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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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13/03/2024  
0-2-642936/24

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

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-pargen

13 MAR 2024

## DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 13<sup>th</sup> day of March 2024 (Two Thousand Twenty Four).

BETWEEN

12 MAR 2024

22558

No.....Rs.5000/- Date.....

Name : ..... *Bochhisatwa Bose* .....

Advocate

Alipur Police Court  
Kolkata- 27

Address : .....

Vendor : ..... *Subhankar Das* .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

22558 = 5000/-



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
13 MAR 2024

Identified by me:-  
*Hannila Chowdhury*  
do late *Pooanta Chowdhury*  
occupation- student  
*Rabindrapally, Brahmapur-*  
*Kol-96*

**SMT JAYANTI BOSE @ JAYANTI BOSE MONDAL (PAN NO. FAFPB9679J) (AADHAAR NO. 7070 1640 0240)**, daughter of Late Gyan Ranjan Bose and wife of Sri Kalipada Mondal, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Narkel Bagan Laskarpur, near Laskarpur Jagorani Sangha, P.O. Laskarpur, P.S. previously Sonarpur now Narendrapur, Pincode- 700153, District- South 24 Parganas, hereinafter called and referred to as the "**LAND OWNER**" (which expression shall unless exclude by or repugnant to the context be deemed to mean include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**:

**AND**

**MS BASUNDHARA CONSTRUCTION (PAN NO. ABBFB7834P)**, a partnership firm having its office at 130, South Laskarpur, Lenin Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, being represented by its partner namely **1. SMT. MOUMITA DAS (PAN - AZMPD0849H) (AADHAAR NO. 9328 0042 0690)**, wife of Sri Tanmay Das, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Juthika Apartment, N-2, Bose Para Kamdahari, Near Surya Sarathi Club, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24 Parganas, **2. SMT. PAMPA SARDAR, (PAN - FUVPS2628A) (AADHAAR NO. 3734 8654 0445)**, wife of Sri Biplab Sardar, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 23, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24 Parganas and **3. SMT. SANCHITA SADHAK (PAN - FRSPSS871R) (AADHAAR NO. 8251 6789 5348)**, wife of Sri Binod Sadhak, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at South Laskarpur, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, Kolkata-700153, District South 24 Parganas, **4. SMT. JAYA SINGH (PAN - AFJPH8935F) (AADHAAR NO. 5957 4339 8702)**, wife of Sri Hare Krishna Singh, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Gandhinagar, P.O. and P.S. Kakdwip, Pincode-743347, District South 24 Parganas, hereinafter called and referred to as the "**DEVELOPERS/PROMOTERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their successors or successors-in-office and administrators) of the **SECOND PARTY**.

**WHEREAS:**

A. After the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control and the Government of West Bengal (hereinafter referred to as the "Government") offered all reasonable facilities to such persons (hereinafter

referred to as the "Refugees") for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

**B.** One named Sri Jiban Bose, son of Late Ghan Ranjan Bose @ Jyan Ranjan Bose, was one of such persons who had come to use and occupy a piece of land and being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

**C.** The Governor of the State of West Bengal gifted **ALL THAT** piece and parcel of land measuring about **2 (Two) Cottahs 07 (Seven) Chittacks** more or less in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773A, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas by virtue of a registered Indenture dated 24<sup>th</sup> December, 2013 which was duly registered in office of Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No I, Volume No. IV, Pages from 17 to 20, being Deed No. 230 for the year 2013 in favour of the said Sri Jiban Bose, son of Late Ghan Ranjan Bose @ Jyan Ranjan Bose.

**D.** The said Sri Jiban Bose died as a bachelor on 13.11.2016 vide Death Certificate Registration No. WB\_DR\_2017/ 20034/1/123 which was registered on 17.01.2017 and his both parents predeceased and leaving behind him his only sister Smt Jayanti Bose @ Jayanti Bose Mondal, the Landowner herein.

**E.** The said Smt Jayanti Bose @ Jayanti Bose Mondal became the absolute owner of **ALL THAT** piece and parcel of land measuring about **2 (Two) Cottahs 07 (Seven) Chittacks** more or less in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773A, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas by way of inheritance.

**ON THE OTHER HAND:**

**F.** The said Smt Jayanti Bose @ Jayanti Bose Mondal, daughter of Late Ghan Ranjan Bose @ Jyan Ranjan Bose, was also one of such persons who had come to use and occupy a piece of land and being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

**G.** The Governor of the State of West Bengal gifted **ALL THAT** piece and parcel of land measuring about **1 (One) Cottah 08 (Eight) Chittacks** more or less in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773, Police Station

previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas by virtue of a registered Indenture dated 24<sup>th</sup> December, 2013 which was duly registered in office of Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No I, Volume No. IV, Pages from 21 to 24, being Deed No. 231 for the year 2013 in favour of the said Smt Jayanti Bose @ Jayanti Bose Mondal, the Landowner herein.

