

08240/23

I-7939/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 272977

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

District Sub-Register-II
Alipore, South 24-pargana

06 JUN 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 6th day of June, 2023 (Two Thousand Twenty Three).

BETWEEN

5 JUN 2023

8827

No..... ₹ 5000 Date.....

Name :

Bodhisatwa Basu

Advocate
Alipur Police Court
Kolkata-27

Address :

Vendor : Subhankar Das,
Alipore Court area 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

8827 = 5000/-



Identified by me:-
Moumita Chowdhury
d/o Lt. Prosantha Chowdhury
occupation - others
Brahmapur, Kol-96

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 JUN 2023

1. **SMT. SAMITA DAS (PAN- ASYPD1390C) (AADHAAR NO. 5105 1342 5577)**, wife of Late Sukhen Das, by Faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Nimpura, Kharagpur (m), P.O. Nimpura, P.S. Kharagpur, District- Paschim Medinipur, West Bengal- 721304 and 2. **SRI SOUMYA DAS (PAN- FSTPD4327P) (AADHAAR NO.4630 2636 1362)**, son of Late Soumen Das, by Faith - Hindu, by occupation - Student, by Nationality - Indian, residing at L-27, Kamdahari Bose Para, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District - South 24 Parganas, hereinafter called and referred to as the "**LAND OWNERS**" (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PART**;

AND

MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636), son of Late Kshitish Chandra Bhattacharjee of N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless exclude by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PART**.

WHEREAS One Rampada Ghosh son of Sri Baidya Nath Ghosh of Kamdahari, Tollygunge, District 24 Parganas was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 5 Cottahs 00 Chittak 00 Sq.ft. lying and situated at Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, Pargana - Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Kolkata-700084, in the District South 24 Parganas and the said Rampada Ghosh son of Sri Baidya Nath Ghosh of Kamdahari, Tollygunge, District 24 Parganas while seized and possessed of the said property sold, transferred, conveyed, assigned and

assured **ALL THAT** piece and parcel of land measuring more or less an area of 5 Cottahs 00 Chittak 00Sq.ft., as stated above, unto and in favour of SMT. NIHAR KANA DAS (BELA DAS) wife of Late Kalipada Das, of L-27, Bose Para, Kamdahari, Garia, Police: Station - Regent Park now Bansdronei, Kolkata - 700084, by virtue of a registered Bengali Deed of sale, duly registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 20, Pages from 235 to 239, Being No. 693, for the year 1958.

AND WHEREAS the said SMT. NIHAR KANA DAS (BELA DAS) while seized and possessed of the said property duly mutated her name in the records of the Kolkata Municipal Corporation and the property known and numbered as **KMC Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Police Station - Regent Park now Bansdronei, Kolkata -700084** and has been corporation taxes in her name in **KMC Assessee No. 31-111-04-0061-9** and accordingly she has been constructed a two storied building, having an area more or less 1200 Sq.ft. (On the Ground Floor, having built-up area more or less 700 Sq.ft. and On the First Floor, having built-up area more or less 500 Sq.ft.) over the schedule landed property at her own costs, expenses and efforts, free from all encumbrances.

AND WHEREAS the said SMT. NIHAR KANA DAS (BELA DAS) became the absolute owner of **ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdronei, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas.**

AND WHEREAS the said SMT. NIHAR KANA DAS (BELA DAS) out of love and affection gifted **ALL THAT** piece and parcel of **undivided 1/3rd share** of land measuring more or less an area of **1 Cottah 10 Chittaks 30 Sq. ft.** i.e.

1200 Sq. ft. out of **5 Cottahs 00 Chittak 00Sq.ft.** together with **undivided 1/3rd** share of a pucca two storied building, having an area of **400 sq. ft.** out of **1200 Sq.ft.** more or less standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdroni, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas** in favour of her elder son namely Sri Sukhen Das and the said SMT. NIHAR KANA DAS (BELA DAS) out of love and affection gifted **ALL THAT** piece and parcel of **undivided 2/3rd** share of land measuring more or less an area of **3 Cottah 05 Chittaks 15 Sq. ft. i.e. 2400 Sq. ft.** out of **5 Cottahs 00 Chittak 00Sq.ft.** together with **undivided 2/3rd** share of a pucca two storied building, having an area of **800 sq. ft.** out of **1200 Sq.ft.** more or less standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata - 700084, under Police Station - Regent Park now Bansdroni, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas** in favour of her younger son namely Sri Saumen Das by virtue of a registered Deed of Gift dated 01.12.2011 which was registered in the office of D.S.R.-I, South 24 Parganas and recorded in Book No. I, CD Volume No. 18, Page from 3807 to 3826, being No. 03536 for the year 2011.

