances and getting these renewed from time to time and to sign all necessary application papers and documents in relation thereto, on behalf of the Land Owners.

9. To approach and represent the Land Owners before **Kolkata Municipal Corporation** and/or any Government and/or Semi Government Authorities, Block and District Land & Land Reforms Officers, including all revenue authorities like Collector, Addl. Collector including all revenue authorities and all departments thereof, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Act, 1976 or any other authorities appointed under the law for the time being in force for the purpose of all matters connected with the said property, on behalf of the Land Owners.

10. To make and sign applications to the appropriate Government Departments, Government / Semi Government and/or other autonomous bodies, Local Authorities or other competent authorities for all and any licences, permissions and consents required by any Act or Parliament order, statutory instruments, regulations, bye-laws or otherwise in connection



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Sd/-, District Sub-Registrar  
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with the management and improvement of the said property, including the recovery of compensation, on behalf of the Land Owners.

11. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility in the said property from the concerned authorities and/or to make alterations therein and for that to sign, execute and submit all papers, applications, documents and plans, on behalf of the Land Owners.

12. To sign, execute and deliver any conveyance or conveyances with regard to the undivided right, title and interests as a whole or in part in the said property (more particularly in respect of the Developer's Allocation in terms of the instant Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owner / principals) in favour of the intending Purchaser/s or to his, her, their or its nominees and further to accept part or full consideration money in connection therewith.

13. To sign and execute all other deeds, instruments and assurances which the said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the undivided right, title and interests as a whole or in part in the said property (more particularly in respect of the Developer's Allocation in terms of the said registered Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owner / principals), on behalf of the Land Owners.

14. To appear and represent the Land Owners, before any Notary Public, Inspector General of Registration, Registrar of Assurances, Addl. Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Addl. Registrar, Addl. District Registrar, Metropolitan or other Magistrate, BL & LRO having jurisdiction and to remain present for registration and acknowledge papers statements, declarations, affidavit required for sanction and/or subsequent modification and completion plan by **Kolkata Municipal Corporation** and/or any other municipal authorities and sign on behalf of the Land Owners.

15. To present any such conveyance / conveyances / document / deed / declaration / undertaking / statements, etc. for registration and to admit execution before the Registrar or Sub-Registrar, Registrar of Assurances, Kolkata and/or in any office having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the undivided right, title and interest as a whole or in part in the said property or part thereof (more particularly in respect of the Developer's Allocation in terms of the instant Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owners / principals) unto



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the intending Purchaser/s as fully and effectually in all respect, as the Land Owners could do the same themselves.

16. To sign, execute and deliver any conveyance or conveyances with regard to the said property or part thereof (more particularly in respect of the Developers Allocation in terms of the instant Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owner / principals) in favour of any intending Purchaser/s and further to accept part or full consideration money in connection therewith.

17. To appear and represent the Land Owners, before any Notary Public, Magistrate, Oath Commissioner for making any affidavit in connection with the undivided right, title and interest as a whole or in part in the said property.

18. To defend, look after, manage and retain possession of the undivided right, title and interest as a whole or in part in the said property and to negotiate with any tenants and / or occupants at the said premises (if required) for obtaining vacant possession of the various parts and portions in their occupation on such terms and conditions as the said attorney/s in his / her / their / its absolute discretion shall deem fit and proper.

19. To appear and represent the Land Owners in any court, civil or criminal in India relating to any matter in respect of the undivided right, title and interest, as a whole or in part, in the said property (more particularly, in respect of the Developer's Allocation in terms of the instant Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owner / principals).

20. To sign all papers, documents, affidavits, plaints, written statements, petitions, applications and to give evidence on behalf of the Land Owners, in respect of the undivided right, title and interest, as a whole or in part, in the said property (more particularly, in respect of the Developer's Allocation in terms of the instant Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owners / principals).

