

SL No - 2477/24

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Adtl. Dist. Sub-Registrar
Chandannagar, Hooghly

30 JUL 2024

DEVELOPMENT / JOINT VENTURE AGREEMENT
ALONGWITH POWER OF ATTORNEY

THIS DEVELOPMENT / JOINT VENTURE AGREEMENT
ALONGWITH POWER OF ATTORNEY is made at 30th on
this the 30th day of 2024, Two thousand Twenty Four.

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থানা
Lambhani projects LLP
Barabara, Chandanagar

ভেণ্ডার- শ্রী প্রবীর কুমার সাতরা
মূল্য- 5000 মোকাম- চন্দননগর কোর্ট

P. Sankar



Adm. District Sub-Registrar
Chandanagar, Hooghly

30 JUL 2024

BETWEEN

[1] SRI BHOY GUHA MALLICK (PAN:ADIPG3332Q, Aadhaar NO. 3221 0651 7454, son of Late Birendra Nath Guha Mullick, by faith- Hindu (Indian Citizen). by profession- Business, residing at - Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, **[2] SRI RAHUL AGARWAL**, (PAN: DVEPA2802L , Aadhaar No 748599151164), son of Sri Munna Agarwal, by Caste Hindu, by Nationality Indian, by Profession Business, residing at Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, **[3] SRI ARIJIT BASU**, (AN: AKIPB3006D, Aadhaar No 9803 6207 3181), son of Late Sujit Kumar Basu ,by Caste Hindu, by Nationality Indian, by Profession Business, residing at Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138, **[4] SRI PRIYANSH BHOJNAGARWAL**, (PAN:CKIPB6500J, Aadhaar No.3908 5219 7840), son of Ganesh Prasad Bhojnagarwala, by Caste Hindu, by Nationality Indian, by Profession Business, residing at FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106, herein after referred to and called as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART:**

AND

"SAMBRANI PROJECTS LLP", a limited liability Partnership Firm, having LLP Identification No.ACE-3483, PAN :AFEFS2369P, having its registered office at Uttarayan Apartment, Flat No: D-1/3,

:: 3 ::

Barabazar Gas Godown Goli, P.O & P.S: Chandannagar, Dist: Hooghly, Pin: 712136, Represented by partners [1] SRI BIJOY GUHA MALLICK (PAN:ADIPG3332Q, Aadhaar NO. 3221 0651 7454, son of Late Birendra Nath Guha Mullick, by faith- Hindu (Indian Citizen). by profession- Business, residing at - Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, [2] SRI RAHUL AGARWAL, (PAN: DVEPA2802L , Aadhaar No 748599151164), son of Sri Munna Agarwal, by Caste Hindu, by Nationality Indian, by Profession Business, residing at Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, [3] SRI ARIJIT BASU, (AN: AK1PB3006D, Aadhaar No 9803 6207 3181), son of Late Sujit Kumar Basu ,by Caste Hindu, by Nationality Indian, by Profession Business, residing at Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138, [4] SRI PRIYANSH BHOJNAGARWAL, (PAN:CKIPB6500J, Aadhaar No.3908 5219 7840), son of Ganesh Prasad Bhojnagarwala, by Caste Hindu, by Nationality Indian, by Profession Business, residing at FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106, hereinafter referred to and called as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heirress, executors, administrators, legal representatives and assigns) of the SECOND PART.

HISTORY OF OWNERSHIP:

in All that piece and parcel of property in District and District Sub-registrar: Hooghly. Additional District Sub- Registry- Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-1. Sheet No. 15. R.S. Khatian No. 362, R.S. Dag No. 639, corresponding to L.R. khatian No. 2127(old), 3209, 3210, 3211, 3212(new), comprising of [1] L.R. Dag No. 1016 (One thousand Sixteen), Bastu Land, measuring 0.135 Acre equivalent to 8(Eight) Cottahs 2 (Two) Chittaks 31 (Thirty One) Sq.ft. , out of which 8(Eight) Cottahs 00 (Zero) Chittaks 31 (Thirty One) Sq.ft. used as Residential & 2 (Two) Chittaks used as Commercial together with more than 30 years Old One Storied (Cemented Floor) Structure measuring 2595 Sq.ft. (Pucca: 2130 Sq.ft. & R.T. Shed: 380 Sq.ft. (both are used for Residential purpose and & C.I. Shed: 85 Sq.ft. (used for Commercial purpose) alongwith all fittings and fixture and every rights of easement whatsoever which has been mutated in Ward No. 12, under Holding No. 53(New), 48(Old) situated at S.C. Rakshit Road under Chandannagore Municipal Corporation which is mentioned in item no.2 of A schedule hereunder AND the property in District and District Sub-registrar: Hooghly. Additional District Sub-Registry Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-I. Sheet No. 15. R.S. Khatian No. 362. R.S. Dag No. 639, corresponding to L.R. khatian No. 2127(old), 3209, 3210, 3211, 3212(new), L.R. Dag No. 1009 (One thousand Nine), Viti Land, intended use Bastu, measuring 0.114 Acre Equivalent to 6(Six) Cottahs 14 (Fourteen) Chittaks 16 sq. ft. with more than 30 years Old Pucca Structure (Cemented Flooring) measuring 100 Sq.ft. (used for Residential purpose) mentioned in item no.1 of A schedule and both the properties

:: 5 ::

are totalling an area about 0.249 acre equivalent to 15 Cottahs 2 chittacks 20 sq.ft mentioned in the schedule hereunder written originally belonged to one Santosh Kumar Nandy, Son of Late Nagendra Nath Nandy of Barasat Nandy Para, Kalitala, PO. & P.S. Chandernagore District Hooghly, who had absolute right, title, interest and possession over the schedule mentioned property. Said Santosh Kumar Nandy, Son of Late Nagendra Nath Nandy had executed and registered a Deed of Settlement dated 07.10.1996, recorded in Book No. I. Volume No. 53, Pages 363 to 370, being No. 3155 for the year 1996, registered in the Office of the District Registrar, Hooghly in favour of his son Sri Gour Mohan Nandy and after the death of said Santosh Kumar Nandy on 31-01-2002 the entire A schedule mentioned property devolved absolutely upon Sri Gour Mohan Nandy. Thereafter said Sri Gour Mohan Nandy mutated his name in the Settlement Record in separate L.R. Khatian No. 2127 and also mutated his name in the Assessment Register of the Chandernagore Municipal Corporation and he was paying the rent and taxes to the concerned authorities.