H. Therefore, the said Smt Jayanti Bose @ Jayanti Bose Mondal, the Landowner herein became absolute owner of **ALL THAT** piece and parcel of **3 (Three) Cottahs 15 (Fifteen) Chittacks [2 (Two) Cottahs 07 (Seven) Chittacks** by way of inheritance + **1 (One) Cottah 08 (Eight) Chittacks** by way of Gift] in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773 and 1773A, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas.

I. After became the absolute owner of the said land, the said Smt Jayanti Bose @ Jayanti Bose Mondal, the Landowner herein mutated her name in the office of Rajpur-Sonarpur Municipality vide **Holding No. 85, Road Name- Narikel Bagan** and built a 200 sq.ft. Asbestos shed structure on the said land.

J. The said Landowner now desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs 15 (Fifteen) Chittacks** together with 200 sq.ft. Asbestos shed structure standing thereon in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773 and 1773A, being **Municipality Holding No. 85, Road Name- Narikel Bagan, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas**, to the developer herein to develop the property by raising a G + III storied building.

K. The developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

**IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH** as follows:

**ARTICLE -I**  
**(DEFINITION)**

1. **LAND OWNER: SMT JAYANTI BOSE @ JAYANTI BOSE MONDAL (PAN NO. FAFPB9679J) (AADHAAR NO. 7070 1640 0240)**, daughter of Late Gyan Ranjan Bose and wife of Sri Kalipada Mondal, by faith Hindu, by Nationality Indian, by occupation

Housewife, residing at Narkel Bagan Laskarpur, near Laskarpur Jagorani Sangha, P.O. Laskarpur, P.S. previously Sonarpur now Narendrapur, Pincode- 700153, District- South 24 Parganas.

**2. DEVELOPERS: M/S BASUNDHARA CONSTRUCTION (PAN NO. ABBFB7834P)**, a partnership firm having its office at 130, South Laskarpur, Lenin Nagar, P.O. - Boral, P.S. - Sonarpur, Kolkata - 700153, being represented by its partner namely **1. SMT. MOUMITA DAS (PAN - AZMPD0849H) (AADHAR NO. 9328 0042 0690)**, wife of Sri Tanmay Das, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Juthika Apartment, N-2, Bose Para Kamdahari, Near Surya Sarathi Club, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24 Parganas, **2. SMT. PAMPA SARDAR, (PAN - FUVPS2628A) (AADHAR NO. 3734 8654 0445)**, wife of Sri Biplab Sardar, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 23, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24 Parganas and **3. SMT. SANCHITA SADHAK (PAN - FRSPS8871R) (AADHAR NO. 8251 6789 5348)**, wife of Sri Binod Sadhak, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at South Laskarpur, Rajpur Sonarpur (M), P.O. Boral, P.S. Sonarpur, Kolkata-700153, District South 24 Parganas, **4. SMT. JAYA SINGH (PAN - AFJPH8935F) (AADHAR NO. 5957 4339 8702)**, wife of Sri Hare Krishna Singh, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Gandhinagar, P.O. and P.S. Kakdwip, Pincode-743347, District South 24 Parganas.

**3. ARCHITECT :** The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.

**4. COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Fourth Schedule hereto.

**5. COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Third Schedule hereto.

**6. ARBITRATOR** shall mean such person or persons whom the DEVELOPER and LANDOWNER jointly may from time to time appoint as the Arbitrator for the Project.

**7. MUNICIPALITY** shall mean the Rajpur-Sonarpur Municipality and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

8. **LAND** shall mean **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs 15 (Fifteen) Chittacks** together with 200 sq.ft. Asbestos shed structure standing thereon in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773 and 1773A, being **Municipality Holding No. 85, Road Name- Narikel Bagan, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas.**

9. **NEW BUILDING** shall mean and include the G + III storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Rajpur-Sonarpur Municipality and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.

10. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, septic tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule "**THIRD**" herein below.

11. **OWNERS' ALLOCATION AS FIXED AS FOLLOWS:** In the new G +III storied Building constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNER** shall get :-

- i) **ALL THAT** the entire **SECOND FLOOR.**
- ii) **ALL THAT** 50% carpet area of the **THIRD FLOOR (Back Portion).**
- iii) **ALL THAT** 50% of the **GROUND FLOOR (Right Portion).**
- iv) **Developer will pay Rs. 9,00,000/- (Rupees Nine Lakh) only as forfeit amount to the Land Owner in which Rs. 5,00,000/- (Rupees Five Lakh) will pay at the time of signing of this agreement and rest amount i.e. Rs. 4,00,000/- (Rupees Four Lakh) will be paid within 15 days after First floor roof casting of the Building.**

Further, be it mentioned herein that the land owner's allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the Developer shall issue possession letter to the land owner against her allocated portion.