21. To appoint Solicitors, Advocates, Barristers, Pleaders and to give and sign in the name of the Land Owners on any warrant or warrants of attorney, vakaltanama(s) to prosecute others and defend the Land Owners in respect of the undivided right, title and interest, as a whole or in part, in the said property (more particularly, in respect of the Developer's Allocation in terms of the instant Development Agreement, save and except specifically agreed and provided otherwise by the executants / land owners / principals).

22. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any matters in which the Land Owners may be interested or concerned and also if the said attorneys shall think fit to compromise, refer to



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arbitration, abandon or become non-suited in any such action or proceeding as aforesaid in respect of the said property.

23. To sign and execute all other deeds, instruments and assurances which the said Attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the respective undivided shares or interests in the said property or part thereof.

24. To amalgamate the land as well as erect or construct building or buildings to make any addition and alteration to the building or structures on the said property as and when occasion may arise and/or sub divide such buildings or structure in one or more parts as the Attorney may at his / her / their /its sole discretion think fit and proper.

25. To sign and appear and execute registration processes to be submitted to local body in the form of boundary declaration, Deed of Gift for strip of land, Deed of Gift for splayed corner, alignment declaration, encroachment declaration, declaration for non-eviction of tenants and addition / modification in the nature of which is required to be submitted before competent local body or Government or Semi Government Authorities for getting necessary clearances, including clearance certificate and /or sanction plan from Competent Authorities absolutely and solely.

**AND** the Land Owners hereby agree to ratify and confirm all and whatever other act or acts the said Attorney/s shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of said property by virtue of this power / Authority.

**BE IT NOTED** that this power of Attorney or Authority is specifically for the purpose of carrying out development work at the schedule mentioned property and in connection with the instant Development Agreement.

#### **9. MUTUAL COVENANTS AND INDEMNITIES:-**

1. The Land Owners / Owners shall do or execute or cause to be done or executed all such further deeds, matters and things not herein specified as may be required to be done by the Developer at its cost and for which the Developer may need the authority of the Owners, **PROVIDED** that all such acts, deeds, matters and things shall not in any way infringe the rights of the Owners and/or go against the spirit of these presents.

2. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any Society or Association to be formed by the Flat Owner of the newly constructed building at the said property.



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Adl. District Sub-Registrar  
Cassinore, Dum Dum

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### 10. LIQUIDATED DAMAGES AND PENALTY:-

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majeure condition i.e. Flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, Epidemic, Pandemic, Strike and/or any other act or commission beyond the control of the parties hereto.
2. In the event of the any party hereto willfully committing breach of any of the terms and conditions herein contained the aggrieved party shall be entitled to damages and the party committing the breach shall be liable to pay such losses and compensations as shall be determined by the Arbitrators to be appointed by the Owners and the Developer, both the parties, in accordance with the Arbitration and Conciliation Act 1996, as amended upto date and for which the other parties hereto accord their full and unqualified consent **PROVIDED HOWEVER** if such breach shall continue for a period of 6 months then in that event in addition to any other right, which the aggrieved party may have against the offender, the aggrieved party shall be entitled to sue the other for specific performance of this Agreement or to rescind this Agreement and claim refund of all the moneys paid and/or losses incurred and damages suffered.
3. In the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Owners, their agents, servants, representatives or any person claiming any right under the Owners, or by any rules or regulation or policy of any Government, Semi Government, Statutory Authority or any quasi judicial authority then and in that case the Developer shall have the right to claim refund of all sums paid by the Developer to the Owners in the meantime, if any, and shall also be entitled to claim damages and losses which the Developer may suffer but the Developer's right to sue for specific performance of this Agreement shall remain unaffected.

### SCHEDULE "A"

#### (SAID UNDIVIDED PROPERTY)

ALL THAT piece and parcel of bastu land measuring 3 Cottahs 8 Chittacks 5 Sq.ft. more or less having portion of Lot 'G' along with R.T. Shed structure measuring 100 Sq.ft. more or less lying and situated at Premises No. 12F, Samar Sarani within the Municipal Ward No.-2 under Corporation of Calcutta appertaining to Dehi Panchannagram, Division-I, Sub-kolkata - 700002.