AND WHEREAS Gour Mohan Nandy was not getting reasonable usufructs from the A schedule property since it was occupied by several persons and he decided to transfer the A schedule property for valuable consideration. The parties of the First Part negotiated with said Gour Mohan Nandy for purchasing the A schedule property and in furtherance the entire property was purchased through two sale deeds being nos.2788 & 2789 of 2023 registered in the Office of ADSR, Chandernagore and the Parties of the First Part became the absolute owners of the A schedule property

:: 6 ::

and they also acquired the possession of the same and they recorded their names in the record of the B.L. & L.R.O and in the office of the Chandernagore Municipal Corporation.

AND WHEREAS the Owners are desirous of developing the A schedule property by construction of multistoried building comprising of residential flats, shops, commercial spaces, garages etc. and the Party of the Second Part being engaged in the business of Real Estate, Promoting and Development. The party of the Second Part have got enough experience in the matter of construction of multi-storied flat buildings and shopping complexes and as such the parties of the FIRST PART adopted / accepted the party of the SECOND PART to be the suitable persons in respect of the construction of the flat building and shopping complex and the parties of the first part also agreed to abide by all terms and conditions stipulated herein in the instant agreement.

AND WHEREAS the owners or the parties of the First Part agreed to grant to the developer exclusive right to develop the multistoried buildings upon the property mentioned in the A Schedule hereunder to construct new multistoried buildings in two blocks thereon according with the plan to be sanctioned by Chandernagore Municipal Corporation at the cost of the Developer and the Owners are agreeable to convey the proportionate ownership in the land upon which the construction in respect of developer's portion is to be erected. The proposed buildings are to be completed within a period of Three years from the date of sanction of the building plan and the intimation by the owners to the developer about the sanction.

Cont.P/7

:: 7 ::

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE – I – DEFINITIONS:

In this present unless there is anything repugnant to or inconsistent with: -

1.1 OWNERS : shall mean the aforesaid [1] SRI BIJOY GUHA MALLICK, [2] SRI RAHUL AGARWAL, [3] SRI ARJIT BASU, and [4] PRIYANSH BHOJNAGARWAL through their respective legal representatives administrators, executors and assigns.

AND

1.2 DEVELOPER : shall mean and include SAMBRANI PROJECTS LLP, a limited liability partnership firm, represented by partners [1] SRI BIJOY GUHA MALLICK, [2] SRI RAHUL AGARWAL, [3] SRI ARJIT BASU and [4] PRIYANSH BHOJNAGARWAL and their respective legal representatives administrators, executors and assigns.

1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.

1.4 PREMISES/PROPERTY: shall mean ALL THAT piece and parcel of land as described in the A schedule property described herein below.

:: 8 ::

1.5 NEW BUILDING: shall mean the Multistoried Buildings (G+4 storied), to be constructed in two blocks, as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the Chandernagore Municipal Corporation.

1.6 COMMON AREA FACILITIES AND AMENITIES: shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Buildings for better enjoyments Apartment Ownership Act or mutually agreed by and between the owners and the Developer.

1.7 COVERED AREA: shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

1.8 SALEABLE SPACE: shall mean the flat/units/Garage/space in the multistoried building which will available for independent use and occupation for the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration in compliance with the RERA.

SUPER BUILT UP AREA OF THE FLAT/ UNIT/ SPACE/ GARAGE: shall mean and include the total covered area of the unit plus minimum 20% service area, over the aforesaid total covered area, is applicable for individual unit.

CARPET AREA OF THE FLAT/UNIT/SPACE/GARAGE: shall mean the net usable floor area of an apartment excluding the area

Cont.P/9

:: 9 ::

covered by the external walls, areas under services, shafts, exclusive balcony or varanda area and exclusive open terrace area but includes the area covered by the internal partition wall of the apartment. The carpet area shall be determined in consonance with the definition of RERA Act.

APPLICABLE LAWS: shall mean the Real Estate (Regulation and Development) Act, 2016 (RERA), West Bengal Municipal Corporation Act, 2006, as well as all applicable land laws and laws relating to Transfer of Property, Apartment Ownership, Societies Act etc. All statutory modifications and amendments as incorporated in the applicable statutes from time to time should be strictly complied. In the event of any contradiction between any laws, the requirements under RERA Act shall prevail over other laws.

1.12 BUILDING PLAN: shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the Chandernagore Municipal corporation. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owner or by themselves.

1.13 OWNER'S ALLOCATION shall be 20% of total constructed area as per the sanction building plan approved by the Chandernagore Municipal Corporation. The allocation of the owners will be made in the residential portion of the building i.e. from 1st Floor and above. The Owners shall not be entitled to any allocation in the commercial portion in the ground floor of the proposed multistoried building to be

:: 10 ::

constructed upon the A schedule property. The constructed portion of owners allocation which the owners would be entitled to own, possess, transfer or otherwise dispose off as the absolute owner thereof, is described in the B Schedule hereunder. It is also agreed that after completion of the construction of the buildings and after taking of possession of the Owners allocation, the owners shall be entitled to transfer their respective allocation without the participation of the developer in the sale deed in favour of the customers.

All the Flats shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed buildings, within their respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan, which is to be duly sanctioned by the Chandernagore Municipal Corporation.

1.14 DEVELOPERS'/PROMOTERS' ALLOCATION: shall mean the remaining constructed area after providing the Owners' allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities which is mentioned in B-1 schedule hereunder. The entire commercial space in the ground floor of Block A shall be on account of Developer's allocation which can be transferred or leased out to any reputed concern for monthly lease rental. The entire rental income will be the source of income of the developer firm.