AND WHEREAS the said Sri Sukhen Das became the **undivided 1/3rd** owner and the said Sri Saumen Das became the **undivided 2/3rd** owner of the **ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61,**

Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdroni, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas.

AND WHEREAS the said Sri Sukhen Das died intestate on 26.09.2019 vide Death Certificate Registration No. WB_CR_2019/2007211142 registered on 21.11.2019 which was issued by Kharagpur Municipality leaving behind his only wife namely Smt. Samita Das, the Landowner No.1 herein as his only legal heir and successor and left no one else and his mother namely Smt. Nihar Kana Das (Bela Das) was predeceased on 17.03.2018 vide death Certificate registration No. HOSPL/ 2018/ 005702 (OLD REGN. NO:- 5702) registered on 18.04.2018 which was issued by the Kolkata Municipal Corporation.

AND WHEREAS the said Sri Saumen Das died intestate on 23.08.2021 vide Death Certificate Registration No. HG023/ 2021/003366 (OLD REGN. NO:- 2959/2021/T) registered on 24.08.2021 which was issued by the Kolkata Municipal Corporation leaving behind his only wife namely Smt. Sadhana Bishwas and his only son namely Sri Soumya Das, the Landowner No.2 herein as his only legal heirs and successors and left no one else and his wife namely Smt. Sadhana Bishwas died intestate on 30.03.2023 vide Death Certificate No. D/2023/ 193827 registered on 30.03.2023 which was issued by the Kolkata Municipal Corporation leaving behind her only son namely Sri Soumya Das, the Landowner No.2 herein as her only legal heir and successor and left no one else.

AND WHEREAS the said Smt. Samita Das, the Landowner No.1 herein became the **undivided 1/3rd owner** and the said Sri Soumya Das, the Landowner No.2 herein became the **undivided 2/3rd owner** of the **ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61,**

Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdrone, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas.

AND WHEREAS the Landowners herein have thus possessing and enjoying the Schedule property as its absolute owners without any hindrances from any corner whatsoever and have been paying all rents, rates and taxes thereof which is free from all encumbrances and bears a good marketable title.

AND WHEREAS the Landowners now desirous to construct a multistoried building and want to give **ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdrone, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas** to the developer herein to develop the property by raising a G + III storied building.

AND WHEREAS 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 OWNERS:** 1. **SMT. SAMITA DAS (PAN- ASYPD1390C) (AADHAAR NO. 5105 1342 5577)**, wife of Late Sukhen Das, by Faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at

Nimpura, Kharagpur (m), P.O. Nimpura, P.S. Kharagpur, District- Paschim Medinipur, West Bengal-721304 and **2. SRI SOUMYA DAS (PAN-FSTPD4327P) (AADHAAR NO.4630 2636 1362)**, son of Late Soumen Das, by Faith - Hindu, by occupation - Student, by Nationality - Indian, residing at L-27, Kamdahari Bose Para, P.O. Garia, P.S. Bansdrone, Kolkata-700084, District - South 24 Parganas,

2. DEVELOPER: MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636), son of Late Kshitish Chandra Bhattacharjee of N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084.

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 Third 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 Second Schedule hereto.

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

7. MUNICIPALITY shall mean the Kolkata Municipal Corporation 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 more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**,

having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdroni, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the 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 Kolkata Municipal Corporation 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 OWNERS** shall get :-

- i) **ALL THAT the entire FIRST FLOOR.**
- ii) **ALL THAT 50% of the THIRD FLOOR (Back side).**
- iii) **ALL THAT 50% of the Car Parking spaces and 50% of the Shops on the Ground Floor.**
- iv) **Developer will pay Rs. 5,00,000/- (Rupees Five Lakh) only as forfeit amount to the Land Owners in which Rs. 1,00,000/- (Rupees One 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 at the time of handover the possession of Landowners' Allocated portion.**

It is mentioned herein that the landowner No.1 will get 1/3rd share of the Land Owners' allocation and the Landowner No. 2 will get 2/3rd share of the Land Owners' allocation.

Further, be it mentioned herein that the land owners' 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 owners against their allocated portion.

12. DEVELOPER'S ALLOCATION: save and except owners' 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 SECOND FLOOR.**
- ii) **ALL THAT 50% of the THIRD FLOOR (Front side).**
- iii) **ALL THAT 50% of the Car Parking spaces and 50% of the Shops on the Ground Floor.**

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 Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owners in favour of the Developer.