12. **DEVELOPER'S ALLOCATION:** save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+ III storied building i.e.

- i. **ALL THAT** the entire **FIRST FLOOR.**
- ii. **ALL THAT** 50% carpet area of the **THIRD FLOOR (Front Portion).**

iii. **ALL THAT 50% of the GROUND FLOOR (Left Portion).**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm Residentially/Commercially or the Developer personally on the strength of Registered Development Power of Attorney to be executed by the Land Owner in favour of the Developer.

13. **PLANS** shall mean the plans of the new building which would be sanctioned and approved by Rajpur-Sonarpur Municipality and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations / modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **LAND OWNER** and in case of any Revised Plan also such approval has to be taken.

14. **PREMISE** shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs 15 (Fifteen) Chittacks** together with 200 sq.ft. Asbestos shed structure standing thereon in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773 and 1773A, being **Municipality Holding No. 85, Road Name- Narikel Bagan, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas**, more fully described in the **FIRST SCHEDULE** hereto.

15. **PROJECT** shall mean the work of the development undertaken to be done by the Builder/Developer in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit **OWNER**.

16. **PROPORTIONATE** with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

17. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

18. **UNIT OWNER** shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owner and the Developer/Builder for the Units held by them from time to time.

a) **MASCULINE GENDER** shall include the feminine and vice versa.



b) **SINGULAR** shall include the plural and vice versa.

**19. SUBMISSION OF THE DOCUMENTS :** The land Owner will not handover any original Deeds and other related documents regarding this schedule mentioned property to the Developer herein but she will provide all original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers as and when it will be required by the Developer for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

**20. SALEABLE SPACE :** shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNER'S Allocation together with all proportionate common facilities and the space as required thereof.

**21. EXTRA COST:** that any extra work for OWNER/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNER/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.

**22. FORCE MAJURE:** shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.

**23. TRANSFER:** with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

**24. TRANSFEREE:** shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

**25. BUILT UP AREA:** means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

**26. SUPER BUILT UP AREA:** means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, septic tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per their choice with the Covered area or built up area.

## **ARTICLE-II COMMENCEMENT**

The agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE – II  
OWNER'S OBLIGATION

2.1 The 'OWNER' has agreed to hand over possession of the said property now within her possession of the schedule land as and when required by the Developer for new construction thereon.

2.2 Subject to the proceeding clause, the 'OWNER' hereby grant exclusive license and permission to the 'Developer' to construct, erect and complete a multistoried building including the 'owner's share/allocation on the said property in accordance with the building plan to be sanctioned by the Rajpur-Sonarpur Municipality and/or relevant Statutory Authority and handover the possession to the Land Owner within **34 months** from the date of the execution of this Development Agreement and if the Developer will fail to handover the Land owner's allocated portion within stipulated period of time, then the Developer shall be liable to pay the penalty of Rs.20,000/- per month, along with the aforesaid alternative residential accommodation charges of Rs. 11,000/- per month, i.e. total Rs. 31,000/- per month.

2.3 That after completion of construction and delivery of possession of **OWNER'S** allocation in the new building, the **OWNER** shall convey and transfer to the Builder and/or her nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.

2.4 The Land Owner shall not pay any amount to the Developer at any point of time in respect of G.S.T. The Land Owner shall directly pay such amount of tax and outgoings to the concern authority, if payable, whenever demand to the land owner by the concern authority.

2.5 The **OWNER** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer's Allocation Flat by receiving money from them. The **OWNER** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.6 The **OWNER** hereby undertakes that the developer/promoter shall be entitled to the construction and shall enjoy her allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on her part to be observed, performed and/or fulfilled.

2.7 The **OWNER** hereby agrees and covenants with the **DEVELOPER** 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** allocated portion in the building after completion of the new building.

2.8 The **OWNER** hereby agrees and covenants with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.9 The **OWNER** hereby agrees and covenants with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

2.10 The **OWNER** hereby agrees and covenants with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

2.11 That the **OWNER** shall signs, executes and registers all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Rajpur-Sonarpur Municipality and shall attend all courts, offices, registration offices as and when the **OWNER** presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

### ARTICLE – III

#### OWNER'S RIGHTS AND REPRESENTATIONS

3.1 The **OWNER** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

3.2 None other than the said **OWNER** has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.3 The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

3.5 The Owner shall exclusively entitled to Owner's Allocation in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the peaceful possession of the Owner's Allocation.