1.15 TRANSFER: shall mean and include transfer by delivery of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flats,

:: 11 ::

shops, commercial spaces, garages to the intending purchasers thereof against valuable consideration.

ARTICLE - II : COMMENCEMENT & DURATION :

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter shall continue during sale out of all the flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, this Development Agreement will come to an end.

ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES:

The owners hereby declare that they are the absolute owners of the A schedule property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances, charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land.

That the owners hereby agree that they shall not grant lease, mortgage, charge or encumber the A schedule property in any manner whatsoever during the subsistence of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project, the owners shall acquire and produce all the relevant papers, documents and copy of the order if any from the competent Court or Authority Concern.

:: 12 ::

3.3. That the owners hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the A schedule land and adjacent land and betterment of project and also for the betterment of title over the A Schedule property and the owners also agree to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owners herein.

3.4. That the owners shall be liable and responsible for litigation, if any arising due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order come into force due to act of any third party or contiguous land owner. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court or any other competent authority concern, then the delay in respect of delivery of possession of the owner's allocation shall not be considered the delay on the part of the Developer.

That the owners hereby undertake to deliver and/or handover all the Photostat copy of all the Deeds and documents to the Developer at the time of execution of this Agreement and whenever the original documents are required to be produced before any authority or department, the owner shall produce all the Original documents, whenever called for production of the same by the Developer.

:: 13 ::

That the Owners hereby are giving exclusive license to the Developer to commercially exploit the same as per terms and conditions contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights, title interest of this agreement to any third party and the owners will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.

The Owners hereby agree to execute a Registered Development Power of Attorney in favour of the Developer or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owners and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners shall put their signatures on the Agreement for Sale, Deed of conveyance after delivery of possession of the owners' allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owners herein will join in the Deed of Conveyance as owners for Transfer of the Flats/Garages/shops/spaces to the intending purchaser(s).

The owners hereby undertake not to do any act, deeds or things by which the Developer may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers out of

Cont.P/14

:: 14 ::

the Developer's Allocation. If the Developer failed to deliver possession of the owners' Allocation within the stipulated period, then the owners will be entitled to cancel/terminate the agreement and the Developer shall have no further claim against the owners if the cause for non-fulfilment of development is due to any reason or cause on part of the Developer. Be it mentioned here that the Time will be essence of the contract.

That the Owners hereto without being influenced or provoked by anybody do hereby categorically declare that the Developer shall continue to construct the building exclusively in the name of the Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owners shall have no financial participation and or involvement. The Developer shall handover the complete habitable peaceful vacant possession of the Owners' Allocation within 48 months from the date of execution and registration of this Agreement, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another six months for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer and if the Developer claim any further time, he shall seek the same in writing. If the Developer fails or neglects to handover the possession of Owners' Allocation within the said stipulated 48 months from the date of obtaining the Sanctioned Building Plan, then in that case the Owners shall have every right to take legal steps with due process of law.

**ARTICLE – IV: (DEVELOPER'S RIGHTS, OBLIGATION
AND DECLARATION)**

The Developer hereby agrees to complete the multi-storied (G+4) building over the property as per plan as sanctioned by the Chandernagore Municipal Corporation with due modification or amendment of the sanction plan as made or caused to be made by the Architect/Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the Plan of G+4 storied Building will be submitted for sanction before the Chandernagore Municipal Corporation.

The Developer hereby declares to take care of the local hazards or accident during the continuation of construction and the owners shall have no liability to that effect.

All applications plans papers and documents as may be required by the developer for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer with due signature of the owner or on behalf of the owner as may be required and all costs expenses and charges be paid by the developer and also for construction of the building thereon and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

Be it pertinent to mention here that *the Developer shall obtain Completion Certificate (C.C.) at his own cost expenses* and Xerox copy of the same will be given to the owners/occupiers of the units of the newly constructed building.

That the notice for delivery of possession of the owners' Allocation shall be delivered by the developer in writing or through the Advocate of the Developer either by Registered post or courier service or under

:: 16 ::

certificate of posting or hand delivery with acknowledgement due card and the owners are bound to take possession within 45 days from the date of service of the intimation letter.

That the owners shall have to clear all the dues if any in respect of the A schedule property and the owners shall pay necessary amount for causing any extra work in the Owners' allocation.

That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Owners shall have no responsibility for the same. The Owners shall not interfere during the construction and after completion of the building and handover the same to the Owners and Intending Purchaser(s), the Developer shall have no liability for any incident occurred in the said Building.

That all the procedures and requirements of Real Estate (Regulation and Development) Act (RERA), 2016 shall be strictly abided by the Developer. All compliances for approval of the project as well as approval of the sale agreement, sale deed and all other documents should be obtained from the RERA Authorities at the cost of the Developer. The Developer shall maintain the separate accounts in respect of the project and reflect the utilization of funds as required under the RERA Act and all filing of returns, accounts etc. as described under the RERA Act from time to time, shall be strictly followed by the Developer. The owners shall have no responsibility for complying with the regulation under RERA Act but they shall cooperate with the Developer for abiding all the requirements necessary for getting the approval under the RERA Act.

:: 17 ::

ARTICLE – V. (CONSIDERATION & PROCEDURE)

In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer is entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.

That if the Developer fail to complete the construction work in respect of the owners' allocation within the stipulated period as stated above, and then the Owners shall have liberty to rescind this Agreement on re-payment of the cost and expenses as well as the consideration money paid by the Developer as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

That the Developer shall follow all the procedures and requirements of Real Estate (Regulation and Development) Act (RERA), 2016 and the necessary compliances for approval of the project as well as approval of the sale agreement, sale deed and all other documents should be obtained from the RERA Authorities at the cost of the Developer. The owners shall cooperate and abide by all the requirements necessary for getting the approval under the RERA.

That both the parties of this agreement i.e. the owners and developer, while entering into agreements for sale in respect of the flats, shops, garages etc., shall get the draft of the sale agreement, draft of sale deed as well as other documents, approved from the RERA Authorities. The said agreements or sale deeds of both the parties in favour of the prospective customers shall be in similar format in

:: 18 ::

compliance with the RERA requirements and the subject of transfer i.e. the flats, shops, garages, etc. should be specifically earmarked in the allocation between the owners and the developer.