13. PLANS shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation 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 **OWNERS** 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 more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having

built-up area more or less 500 Sq.ft.) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdroni, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the 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** : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents and all other related necessary papers shall be submitted by the OWNERS to the Developer and against this submission the Developer issue a proper receipt to the land owners for their documents. These documents are required 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 and the Developer shall return all the documents/papers to the Owners after completion of the construction work.

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 OWNERS' 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 his 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
OWNERS' OBLIGATION

2.1 The '**OWNERS**' have agreed to produce the original papers of the above mentioned schedule land to the Developer and against this submission the Developer issue a proper receipt to the land owners for their documents.

2.2 The '**OWNERS**' have agreed to hand over possession of the said property now within their possession of the schedule land as and when required by the Developer for new construction thereon.

2.3 Subject to the proceeding clause, the '**OWNERS**' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owners' share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within **18 months** from the date of the Sanction Plan from Kolkata Municipal Corporation, if the Developer will not be able to hand over the possession within the stipulated period of **18 months** from getting sanction plan from Kolkata Municipal Corporation then the **OWNERS** will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto and after completion of the grace period, if the construction will not be done or possession will not be handed over to the Landowners, then in that case the Developer will liable to pay Rs. 5,000/- per month as compensation to the Landowner till handover the possession.

2.4 That after completion of construction and delivery of possession of **OWNERS** allocation in the new building, the **OWNERS** shall convey and transfer to the Builder and/or their 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.

2.5 The **OWNERS** 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 Allocation Flat by receiving money from them. The **OWNERS** 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 **OWNERS** hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their 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 their part to be observed, performed and/or fulfilled.

2.7 The **OWNERS** hereby agree and covenant 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 **OWNERS** hereby agree and covenant 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 **OWNERS** hereby agree and covenant 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 **OWNERS** hereby agree and covenant 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 **OWNERS** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNERS** presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

ARTICLE - III **OWNERS' RIGHTS AND REPRESENTATIONS**

3.1 The **OWNERS** are 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 **OWNERS** have 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 Owners shall exclusively entitled to Owners' 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 Owners' Allocation.

3.6 The possession letter will be given by the Developer to the Landowners at the time of handover the Landowners allocation.

ARTICLE-IV
DEVELOPER'S/PROMOTER'S RIGHTS

4.1. 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 '**OWNERS**' 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.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the '**OWNERS**' 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.

4.3. 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 municipal Corporation and B.L.&L.R.O in which investment towards anything relating municipal Corporation and B.L.&L.R.O will be adjusted from the forfeit money.

4.4. 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 **OWNERS** and the owners shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION**.

4.5. 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 **OWNERS** shall have the right of inspection the project from time to time if required.

4.6. The **OWNERS** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **OWNERS** after completion of the construction work and sale of all flats/units under Developer's Allocation.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owners 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 OWNERS** in favour of the Developer Firm and/or in the name of **MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636)**, son of Late Kshitish Chandra Bhattacharjee of N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084 where the **LAND OWNERS** 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 **OWNERS** 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 OWNERS'** allocated portion by the **LAND OWNERS**, they will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the **LAND OWNERS** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNERS** had or have till the date of delivery of land to the Developer, the Second Part herein and then the Developer shall bear the same on behalf of the **LAND OWNERS**.

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 Owners hereby agreed to make themselves 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 **OWNERS/Vendors** 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 **OWNERS** 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/promoter hereby agrees and covenants with the **OWNERS** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters the owners may consider and extend the completion period of the said construction on the said property.

5.2 That the developer will be obliged to pay upto date all corporation taxes, B.L. & L.R.O. khajna, corporation mutation, B.L. & L.R.O. mutation and the total expense regarding the due taxes, will be adjusted with the Forfeit money.

5.3 The Developer shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes 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 **OWNERS** shall not be held responsible and liable to pay any compensation for the same.

5.4 The developer/promoter hereby agrees and covenants with the **OWNERS** 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 owners.

5.5 The developer/promoter hereby agrees and covenants with the owners not to do any act, deed or thing whereby the **OWNERS** are prevented from enjoying, selling, assigning and/or disposing of any of the **OWNERS'** allocation on the building.

5.6 The developer/promoter hereby agrees and covenants with the owners that he will give Rs. 8,000/- per month for accommodation to the owners until hand over their allocated Portion.

5.7 That upon completion of construction of the new building, the builder shall inform the **OWNERS** to take delivery of possession of the **OWNERS'** allocated area in the new building in good and habitable condition and the **OWNERS** within 30 days from the date of such intimation shall take possession of their allocations thereon and the land **OWNERS** shall have to pay all rent, rates and taxes and others out goings from the date of taking land owners' allocation as per notice serves.