*Richards and*



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Adlt. District Sub-Registrar  
Cossipore, Dum Dum

9 JAN 2024

Division-IV, Holding No. 124, within P.O. Cossipore, P.S.- Sinthee, Mouza-Gupta Brindaban, Touzi No. 1298/2833, Assessee No. 110022201050, under A.D.S.R. Cossipore Dum Dum which is butted and bounded as follows:-

<b><u>ON THE NORTH</u></b>	:	Corporation Drain to its, North premises No.29, HareyKrishto Seth Lane.
<b><u>ON THE SOUTH</u></b>	:	12ft wide passage,
<b><u>ON THE EAST</u></b>	:	12ft wide passage,
<b><u>ON THE WEST</u></b>	:	Others property thereafter Premises No. 1/3/3-B, Dum Dum Road, Kolkata.

### **SCHEDULE "B"**

#### **(COMMON AMENITIES AND FACILITIES AND THE OBLIGATIONS)**

##### **Common Amenities and Facilities**

1. Undivided proportionate share or interest in the land more or less and in the foundation, footings, columns, gutters, beams, beam supports and exterior walls of the building.
2. Top roof, stair case with landings, lift, lift-well, passages, main entrance with all fittings and fixtures and open spaces around the building.
3. Water pump, overhead tank, underground reservoir, water pipes and fittings and installations, and other common plumbing installations.
4. Electrical and sanitary lines, drainage, sewerage.

##### **Obligations**

- a) The proportionate expenses of maintaining, repairing the common areas/parts of the premises and other common facilities as stated above.
- b) The Municipal and other taxes proportionately.

### **SCHEDULE "C"**

#### **(PARTICULARS OF CONSTRUCTION SPECIFICATION OF COMMON AREAS AND PARTICULARLY FOR the PORTION OWNER'S ALLOCATION)**

**WATER**-Adequate water supply from underground and overhead tanks.

**SANITATION**- Scientifically designed sewerage system shall be provided for better sanitation.

**FOUNDATION**-Building designed on R.C.C. foundation as per Sanctioned Plan from Kolkata Municipal Corporation. There shall be provision of lift in the said building.



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Asst. District Sub-Registrar  
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**BRICK WORK** - Made of cement, sand mortar (5 sand + 1 cement) having thickness of 8"/5"/3".

**FLOOR** - All residential flats will have floors made of Marble or Vitrified Tiles with 3" skirting. The stairs, landings with marble and passages will have floors made of neat cement with 4" skirting.

**WALL** - Plastered walls from inside and outside with inside wall surface furnished with plaster-of-paris. Outside walls of the building shall be finished with Snowchem paint.

**ROOF** - Top floor roof of the building shall be finished with roof treatment with parapet wall and appropriate water slope.

**KITCHEN** - 3' high platform made of Black Stone/Granite shall be provided and wall above the platform shall be fitted with ceramic glazed tiles upto 22-6" height. One stainless steel sink with tap connection shall be provided. Floor shall be made of Floor Tiles / Marwar Marble with 3" skirting. Door shall be flushed door.

**TOILET** - All toilets shall have ceramic tiles upto 6' height, full concealed pipe line with essential fittings, necessary tap & shower connections and one ceramic wash basin. All fittings shall be of standard quality. Floors shall be made of Floor Tiles / Marble with 4" skirting. Doors shall be made of PVC.

**DOOR**- The main door shall be made of flushed type with appropriate fittings. All other Doors shall be good quality Flushed doors with essential fittings. Door frames will be made of sal wood.

**WINDOW**-Aluminium Sliding windows with grill and glass along with necessary fittings.

**ELECTRIC**- Bed room - 2 light point, 1 fan point and 2 plug point (5 Amp.) as per the choice of the Owner.

Living-cum-Dining room - 3 light point, 1 fan point and 2 plug point (5 Amp.) and 1 plug point (15 Amp.) as per the choice of the owner.