ARTICLE – VI. (DEALINGS OF SPACE IN THE BUILDING)

6.1 The Developer shall on completion of the building put the owners in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other flats/units/shops/garages/commercial spaces etc.

6.2 The Developer being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/units/unit/space together with right to proportionate share of land excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper.

6.3 The Developer shall at his own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any, with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. *The Developer shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.*

6.4 That the developer shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring,

:: 19 ::

sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owners to the Developer for their respective meters in the individual name of the Owners. It is also mentioned that the Developer will fix the sale rate for flat/garages etc. for Developer's allocation without consultation with the owners.

ARTICLE – VII. (COMMON FACILITIES)

The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats owner will pay due according to his/her/their shares.

As soon as the respective self-contained flat is completed the developer shall give written notice to the owners requiring the owners to take possession of the owners' allocation in the newly constructed building and after 45 days from the date of service of such notice and at all times, thereafter the owners shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned pro-rata with reference to the saleable space in the building if any are levied on the building as whole.

:: 20 ::

7.3 The Owners and Developer shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owners and the Developer. The owners hereby agreed that they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owners for the same the developer will be entitled to get damages.

The owners or their agents or representatives or any third party on the owners' behalf shall not do any act deed or things wherein the developer shall be prevented from construction and completing the said building or to sale out the flats/units/garages/commercial spaces/shops to the intending purchaser/purchasers. If the developer is prevented by the owners without any reasonable and/or justified reason, then the owners or their legal representative(s) shall pay bound to indemnify the loss and pay damages and such delay will not be calculated within the stipulated time.

ARTICLE – VIII (COMMON RESTRICTIONS)

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any

:: 21 ::

obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owners, developer or from the competent authority or from Chandernagore Municipal Corporation or any statutory authorities or concern in this behalf.

Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.

Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or

:: 22 ::

accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE – IX. (OWNER'S DUTY & INDEMNITY)

The owners doth hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises, and if any such interference or hindrance is caused by the owners or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owners will be liable to repay entire amount invested by the developer amount which will be settled by the parties amicably. It is also further agreed that if the developer is prevented from making construction due to any litigation cropping up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contiguous land owners, then owners will be liable to pay cost of litigation to the Developer, which will be incurred by the Developer.

:: 23 ::

The owners or their legal representative(s) herein will have no right/ authority power to terminate and/or determine this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the owners shall pay firstly total market price of the constructed area.

It is agreed that the owners will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developer.

That the owners and their legal heirs hereby declare and undertake that upon the demise of the owners, the legal heirs of the said owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE - X. (DEVELOPER'S DUTY)

That the Developer hereby agree and covenants with the Owners not to do any act, deed or things whereby the Owners are prevented from enjoying selling disposing of the owners' allocation in the building at the said premises after delivery of Re-possession thereof to the owners and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the Chandernagore Municipal Corporation or concerned authorities at its own costs and expenses.

:: 24 ::

The Developer hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omission of the Developer in relating to the making of construction of the said building. The developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.

ARTICLE – XI. (MISCELLANEOUS)

The Owners and Developer hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

As and from the date of getting Completion Certificate of the building the developer and/or its transferees and the owners and or their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

The building to be constructed by the developer shall be made in accordance with the specification ^{more} fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

ARTICLE – XII. (FORCE MAJEURE)

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall

:: 25 ::

be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE – XIII (ARBITRATION CLAUSE)

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.
- 14) Any others points to specify:

POWER OF ATTORNEY

That in continuation and also, according to the terms of this Development agreement, We, **[1] SRI BIJOY GUHA MALLICK** (PAN:ADIPG3332Q, Aadhaar NO. 3221 0651 7454, son of Late Birendra Nath Guha Mullick, by faith- Hindu (Indian Citizen), by profession- Business, residing at - Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, **[2] SRI RAHUL AGARWAL**, (PAN: DVEPA2802L ,

:: 26 ::

Aadhaar No 748599151164), son of Sri Munna Agarwal, by Caste Hindu, by Nationality Indian, by Profession Business, residing at Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, **[3] SRI ARIJIT BASU**, (AN: AKIPB3006D, Aadhaar No 9803 6207 3181), son of Late Sujit Kumar Basu, by Caste Hindu, by Nationality Indian, by Profession Business, residing at Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138, **[4] SRI PRIYANSH BHOJNAGARWAL**, (PAN:CKIPB6500J, Aadhaar No.3908 5219 7840), son of Ganesh Prasad Bhojnagarwala, by Caste Hindu, by Nationality Indian, by Profession Business, residing at FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106, being the Owners as well as the executants herein, do hereby nominate, appoint and constitute: **SRI BIJOY GUHA MALLICK** (PAN:ADIPG3332Q, Aadhaar NO. 3221 0651 7454, son of Late Birendra Nath Guha Mullick, by faith- Hindu (Indian Citizen). by profession- Business, residing at -Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, the Partner of "**SAMBRANI PROJECTS LLP**", a limited liability Partnership Firm, having LLP Identification No.ACE-3483, PAN :AFEFS2369P, having its registered office at Uttarayan Apartment, Flat No: D-1/3, Barabazar Gas Godown Goli, P.O & P.S: Chandannagar, Dist: Hooghly, Pin: 712136, as our true and lawful attorney in our names and on our behalf for development and construction of the multistoried building over our (A) Schedule of property written hereunder and to do execute, all acts, deeds and things herein after mentioned i.e. to say:-

Cont.P/27

:: 27 ::