### ARTICLE-IV

#### DEVELOPER'S/PROMOTER'S RIGHTS

4.1. The Developer will show the proposed building plan to the land owner before submit for sanction and after received the sanction building plan from the Rajpur-Sonarpur Municipality the Developer shall start the construction work of the proposed building and hand over a copy of the sanctioned building plan to the land owner.

4.2. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNER' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal taxes, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.3. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'OWNER' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developer's allocation in the building in the manner hereafter stated.

4.4. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises including any investment towards relating municipality and B.L.& L.R.O.

4.5. The developer shall exclusively entitled to DEVELOPER'S ALLOCATION in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the OWNER and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S ALLOCATION.

4.6. The decision of the DEVELOPER regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the OWNER shall have the right of inspection the project from time to time if required.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owner and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the LAND OWNER in favour of the Developer Firm and/or in the names of M/S BASUNDHARA CONSTRUCTION (PAN NO. ABBFB7834P), a partnership firm having its office at 130, South Laskarpur, Lenin Nagar, P.O. - Boral, P.S. - Sonarpur, Kolkata - 700153, being represented by its partner namely I. SMT. MOUMITA DAS (PAN - AZMPD0849H)

(AADHAAR NO. 9328 0042 0690), wife of Sri Tanmay Das, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Juthika Apartment, N-2, Bose Para Kamdahari, Near Surya Sarathi Club, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24 Parganas, 2. **SMT. PAMPA SARDAR**, (PAN - FUVPS2628A) (AADHAAR NO. 3734 8654 0445), wife of Sri Biplab Sardar, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 23, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24 Parganas and 3. **SMT. SANCHITA SADHAK** (PAN - FRSPS8871R) (AADHAAR NO. 8251 6789 5348), wife of Sri Binod Sadhak, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at South Laskarpur, Rajpur Sonarpur (M), P.O. Boral, P.S. Sonarpur, Kolkata-700153, District South 24 Parganas, 4. **SMT. JAYA SINGH** (PAN - AFJPH8935F) (AADHAAR NO. 5957 4339 8702), wife of Sri Hare Krishna Singh, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Gandhinagar, P.O. and P.S. Kakdwip, Pincode-743347, District South 24 Parganas, where the **LAND OWNER** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **FIRST SCHEDULE**.

4.8. The Developer shall be authorized in the name of the **OWNER** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the **LAND OWNER'S** allocated portion by the **LAND OWNER**, she will bear the aforesaid all outgoing expenses for her respective allocated portion only.

4.9. That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats etc. belonging to the Developer's allocation. The Owner hereby agreed to make herself available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNER/Vendor** in respect of the property under reference but in normal condition at all material times, the Developer is

entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNER** in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

**ARTICLE – V**  
**DEVELOPER'S/PROMOTER'S OBLIGATION**

**5.1** The Developer shall be liable to meet up all previous outstanding and liabilities and Documentation in respect of the entire premises if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNER** shall not be held responsible and liable to pay any compensation for the same.

**5.2** That the Developer must handover the Completion Certificate issued by the Rajpur-Sonarpur Municipality and Completion Certificate Plan to the Land owner within 2 years from the aforesaid stipulated period to complete the proposed building.

**5.3** The Developer will show the proposed building plan to the Land owner before submit for sanction and after received the sanction building plan from the Rajpur-Sonarpur Municipality and hand over a copy of the Sanction Building Plan to the Landowner.

**5.4** The Developer shall have no right to execute any Deed of Conveyance in respect of any Flat, Shop, Car Parking space or any saleable space at the proposed building before hand over the physical possession of Land owner's allocated Flats and car Parking spaces.

**5.5** The developer/promoter hereby agrees and covenants with the **OWNER** not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.

**5.6** The developer/promoter hereby agrees and covenants with the owner not to do any act, deed or thing whereby the **OWNER** is prevented from enjoying, selling, assigning and/or disposing of any of the **OWNER'S** allocation on the building.

**5.7** The developer/promoter hereby agrees and covenants with the owner that they shall pay Rs. 11,000/- (Rupees Eleven Thousand) only per month for shifting purpose to the Landowner after evacuate the said property till hand over the Land Owners allotted all flats and car parking spaces.

**5.8** That upon completion of construction of the new building, the builder shall inform the **OWNER** to take delivery of possession of the **OWNER'S** allocated area in the new building in good and habitable condition and the **OWNER** within 30 days from the date of such intimation shall take possession of her allocations thereon and the **OWNER** shall have to pay

all rent, rates and taxes and others out goings from the date of taking land owner's allocation as per notice serves.