Kitchen - 1 light point, 1 exhaust fan point and 1 plug point (15 Amp.) as per the choice of the Owner.

Toilet - 1 light point, 1 exhaust fan point and 1 plug point (5 Amp.) as per the choice of the owner.



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Addl. District Sub-Registrar  
Gossipore, Dum Dum

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Provision for fitting Calling Bell shall be made. All electrical fittings shall be of standard material with concealed wiring. For the Land Owners the expenses for installation of meter shall not be payable, it shall be borne by the Developer.

Apart from the above specifications if the Owners wish to install or construct certain other things, then such modifications must be informed to the Developer, and such extra installation or construction shall be done by the Developer completely at the cost of the owners.

IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hands and seals, on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

**WITNESSES**

1. *Mithun Das*  
*Nilachal Binoti*  
*Kol- 51*

2. *Pradip Sarkar*  
*Bishanpara*  
*Kol- 700051*

✓ *Anjana Das.*  
 ✓ *Ranjana Bera*  
 ✓ *Debanjan Banerjee*

**SIGNATURE OF THE OWNERS**

**Reliance Construction Co.**  
*Sibasis Das*

Proprietor

**SIGNATURE OF THE DEVELOPER**

**DEED PREPARED BY ME:-**

*Biswajit Malleick*

**BISWAJIT MALLEICK**  
 Advocate  
 High Court, Calcutta  
 Enrol. No. F24/197 of 2007
















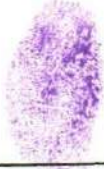



















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Addl. District Sub-Registrar  
Gossipore, Dum Dum

9 JAN 2020

## SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants					
 Anyana Das	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
 Ranjana Bera	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
 Debanshu Banarjee	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					






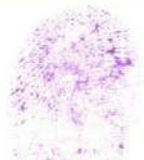







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Asst. District Sub-Registrar  
Coimbatore, North District

9 JAN 2024

## SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants						
<div style="text-align: center;">  </div> <div style="margin-top: 10px;"> <i>Sibasis Das</i> </div>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
						
	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				

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Asst. District Sub-Registrar  
Coimbatore, Dum Dum

9 JAN 2024



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



192023240353692658

GRN Details

GRN:	192023240353692658	Payment Mode:	SBI Epay
GRN Date:	19/01/2024 10:26:38	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0669947501230	BRN Date:	19/01/2024 10:27:04
Gateway Ref ID:	CHIO8124662	Method:	State Bank of India NB
GRIPS Payment ID:	190120242035369264	Payment Init. Date:	19/01/2024 10:26:38
Payment Status:	Successful	Payment Ref. No:	2000122809/4/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr SIBASIS DAS
Address:	HARE KRISTO SETT LANE
Mobile:	9804192959
Period From (dd/mm/yyyy):	19/01/2024
Period To (dd/mm/yyyy):	19/01/2024
Payment Ref ID:	2000122809/4/2024
Dept Ref ID/DRN:	2000122809/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000122809/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	5070
2	2000122809/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				5098

IN WORDS: FIVE THOUSAND NINETY EIGHT ONLY.



### Major Information of the Deed

Deed No :	I-1506-00503/2024	Date of Registration	19/01/2024
Query No / Year	1506-2000122809/2024	Office where deed is registered	
Query Date	15/01/2024 3:07:14 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Karmakar 14, Nabapally, Dum Dum Bediapara, Tindokan, Near Rajesh Dar Dokan, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700077, Mobile No. : 7003861615, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 69,70,748/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,070/- (Article:48(g))		Rs. 28/- (Article:E, E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Samar sarani, , Premises No: 12F, , Ward No: 002, Holding No:124 Pin Code : 700050



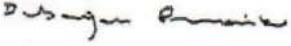





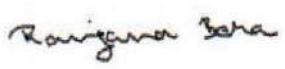
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 8 Chatak 5 Sq Ft	1/-	69,43,748/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				5.7865Dec	1 /-	69,43,748 /-	