1. To represent appear, sign and act on my behalf in Supreme Court, High court, District Court, Sub divisional court and in all Courts, civil or criminal, whether criminal or appellate, Revenue officer, settlement officer, B.L. & L.R.O. Registration Office, Certificate Office, Post Office, and in office or Offices either Central Government or state Government / District Magistrate Office/Sub Divisional Office/ Housing Industrial Regulation Authority(HIRA)/ Chandernagore Municipal Corporation or any other concerned Office.
2. To sign plaint/written statement/written Objection petition, writ application, Objection appeals / Miss appeal, Cross Appeal, Revision etc./before any Court of Law and to file all application, petitions etc to protect our interest.
3. To appoint any Advocate Barrister, Revenue Agent or any other legal practitioner or any person legally authorised to do any act.
4. To compromise, compound or withdraw cases to confess Judgment to pray and relief and to refer cases to arbitration.
5. To file and receive back any documents to deposit money by Challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
6. To accept service of any summons, notice, Writ issued by any court and office against me.
7. To purchase, refund of stamp duty, court fees or repayment of stamp or court fees.
8. To sign in all forms, site plan, building plan or plans, revised building plan or plans forms, affidavit, bond, deed of amalgamation and or any required papers for the Chandernagore Municipal

:: 28 ::

Corporation and to submit the same in the said Chandernagore Municipal Corporation and to take delivery all plans, forms from Chandernagore Municipal Corporation.

9. To execute any order or any decree and to take delivery of possession of property in execution of any to take payment in execution of money decree.

10. To apply to court and offices for copies of documents and papers and to withdraw deeds, documents papers from any court, Office either Government or self-local Government or Government undertaking if necessary.

11. To apply for the inspection of and to inspect judicial records and any records of any office of offices either Central or state or local Government.

12. To execute Agreement for Sale in respect of all **flats/ shop/garages/ constructed spaces in respect of entire developer's allocation** as mentioned in this Development agreement of the proposed multistoried building or buildings with any person or persons and to receive all advance money and full consideration from the intending purchaser(s) and grant receipt against the same.

13. To present any Agreement for Sale, Conveyance or Conveyances or any kind of Deed in respect of **entire developer's allocated flats/shops garages/ constructed spaces or areas** in the proposed multistoried building for registration, to admit execution and present the same before the Addl. Dist. Sub Registrar or District Registrar or Registrar having authority for and to have the said agreement for sale, conveyance or conveyances registered and to do all acts deeds and things, which our said Attorney shall consider necessary for

Cont.P/29

:: 29 ::

conveying the said property to any Purchaser(s) as fully and effectually in all respects as we could do the same ourselves.

14. To give possession of developer's allocated Flats/Shop/Garages/ Constructed spaces to the prospective Purchaser(s) in the proposed multistoried building or buildings.

15. To engage engineer, masons, suppliers, and to construct multistoried building or buildings by the fund of the developer at their own discretion.

16. To give consent for mutation of names to the proposed purchaser in respective their flats shops/garages constructed spaces etc.

17. Generally to do all necessary act or acts our Attorneys or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deeds, acts or things as fully and effectually in all respect as ourselves could do if personally being present.

18. We hereby agree that all acts, deeds and things lawfully done by us said attorney shall be construed as acts deeds and things done by us. We undertake to ratify and confirm all acts whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

19. This Power of Attorney is revocable one.

Cont.P/30

::30 ::

Be it specifically mentioned that the Owners filed an application before the Chandernagore Municipal Corporation on 29.11.2023 seeking permission of demolition the old dilapidated building standing on the (A) Schedule of property and the Chandernagore Municipal Corporation was pleased enough to grant the permission of demolition and the Owners completed the demolition work and the Chandernagore Municipal Corporation was informed vide Letter being No.B-D-6/2023-2024/54 dated 20.01.2024 and the Assessment Record of the Holding was modified by the Chandernagore Municipal Corporation.

"A" SCHEDULE PROPERTY

(Said Property)

District and District Sub-registrar: Hooghly. Additional District Sub-Registry- Chandannagore, P.S. & Mouza Chandannagar, J.L.No.-1, Sheet No. 15, R.S. Khatian No. 362, R.S. Dag No. 639, corresponding to **L.R. Khatian No. 2127(old), 3209, 3210, 3211, 3212(new)**, comprising of

[1] **L.R. Dag No. 1016** (One thousand Sixteen), Bastu Land, measuring 0.135 Acre equivalent to 8(Eight) Cottahs 2 (Two) Chittaks 31 (Thirty One) Sq.ft.

[2] The property in **L.R. khatian No. 2127(old), 3209, 3210, 3211, 3212(new), L.R. Dag No. 1009** (One thousand Nine), Viti Land, intended use Bastu, measuring 0.114 Acre Equivalent to 6(Six) Cottahs 14 (Fourteen) Chittaks 16 (Sixteen) Sq. ft.

The item Nos.1 & 2 has been mutated in Ward No. 12, under Holding No. 53(New), 48(Old) situated at Shyama Charan Rakshit Road, Barabazar under Chandannagore Municipal Corporation.

Cont.P/31

:: 31 ::

Both the properties are totalling an area about 0.249 acre equivalent to 15 Cottahs 2 chittacks 20 sq.ft

butted and bounded as follows:

On the North: Property of L.R. Dag No.1007.

On the South: Shyama Charan Rakshit Road.

On the East: Property of L.R. Dag Nos. 1024, 1017 & 1019.

On the West : Property of L.R. Dag Nos. 1008, 1010 & 1015.

"B" SCHEDULE OF THE FLATS TO BE ALOTTED ON ACCOUNT OF THE PARTIES OF THE FIRST PART / OWNERS.

20% of total constructed area as per the sanction building plan approved by the Chandernagore Municipal Corporation in respect of two blocks of G+4 buildings to be constructed upon the A schedule property. The allocation of the owners will be made in the residential portion of the building i.e. from 1st Floor and above. The Owners shall not be entitled to any allocation in the commercial portion in the ground floor of the proposed multistoried building to be constructed upon the A schedule property. The constructed portion of owners

allocation which the owners would be entitled to own, possess, transfer or otherwise dispose off as the absolute owner thereof,

THE "B-1" SCHEDULE TO BE ALLOTTED TO THE DEVELOPER

The entire constructed area remaining after allocating the "B" Schedule to the owners, of the multistoried building to be constructed

upon the "A" schedule property. The entire commercial space in the ground floor of block A of the G+4 buildings will be on account of developer's allocation.