**ARTICLE – VI**  
**FURTHER OBLIGATIONS MUTUALLY AGREED BY**  
**THE OWNER AND THE DEVELOPER/PROMOTER**

6.1 The OWNER hereby agrees and covenants with the developer/promoter that as soon as the OWNER'S allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of her mentioned allocation.

6.2 That the OWNER shall be exclusively entitled to deal with OWNER'S allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owners shall not entitled to interfere in any manner.

6.3 The land owner shall not pay any kind of charges for the main meter and transformer, if installed, the Developer shall bear the cost.

6.4 The Developer shall have no right to execute any Deed of Conveyance in respect of any Flat, shop, car parking space or any saleable space at the proposed building before hand-over the physical possession of Land Owner's allotted flats and car parking spaces.

**ARTICLE – VII**  
**FORCE MAJEURE**

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

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

**ARTICLE-VIII**  
**JURISDICTION**

The courts of Baruipur, South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

**FIRST SCHEDULE**  
**(DESCRIPTION OF THE LAND)**

ALL THAT piece and parcel of land measuring about 3 (Three) Cottahs 15 (Fifteen) Chittacks together with 200 sq.ft. Asbestos shed structure standing thereon in Mouza Laskarpur, J.L. No. 57, comprised in C.S. Dag No. 69 (Part), L.O.P. No. 1773 and 1773A,

being Municipality Holding No. 85, Narikel Bagan, Police Station previously Sonarpur now Narendrapur, Pincode-700153, under the Rajpur-Sonarpur Municipality Ward No. 030, District South 24 Parganas, the property is butted and bounded as follows:-

On the North : by LOP No. 1671;  
 On the South : by 16 ft wide Road;  
 On the West : by LOP No. 1673;  
 On the East : by LOP No. 1971;

**SECOND SCHEDULE**

**(LANDOWNER'S ALLOCATION AND DEVELOPER'S ALLOCATION)**

**LANDOWNERS' ALLOCATION:** The Land Owner shall be provided 50% of built up area of the propose G +III storied Building (including Flat Area, Car Parking area, Shop area and other saleable area if any)and out of the aforesaid 50% of built up area including proportionate indivisible impartible share in the land underneath the building, easement rights of common area/portions of the proposed building, to be constructed as per sanctioned plan, duly approved by the Rajpur-Sonarpur Municipality, the **LAND OWNER** shall entitle to get:-

- i. **ALL THAT the entire SECOND FLOOR.**
- ii. **ALL THAT 50% carpet area of the THIRD FLOOR (Back Portion).**
- iii. **ALL THAT 50% of the GROUND FLOOR (Right Portion).**
- iv. **Developer will pay Rs. 9,00,000/- (Rupees Nine Lakh) only as forfeit amount to the Land Owner in which Rs. 1,00,000/- (Rupees One Lakh) only has already been paid and Rs. 4,00,000/- (Rupees Four Lakh) only will pay at the time of signing of this agreement and rest amount i.e. Rs. 4,00,000/- (Rupees Four Lakh) will be paid within 15 days after the first floor roof casting of the Building.**

**DEVELOPER'S ALLOCATION:** save and except owners' allocation mentioned above, the rest of all constructed/salable area (including Flat Area, Car Parking area, Shop area and other saleable area if any) of the total F.A.R./Constructed areas of G+ III storied building i.e. including proportionate indivisible impartible share in the land underneath the building, easement rights of common area/portions of the proposed building, to be constructed as per sanctioned plan, duly approved by the Rajpur-Sonarpur Municipality.

- i. **ALL THAT the entire FIRST FLOOR.**
- ii. **ALL THAT 50% carpet area of the THIRD FLOOR (Front Portion).**
- iii. **ALL THAT 50% of the GROUND FLOOR (Left portion).**



**THIRD SCHEDULE**  
**[COMMON FACILITIES]**

1. The right in common with the other purchaser for the use of the common parts for egress and ingress and right in undivided proportioned share of land
2. The right of passage in common with other purchaser to get electricity, water connection, gas connection, from and to any other unit or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary for beneficial use and occupation of the other parts, of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.
5. Common area, the stair case and its landing passage, outer wall, roof, overhead tank, reservoir, common pump machine, entrance, all vacant portions.
6. There is Lift facility in this said building.

**FOURTH SCHEDULE**  
**(COMMON EXPENSES)**

1. All cost of maintenance, operating redecorating and lighting the common portions including the outer walls of the building, parking spaces and boundary walls.
2. The salaries and all expenses for the all persons employed for the common purpose.
3. Municipal and other rates, taxes and levies and all other outgoings save those separately assessed from incurred in respect of any unit.
4. Cost of establishment and operations of the society (if society form) relating to the common purpose.
5. All other expenses and outgoings as are deemed by the society to be necessary or incidental for the common purposes including for creating a fund for replacement, renovation, painting and/or periodic repainting of the common portions.
6. One Caretaker room and one common toilet on the Ground floor.