### Structure Details :

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



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Debanjan Pramanik</b> Son of Late Dhananjoy Pramanik Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office		 Captured	
	19/01/2024	LTI 19/01/2024	19/01/2024	
12F Samar Sarani, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Anjana Das</b> Wife of Asit Baran Das Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office		 Captured	
	19/01/2024	LTI 19/01/2024	19/01/2024	
Udita, UD-080804, 1050/1, Survey Park, Santoshpur Avenue, City:- , P.O:- Santoshpur Avenue, P.S:-Regent Park, District:-Kolkata, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Ranjana Bera</b> Wife of Suvendu Kumar Bera Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office		 Captured	
	19/01/2024	LTI 19/01/2024	19/01/2024	
Kacharipara, Barbarisha, Bara Barisha,, City:- , P.O:- Kolaghat, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721134 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office				










**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS RELIANCE CONSTRUCTIONS</b> 28/1G, Hare Kristo Sett Lane, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sibasis Das (Presentant )</b> Son of Mr Sanjib Chandra Das Date of Execution - 19/01/2024, , Admitted by: Self, Date of Admission: 19/01/2024, Place of Admission of Execution: Office		 Captured	
		Jan 19 2024 12:50PM	LTI 19/01/2024	19/01/2024
	28/1G, Hare Kristo Sett Lane, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS RELIANCE CONSTRUCTIONS (as sole proprietor)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Mithun Das</b> Son of Late Girendra Das Nilachal Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700134		 Captured	
	19/01/2024	19/01/2024	19/01/2024
Identifier Of Mr Debanjan Pramanik, Mrs Anjana Das, Mrs Ranjana Bera, Mr Sibasis Das			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Debanjan Pramanik	MS RELIANCE CONSTRUCTIONS-1.92882 Dec
2	Mrs Anjana Das	MS RELIANCE CONSTRUCTIONS-1.92882 Dec
3	Mrs Ranjana Bera	MS RELIANCE CONSTRUCTIONS-1.92882 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Debanjan Pramanik	MS RELIANCE CONSTRUCTIONS-33.33333300 Sq Ft
2	Mrs Anjana Das	MS RELIANCE CONSTRUCTIONS-33.33333300 Sq Ft
3	Mrs Ranjana Bera	MS RELIANCE CONSTRUCTIONS-33.33333300 Sq Ft



**Endorsement For Deed Number : I - 150600503 / 2024**

**On 19-01-2024**

**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 12:02 hrs on 19-01-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Sibasis Das ,.

**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 69,70,748/-

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

Execution is admitted on 19/01/2024 by 1. Mr Debanjan Pramanik, Son of Late Dhananjoy Pramanik, 12F Samar Sarani, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 2. Mrs Anjana Das, Wife of Asit Baran Das, Udita, UD-080804, 1050/1, Survey Park, Santoshpur Avenue, P.O: Santoshpur Avenue, Thana: Regent Park, , Kolkata, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 3. Mrs Ranjana Bera, Wife of Suvendu Kumar Bera, Kacharipara, Barbarisha, Bara Barisha,, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession House wife

Indetified by Mr Mithun Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by profession Business

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

Execution is admitted on 19-01-2024 by Mr Sibasis Das, sole proprietor, MS RELIANCE CONSTRUCTIONS (Sole Proprietorship), 28/1G, Hare Kristo Sett Lane, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr Mithun Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2024 10:27AM with Govt. Ref. No: 192023240353692658 on 19-01-2024, Amount Rs: 28/-, Bank: SBI EPay ( SBlePay), Ref. No. 0669947501230 on 19-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2123, Amount: Rs.5,000.00/-, Date of Purchase: 11/01/2024, Vendor name: G P Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2024 10:27AM with Govt. Ref. No: 192023240353692658 on 19-01-2024, Amount Rs: 5,070/-, Bank: SBI EPay ( SBlePay), Ref. No. 0669947501230 on 19-01-2024, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 20992 to 21023

being No 150600503 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.01.19 13:36:40 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 19/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