(SPECIFICATION OF CONSTRUCTION FOR THE FLATS/ UNITS)

Construction materials: Construction materials to be used as per the following make and specifications:-

Cement – ACC make 53 Grade or equivalent.

Bricks – No. 1 quality of size 10" X 5" X 3"

Reinforcement – ISI standard quality.

Room Floor – All the bedroom, sitting cum dining room and kitchen except bath room will be of vitrified tiles.

Bath Room Floor – Bath rooms will have antiskid white floor tile of standard company.

Bath Room Wall – Both the bath rooms will have wall tiles up to 5' high (white tiles).

Bath Room (Master Bed Room attached) – A standard size of white Commode with cistern, its isolation valve and a pressure nozzle will be fitted in master bed room toilet.

Geyser Pipeline – Geyser pipeline will continue from geyser up to attached bath and toilet. The common bath room will have four Valves for controlling hot and cold water and shower.

Plumbing – Plumbing will be concealed all over the places.

Common Bath & Toilet – will have one W.C. along with cistern, its isolation valve and a pressure nozzle also with isolation valve.

Lobby – Lobby will also have Vitrified tiles with skirting floor.

Painting – All the internal wall will have coating of plaster of Paris followed by one coat of primer.

Cont.P/33

:: 33 ::

Kitchen and its Platform – Kitchen platform (L shape) will be fitted with black stone of 22" wide and 1" thick. The kitchen will also have water tap and S.S. basin of 18" size duly fitted.

Sitting-cum-Dining Room - This particular place will have one standard 18" wash basin fitted with basin tap.

Electrification:

Type of Wiring	-	Concealed.
Type of Wire	-	Copper.
Make of wire	-	KDK or equivalent quality.
Light/Fan point	-	With 1.5mm Square Copper wire of KDK make or equivalent quality.
A plug point	-	with 2.5mm square copper wire of KDK or equivalent quality.

Bed Room Electrification:

All the bed rooms will have two fan points on the ceiling, four light points on four walls and three plug points (6amp) on three walls and one plug point (15amp) and one land line telephone extension (in one bed room according to the choice of Second party).

Sitting-cum-Dining Room :

There will be two ceiling fan points and four light points on four walls and three plug points (6amp) on three walls & one plug point (15amp).

Bath Room Electrification:

Both the bath rooms will have one light and one plug point.

Kitchen Room Electrification:

Kitchen will have two light points, one plug point (6amp) & one (15amp) and one exhaust fan point and one Kitchen Chimney point.

:: 34 ::

Balcony : Balcony will also have a light point. It should be attached with the sitting cum dining room and not attached with any of the bed rooms.

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

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED LAND
OWNER AND THE DEVELOPER
IN THE PRESENCE
OF WITNESSES :

1. *Arjun Kumar*
Cdn Court

2. *Biswajit Banerjee*
Cdn Court

1. *Pradyumn Mallick*
2. *Rohit Agarwal*
3. *Anil Bora*
4. *Rajesh Chatterjee*

SIGNATURE OF THE OWNERS

SAMBRANI PROJECTS LLP

Rohit Agarwal

Partner

SAMBRANI PROJECTS LLP

Pradyumn Mallick

Partner

SAMBRANI PROJECTS LLP

Anil Bora
Partner

SAMBRANI PROJECTS LLP

Rajesh Chatterjee
Partner

SIGNATURE OF THE DEVELOPER

As per instruction of parties
Drafted by me *Rakati Mukherjee*
Advocate

Chandernagore Court

Comp. Print by / Typed by *CS-492/10*

Chandernagore Court .

Handwritten signature

SPECIMEN FORM FOR TEN FINGER PRINTS



LEFT HAND FINGER PRINT (OWNER/DEVELOPER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

Gregory G. Hall



LEFT HAND FINGER PRINT (OWNER/DEVELOPER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

Rahul Agarwal

SPECIMEN FORM FOR TEN FINGER PRINTS



LEFT HAND FINGER PRINT (OWNER/DEVELOPER)

Little 	Ring 	Middle 	Fore 	Thumb 
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RIGHT HAND FINGER PRINT

Thumb 	Fore 	Middle 	Ring 	Little 
---	--	---	--	--

Agar Ban



LEFT HAND FINGER PRINT (OWNER/DEVELOPER)

Little 	Ring 	Middle 	Fore 	Thumb 
---	---	--	---	--

RIGHT HAND FINGER PRINT

Thumb 	Fore 	Middle 	Ring 	Little 
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Enjuel Blignac



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



192024250143290698

GRN Details

GRN:	192024250143290698	Payment Mode:	SBI Epay
GRN Date:	30/07/2024 10:40:08	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1012452605227	BRN Date:	30/07/2024 10:40:46
Gateway Ref ID:	CHQ6466710	Method:	State Bank of India NB
GRIPS Payment ID:	300720242014329068	Payment Init. Date:	30/07/2024 10:40:08
Payment Status:	Successful	Payment Ref. No:	2001916094/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri BIJAY GUHA MALLICK
Address:	CHANDANNAGAR
Mobile:	7980625054
Period From (dd/mm/yyyy):	30/07/2024
Period To (dd/mm/yyyy):	30/07/2024
Payment Ref ID:	2001916094/2/2024
Dept Ref ID/DRN:	2001916094/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001916094/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	15070
2	2001916094/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				15098

IN WORDS: FIFTEEN THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

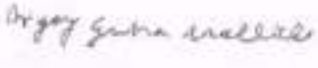
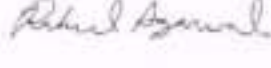
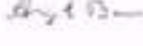
Deed No :	I-0604-02461/2024	Date of Registration	30/07/2024
Query No / Year	0604-2001916094/2024	Office where deed is registered	
Query Date	19/07/2024 2:49:05 AM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MANDAL CHANDERNAGORE COURT, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 7980625054, Status :Deed Writer		
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 : 1), [4308] Other than Immovable Property, Agreement (No of Agreement : 1)		
Set Forth value	Market Value		
	Rs. 1,25,04,171/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