**FIFTH SCHEDULE**  
**[TECHNICAL SPECIFICATION OF THE BUILDING]**

1. Foundation : As per Rajpur-Sonarapur Municipality  
Structural Sanction Plan.
2. Plinths : As per Rajpur-Sonarapur Municipality  
Structural Sanction Plan.
3. Super Structure : As per Rajpur-Sonarapur Municipality  
Structural Sanction Plan.
4. Walls : As per Rajpur-Sonarapur Municipality  
Structural Sanction Plan.
5. Floor Finishing Skirting Dado etc. : Marble or Tiles flooring 4" skirting and margin and 6'-4" Dado to bath and privy and 3' ft. Height glazed tiles above cooking platform and at toilet marble flooring to 7' (lintel level) from the floor height.
6. Plaster : the outside of the building wall have cement plaster (1:6)  $\frac{3}{4}$  (Average) where at the inside and the ceiling plaster will be 1/2" thick.  
(Average) in 1:4 with Putti finishing inside and outside plaster shall be of cement and sand.
7. Outside Painting : Weather Coat

8. Doors : (a) Wooden Frame (Sal Wood) of each door.  
 (b) Commercial flash door with Teak ply pasting and polished.  
 (c) Aluminum Tower Bolt  
 (d) Godrej lock door for all door except PVC door in toilet.  
 (e) Electrical bell point
9. Windows : Aluminum Sliding windows with (3mm) white clear glass and box grill of good quality.
10. Toilet Fitting:  
 (a) One W.C. and white commode with white P.V.C. cistern.  
 (b) One white porcelain washbasin.  
 (c) One Shower.  
 (d) Two Taps (Mare).
11. Kitchen : The Kitchen will have a cooking platform with granite, stainless steel sink with water connection, one point with bib-cock, will be provided in the kitchen, glazed tiles will be in front of cooking base (lintel level) with marble or tiles flooring.
12. W.C.: (a) One European White commode with white P.V.C., cistern (Reliance),  
 (b) One Tap
13. Stair Case & Floor : (a) Stair Case marble floor.  
 (b) Cabin for electric meter.  
 (c) 4" thick (average) lime tracing will be provided roof flooring.  
 (d) 3' 6" height parapet wall will be provided all round the roof.  
 (e) The staircase and the floor of the flat will be by marble finishing.
15. Sanitation & Cleanliness: Proportioned expenses of all owners/occupiers after competition of construction.
16. Electricals: Concealed wiring with copper wires (Finolex/Havells) wiring for installation and all switch board will be used (Finolex/Havells).  
 a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp), 1 A.C. point.  
 b) Living/Dining : 2 light points, 2 fan point, 2 plug TV points (5 amp)  
 c) Kitchen : 1 light, 1 Aquaguard point, 1 exhaust fan/chimney point (5 amp), 1 power point (15 amp).  
 d) W.C. : 1 light point (5 amp)  
 e) Toilet : 1 light, 1 exhaust fan point (5 amp), 1 plug point (15 amp), 1 Washing Machine point.  
 f) Each Balcony : 1 light point (5 amp)  
 g) Required points for pump, stair, common passage and roof.
17. Water Supply: One R.C.C. Overhead Reservoir provided on the top of the last roof as per design.
18. Lift (4 Passengers).  
 The suitable electric pump with motor will be installed at the ground floor to deliver water to overhead reservoir from R.S.M. Supply.  
 All the above technical specification is subject or being approved by Rajpur-Sonarpur Municipality Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owner/Purchaser.  
 Anything extra if demanded by the Owners or intending Purchaser apart from the technical specification given is Fourth Schedule that shall be made or done by the cost of the Owner/Purchaser.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES:-

1. *Pravir Prasad Mukherjee*  
S/o late Rohit Mondal  
Laskarpur, Navakel  
Bagan, Kol-153

2. *Tannu Ghosh*  
S/o Gagan Prasad DM  
N 2 Bore Para  
W 1. Gh

*Pravir Prasad Mukherjee*  
SIGNATURE OF LAND OWNER

M/s BASUNDHARA CONSTRUCTION

1 *Houmita Das*

PARTNER

M/s BASUNDHARA CONSTRUCTION

3 *Sanchita Sadhak*

PARTNER

M/s BASUNDHARA CONSTRUCTION

2 *Pampa Sardar*

PARTNER

M/s BASUNDHARA CONSTRUCTION

4 *Jaya Singh*

PARTNER

\_\_\_\_\_  
SIGNATURE OF DEVELOPER

Drafted and Typed at my office as per documents, information and instruction are given by all parties & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction

*Badhusaha Basu*  
Advocate  
Enrolment No. *ms 2138/09*  
Alipore Police Court,  
Kolkata - 700027

*✓*  
*✓*

# MONEY RECEIPT

**RECEIVED** Rs 5,00,000/- (Rupees Five Lakh) only out of total forfeit money Rs 9,00,000/- (Rupees Nine Lakh) only from the Developer.

Date	Cheque No.	Bank	Amount
21.02.2024	163156	Indian Bank (Laskarpur Br.)	Rs.1,00,000/-
13.03.2024	163158	Indian Bank (Laskarpur Br.)	Rs.4,00,000/-
<b>TOTAL</b>			<b>Rs 5,00,000/-</b>

(Rupees Five Lakh) only

**WITNESSES:-**

1. *Pradeep Kumar*

2. *Pradeep Kumar*

*Pradeep Kumar*

SIGNATURE OF LANDOWNER

/

**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Handwritten name: [unclear]*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Handwritten name: Moumita Das*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Handwritten name: Pampa Sanyal*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

**SPECIMEN FORM FOR TEN FINGER PRINTS**



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



*Sanchita Sashah*

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



*Jaya Singh*

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZZC2525269



নির্বাচকের নাম : মৌমিতা চৌধুরী  
Elector's Name : Moumita Chowdhury  
পিতার নাম : প্রশান্ত চৌধুরী  
Father's Name : Prosanta Chowdhury  
লিঙ্গ/Sex : স্ত্রী / F  
জন্ম তারিখ : 11/08/1996  
Date of Birth

ZZC2525269

ঠিকানা:

A-8, রবীন্দ্র পল্লী, কলকাতা মিউ: অর্পোঃ,  
বংশদ্ভাণী, কলকাতা-700084

Address:

A-8, RABINDRA PALLY, KMC, BANSDRONI,  
KOLKATA-700084

*[Handwritten Signature]*

Date: 09/01/2017

152 - টল্লিগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for

152 - Tollyganj Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম  
জোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

293 / 494

*Moumita Chowdhury*

### Major Information of the Deed

Deed No :	I-1603-04380/2024	Date of Registration	13/03/2024
Query No / Year	1603-2000642936/2024	Office where deed is registered	
Query Date	07/03/2024 10:53:38 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,06,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narkel Bagan Road, Mouza: Laskarpur, , Ward No: 030, Holding No:85 JI No: 57, Pin Code : 700153



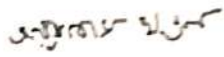
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-69 (RS :-)		Bastu	Bastu	3 Katha 15 Chatak	1/-	42,52,502/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					6.4969Dec	1 /-	42,52,502 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	1 /-	54,000 /-	






**Land Lord Details :**



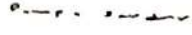






Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt JAYANTI BOSE MONDAL, (Alias: Smt JAYANTI BOSE)</b> Daughter of Late GYAN RANJAN BOSE Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office		 Captured	
	NARKEL BAGAN LASKARPUR, NEAR LASKARPUR JAGORANI SANGHA, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FAxxxxxx9J, Aadhaar No: 70xxxxxxx0240, Status :Individual, Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office	13/03/2024	LT 13/03/2024	13/03/2024

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>BASUNDHARA CONSTRUCTION</b> 130, SOUTH LASKARPUR, LENIN NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700153 , PAN No.:: ABxxxxxx4P,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
	<b>Smt MOUMITA DAS (Presentant )</b> Wife of Shri TANMOY DAS Date of Execution - 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office		 Captured	
	JUTHIKA APARTMENT, N-2, BOSE PARA KAMDHARI, NEAR SURYA SARATHI CLUB, City:- , P.O:- GARIA, P.S:-Bansroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx9H, Aadhaar No: 93xxxxxxx0690 Status : Representative, Representative of : BASUNDHARA CONSTRUCTION (as PARTNER)	Mar 13 2024 1:07PM	LT 13-03-2024	13/03/2024