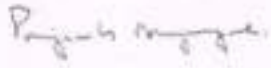
Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Shyam Charan Rakshit Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-15, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1016 (RS :-639)	LR-3209, (RS:-36210)	Bastu	Bastu	2 Katha 31 Sq Ft		16,95,735/-	Property is on Road Adjacent to Metal Road,
L2	LR-1016 (RS :-639)	LR-3210, (RS:-36210)	Bastu	Bastu	2 Katha 30 Sq Ft		16,94,582/-	Property is on Road Adjacent to Metal Road,
L3	LR-1016 (RS :-639)	LR-3211, (RS:-36210)	Bastu	Bastu	2 Katha 30 Sq Ft		16,94,582/-	Property is on Road Adjacent to Metal Road,
L4	LR-1016 (RS :-639)	LR-3212, (RS:-36210)	Bastu	Bastu	2 Katha 30 Sq Ft		16,94,582/-	Property is on Road Adjacent to Metal Road,
L5	LR-1009 (RS :-639)	LR-3209, (RS:-36210)	Bastu	Viti	1 Katha 11 Chatak 26 Sq Ft		14,30,596/-	Property is on Road Adjacent to Metal Road,
L6	LR-1009 (RS :-639)	LR-3210, (RS:-36210)	Bastu	Viti	1 Katha 11 Chatak 26 Sq Ft		14,30,596/-	Property is on Road Adjacent to Metal Road,
L7	LR-1009 (RS :-639)	LR-3211, (RS:-36210)	Bastu	Viti	1 Katha 11 Chatak 27 Sq Ft		14,31,749/-	Property is on Road Adjacent to Metal Road,
L8	LR-1009 (RS :-639)	LR-3212, (RS:-36210)	Bastu	Viti	1 Katha 11 Chatak 27 Sq Ft		14,31,749/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			24.8577Dec	0 /-	125,04,171 /-	
		Grand Total :			24.8577Dec	0 /-	125,04,171 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BIJOY GUHA MALLICK (Presentant) Son of Late BIRENDRA NATH GUHA MALLICK Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	Photo  30/07/2024	Finger Print  LTI 30/07/2024	Signature  30/07/2024
UTTARAYAN APARTMENT, BARABAZAR, Flat No: D-1/3, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx2Q, Aadhaar No: 32xxxxxxxx7454, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office				
2	Name Shri RAHUL AGARWAL Son of Shri MUNNA AGARWAL Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	Photo  30/07/2024	Finger Print  LTI 30/07/2024	Signature  30/07/2024
BISHALAXMITALA, CHAMPATALA, City:- Chandannagar, P.O:- KHALISANI, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: DVxxxxxx2L, Aadhaar No: 74xxxxxxxx1164, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office				
3	Name Shri ARIJIT BASU Son of Late SUJIT KUMAR BOSE Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	Photo  30/07/2024	Finger Print  LTI 30/07/2024	Signature  30/07/2024
CHAMPATALA, BRAHMINPARA, City:- Chandannagar, P.O:- KHALISANI, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx6D, Aadhaar No: 98xxxxxxxx3181, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office				

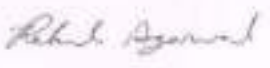
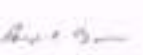
4	Name	Photo	Finger Print	Signature
	Shri PRIYANSH BHOJNAGARWAL Son of Shri GANESH PRASAD BHOJNAGARWAL Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	 30/07/2024	 L31 30/07/2024	 30/07/2024
SALT LAKE CITY, Block/Sector: 3, Flat No: FD-325, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: CKxxxxxx0J, Aadhaar No: 39xxxxxxxx7840, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office				

Developer Details :

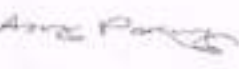
Sl No	Name,Address,Photo,Finger print and Signature
1	SAMBRANI PROJECTS LLP UTTARAYAN APARTMENT, BARABAZAR GAS GODOWN GOLI, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx9P,Aadhaar No 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
Shri BIJOY GUHA MALLICK Son of Late BIRENDRA NATH GUHA MALLICK Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office  JUL 30 2024 1:58PM  L31 30/07/2024  30/07/2024 UTTARAYAN APARTMENT, BARABAZAR, Flat No: D-1/3, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ADxxxxxx2Q, Aadhaar No: 32xxxxxxxx7454 Status : Representative, Representative of : SAMBRANI PROJECTS LLP (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Shri RAHUL AGARWAL Son of Shri MUNNA AGARWAL Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 JUL 30 2024 2:00PM	 LTI 30/07/2024	 30/07/2024
	BISHALAXMITALA, CHAMPATALA, City:- Chandannagar, P.O:- KHALISANI, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: DVxxxxxx2L, Aadhaar No: 74xxxxxxxx1164 Status : Representative, Representative of : SAMBRANI PROJECTS LLP (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Shri ARIJIT BASU Son of Late SUJIT KUMAR BASU Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 JUL 30 2024 2:00PM	 LTI 30/07/2024	 30/07/2024
	CHAMPATALA, BRAHMINPARA, City:- Chandannagar, P.O:- KHALISANI, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx6D, Aadhaar No: 98xxxxxxxx3181 Status : Representative, Representative of : SAMBRANI PROJECTS LLP (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	Shri PRIYANSH BHOJNAGARWAL Son of Shri GANESH PRASAD BHOJNAGARWAL Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 JUL 30 2024 2:02PM	 LTI 30/07/2024	 30/07/2024
	SALT LAKE CITY, Block/Sector: 3, Flat No: FD-326, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: CKxxxxxx0J, Aadhaar No: 39xxxxxxxx7840 Status : Representative, Representative of : SAMBRANI PROJECTS LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AJOY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	 30/07/2024	 LTI 30/07/2024	 30/07/2024

Identifier Of Shri BIJOY GUHA MALLICK, Shri RAHUL AGARWAL, Shri ARIJIT BASU, Shri PRIYANSH BHOJNAGARWAL, Shri BIJOY GUHA MALLICK, Shri RAHUL AGARWAL, Shri ARIJIT BASU, Shri PRIYANSH BHOJNAGARWAL