Name	Photo	Finger Print	Signature
<b>Smt PAMPA SARDAR</b> Wife of Shri BIPLAB SARDAR Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	 Mar 13 2024 1:11PM	 Captured LTI 13/03/2024	 13/03/2024
23,PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FUxxxxxx8A, Aadhaar No: 37xxxxxxx0445 Status : Representative, Representative of : BASUNDHARA CONSTRUCTION (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Smt SANCHITA SADHAK</b> Wife of Shri BINOD SADHAK Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	 Mar 13 2024 1:15PM	 Captured LTI 13/03/2024	 13/03/2024
SOUTH LASKARPUR, RAJPUR SONARPUR (m), City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FRxxxxxx1R, Aadhaar No: 82xxxxxxx5348 Status : Representative, Representative of : BASUNDHARA CONSTRUCTION (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Smt JAYA SINGH</b> Wife of Shri HARE KRISHNA SINGH Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	 Mar 13 2024 1:14PM	 Captured LTI 13/03/2024	 13/03/2024
GANDHINAGAR, City:- , P.O:- KAKDWIP, P.S:-Kakdwip, District:-South 24-Parganas, West Bengal, India, PIN:- 743347, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5F, Aadhaar No: 59xxxxxxx8702 Status : Representative, Representative of : BASUNDHARA CONSTRUCTION (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss MOUMITA CHOWDHURY</b> Daughter of Late PROSANTA CHOWDHURY RABINDRAPALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096	 13/03/2024	 Captured 13/03/2024	 13/03/2024
Identifier Of Smt JAYANTI BOSE MONDAL, Smt MOUMITA DAS, Smt PAMPA SARDAR, Smt SANCHITA SADHAK, Smt JAYA SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Smt JAYANTI BOSE MONDAL	BASUNDHARA CONSTRUCTION-6.49687 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt JAYANTI BOSE MONDAL	BASUNDHARA CONSTRUCTION-200.00000000 Sq Ft

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narkel Bagan Road, Mouza: Laskarpur, , Ward No: 030, Holding No:85 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 69		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160304380 / 2024

On 13-03-2024

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

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

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

Presented for registration at 12.46 hrs. on 13-03-2024, at the Office of the D & R. - III SOUTH 24-PARGANAS by Smt MOUMITA DAS .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of this deed has been assessed at Rs 43,06,502/-

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

Execution is admitted on 13/03/2024 by Smt JA YANTI BOSE MONDAL, Alias Smt JA YANTI BOSE, Daughter of Late GYAN RANJAN BOSE, NARDEL BAGAN LASKARPUR, NEAR LASKARPUR JAGOPANI SANGHA, P.O. LASKARPUR, Thana Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Identified by Miss MOUMITA CHOWDHURY, . . . Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O. BRAHMAPUR, Thana Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

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

Execution is admitted on 13-03-2024 by Smt MOUMITA DAS, PARTNER, BASUNDHARA CONSTRUCTION (Partnership Firm), 130, SOUTH LASKARPUR, LENIN NAGAR, City- , P.O.- LASKARPUR, P.S.-Sonarpur, District- South 24-Parganas, West Bengal, India, PIN- 700153

Identified by Miss MOUMITA CHOWDHURY, . . . Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O. BRAHMAPUR, Thana Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 13-03-2024 by Smt PAMPA SARDAR, PARTNER, BASUNDHARA CONSTRUCTION (Partnership Firm), 130, SOUTH LASKARPUR, LENIN NAGAR, City- , P.O.- LASKARPUR, P.S.-Sonarpur, District- South 24-Parganas, West Bengal, India, PIN- 700153

Identified by Miss MOUMITA CHOWDHURY, . . . Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O. BRAHMAPUR, Thana Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 13-03-2024 by Smt SANCHITA SADHAK, PARTNER, BASUNDHARA CONSTRUCTION (Partnership Firm), 130, SOUTH LASKARPUR, LENIN NAGAR, City- , P.O.- LASKARPUR, P.S.-Sonarpur, District- South 24-Parganas, West Bengal, India, PIN- 700153

Identified by Miss MOUMITA CHOWDHURY, . . . Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O. BRAHMAPUR, Thana Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 13-03-2024 by Smt JAYA SINGH, PARTNER, BASUNDHARA CONSTRUCTION (Partnership Firm), 130, SOUTH LASKARPUR, LENIN NAGAR, City- , P.O.- LASKARPUR, P.S.-Sonarpur, District- South 24-Parganas, West Bengal, India, PIN- 700153

Identified by Miss MOUMITA CHOWDHURY, . . . Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O. BRAHMAPUR, Thana Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053.00/- ( B = Rs 5,000.00/- E = Rs 21.00/- H = Rs 28.00/- M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/- by online = Rs 5,021/- Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department, Govt. of WB Online on 12/03/2024 @ 4:49PM with Govt. Ref. No. 192023240421047348 on 12-03-2024 Amount Rs: 5,021/- Bank: SBI EPay ( SBIEPay), Ref. No. 3532201099817 on 12-03-2024 Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 22558, Amount: Rs.5,000.00/-, Date of Purchase: 12/03/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 9:49PM with Govt. Ref. No: 192023240421047348 on 12-03-2024, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3532201069617 on 12-03-2024, Head of Account 0030-02-103-003-02



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

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

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being No 160304380 for the year 2024.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2024.03.13 18:40:04 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 13/03/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**