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri BIJOY GUHA MALLICK	SAMBRANI PROJECTS LLP-3.37104 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Shri RAHUL AGARWAL	SAMBRANI PROJECTS LLP-3.36875 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Shri ARIJIT BASU	SAMBRANI PROJECTS LLP-3.36875 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Shri PRIYANSH BHOJNAGARWAL	SAMBRANI PROJECTS LLP-3.36875 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	Shri BIJOY GUHA MALLICK	SAMBRANI PROJECTS LLP-2.84396 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	Shri RAHUL AGARWAL	SAMBRANI PROJECTS LLP-2.84396 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	Shri ARIJIT BASU	SAMBRANI PROJECTS LLP-2.84625 Dec

Transfer of property for L8

Sl.No	From	To, with area (Name-Area)
1	Shri PRIYANSH BHOJNAGARWAL	SAMBRANI PROJECTS LLP-2.84625 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Shyam Charan Rakshit Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, Jil No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1016, LR Khatian No:- 3209	Owner:Shri BIJOY GUHA MALLICK, Address:Ra, Classification:res, Area:0.03400000 Acre,	Shri BIJOY GUHA MALLICK
L2	LR Plot No:- 1016, LR Khatian No:- 3210	Owner:Shri RAHUL AGARWAL, Address:Ra, Classification:res, Area:0.03400000 Acre,	Shri RAHUL AGARWAL

L3	LR Plot No:- 1016, LR Khatian No:- 3211	Owner:ଅନିଲ କୁମାର, Gurdian:ସୁଜାତା, Address:ବାଲିଆ, Classification:କମ, Area:0.03300000 Acre,	Shri ARJIT BASU
L4	LR Plot No:- 1016, LR Khatian No:- 3212	Owner:ସୁଜାତା କୁମାର, Gurdian:ଅନିଲ କୁମାର, Address:ବାଲିଆ, Classification:କମ, Area:0.03400000 Acre,	Shri PRIYANSH BHOJNAGARWAL
L5	LR Plot No:- 1009, LR Khatian No:- 3209	Owner:ବିଜୟ କୁମାର, Gurdian:ସୁଜାତା କୁମାର, Address:ବାଲିଆ, Classification:କମ, Area:0.02800000 Acre,	Shri BIJOY GUHA MALLICK
L6	LR Plot No:- 1009, LR Khatian No:- 3210	Owner:ସୁଜାତା କୁମାର, Gurdian:ବିଜୟ କୁମାର, Address:ବାଲିଆ, Classification:କମ, Area:0.02800000 Acre,	Shri RAHUL AGARWAL
L7	LR Plot No:- 1009, LR Khatian No:- 3211	Owner:ଅନିଲ କୁମାର, Gurdian:ସୁଜାତା କୁମାର, Address:ବାଲିଆ, Classification:କମ, Area:0.02800000 Acre,	Shri ARJIT BASU
L8	LR Plot No:- 1009, LR Khatian No:- 3212	Owner:ସୁଜାତା କୁମାର, Gurdian:ଅନିଲ କୁମାର, Address:ବାଲିଆ, Classification:କମ, Area:0.03000000 Acre,	Shri PRIYANSH BHOJNAGARWAL

On 30-07-2024

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

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

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

Presented for registration at 11:55 hrs. on 30-07-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri BIJOY GUHA MALLICK, one of the Executants.

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 1,25,04,171/-

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

Execution is admitted on 30/07/2024 by 1. Shri BIJOY GUHA MALLICK, Son of Late BIRENDRA NATH GUHA MALLICK, UTTARAYAN APARTMENT, BARABAZAR, Flat No: D-1/3, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Shri RAHUL AGARWAL, Son of Shri MUNNA AGARWAL, BISHALAXMITALA, CHAMPATALA, P.O: KHALISANI, Thana: Bhadreswar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 3. Shri ARIJIT BASU, Son of Late SUJIT KUMAR BOSE, CHAMPATALA, BRAHMINPARA, P.O: KHALISANI, Thana: Bhadreswar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 4. Shri PRIYANSH BHOJNAGARWAL, Son of Shri GANESH PRASAD BHOJNAGARWAL, SALT LAKE CITY, Sector: 3, Flat No: FD-326, P.O: BIDHANNAGAR, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business

Identified by Shri AJJOY PAKREY, . . Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-07-2024 by Shri BIJOY GUHA MALLICK, PARTNER, SAMBRANI PROJECTS LLP (LLP), UTTARAYAN APARTMENT, BARABAZAR GAS GODOWN GOLI, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJJOY PAKREY, . . Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-07-2024 by Shri RAHUL AGARWAL, PARTNER, SAMBRANI PROJECTS LLP (LLP), UTTARAYAN APARTMENT, BARABAZAR GAS GODOWN GOLI, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJJOY PAKREY, . . Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-07-2024 by Shri ARIJIT BASU, PARTNER, SAMBRANI PROJECTS LLP (LLP), UTTARAYAN APARTMENT, BARABAZAR GAS GODOWN GOLI, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJJOY PAKREY, . . Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-07-2024 by Shri PRIYANSH BHOJNAGARWAL, PARTNER, SAMBRANI PROJECTS LLP (LLP), UTTARAYAN APARTMENT, BARABAZAR GAS GODOWN GOLI, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJJOY PAKREY, . . Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 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 30/07/2024 10:40AM with Govt. Ref. No: 192024250143290698 on 30-07-2024, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 1012452605227 on 30-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs. 15,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11545, Amount: Rs.5,000.00/-, Date of Purchase: 29/07/2024, Vendor name: P K SANTRA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/07/2024 10:40AM with Govt. Ref. No: 192024250143290698 on 30-07-2024, Amount Rs: 15,070/-, Bank: SBI EPay (SBIPay), Ref. No. 1012452605227 on 30-07-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2024, Page from 53467 to 53513

being No 060402461 for the year 2024.



Digitally signed by SWAGATA TARAFDAR
Date: 2024.08.02 15:16:59 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 02/08/2024

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