ARTICLE - VI

FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS AND THE DEVELOPER/PROMOTER

6.1 The **OWNERS** hereby agree and covenant with the developer/promoter that as soon as the **OWNERS'** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.

6.2 That the **OWNERS** shall be exclusively entitled to deal with **OWNERS'** 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.

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

ARTICLE IX
ARBITRATION

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator. Each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summery powers.

The Arbitrators shall have the power to appoint an arbitrator in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

FIRST SCHEDULE
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -700084, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas,** their property is butted and bounded as follows:-

ON THE NORTH : L-26, Bosepara;

ON THE SOUTH : L-27, Bosepara and L-28, Bosepara;

ON THE EAST : L-12, Bosepara and L-13, Bosepara;

ON THE WEST : 14 ft. wide K.M.C. Road.

SECOND SCHEDULE
(LANDOWNERS' ALLOCATION AND DEVELOPER'S ALLOCATION)

- **OWNERS' ALLOCATION:** In the proposed G +III storied Building constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNERS** shall get :-
 - i. **ALL THAT** the entire **FIRST FLOOR.**
 - ii. **ALL THAT** 50% of the **THIRD FLOOR** (Back side).
 - iii. **ALL THAT** 50% of the Car Parking spaces and 50% of the Shops on the **Ground Floor.**
 - iv. Developer will pay Rs. 5,00,000/- (Rupees Five Lakh) only as forfeit amount to the Land Owners in which Rs. 1,00,000/- (Rupees One 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 at the time of handover the possession of Landowners' Allocated portion.

It is mentioned herein that the landowner No.1 will get 1/3rd share of the Land Owners' allocation and the Landowner No. 2 will get 2/3rd share of the Land Owners' allocation.

• **DEVELOPER'S ALLOCATION:** save and except owners' 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 SECOND FLOOR.**
- ii. **ALL THAT 50% of the THIRD FLOOR (Front side).**
- iii. **ALL THAT 50% of the Car Parking spaces and 50% of the Shops on the Ground Floor.**

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.

FIFTH SCHEDULE
[TECHNICAL SPECIFICATION OF THE BUILDING]

1. Foundation : As per Kolkata Municipal Corporation Structural Sanction Plan.
2. Plinths : As per Kolkata Municipal Corporation Structural Sanction Plan.
3. Super Structure : As per Kolkata Municipal Corporation Structural Sanction Plan.
4. Walls : As per Kolkata Municipal Corporation Structural Sanction Plan.
5. Floor Finishing Skirting Dado etc. : Marble 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 $\frac{1}{2}$ " thick. (Average) in 1:4 with plaster of a paris 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 grill of good quality.
10. Toilet Fitting :
 - (a) One W.C. and white commode (Hindware) with white P.V.C. cistern (Reliance).
 - (b) One white porcelain washbasin (Hindware).
 - (c) One Shower.
 - (d) Two Taps (Marc).

11. Kitchen : The Kitchen will have a cooking platform with granite, stainless steel sink (Baishali) 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 flooring.

12. W.C. : (a) One European White commode (Hindware) with white P.V.C., cistern (Reliance),

(b) One Tap

13. Stair Case & Floor : (a) Stair Case marble floor will be provided with railing with wooden handle.

(b) Cabin for electric meter.

(c) 4" thick (average) lime tracing will be provided roof mosaic 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 Oreva.

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 points (5 amp)

c) Kitchen : 1 light, 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).

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.

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 Kolkata Municipal Corporation 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. Moumita Chowdhury
Bachmapur Kol-96

Sarmita Das.

Soumya Das

SIGNATURE OF LAND OWNERS

2. Bodhisatya Bann
(Advocate)
Alipore Police Court
Kof-27

M/S. BHATTACHARJEE CONSTRUCTION

Debanit Bhattacharyya
PROPRIETOR

SIGNATURE OF DEVELOPER

Drafted and Typed at my office & 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.

Bodhisatya Bann
Advocate
Enrolment No. WB 2138/09
Alipore Police Court,
Kolkata - 700027

MONEY RECEIPT

RECEIVED Rs 1,00,000/- (Rupees One Lakh) only out of total forfeit money Rs 5,00,000/- (Rupees Five Lakh) only from the Developer.

| Date | Cheque No. | Bank | Amount |
|--------------|------------|---------------------|----------------------|
| 06.06.2023 | 056352 | Bank of Maharashtra | Rs. 50,000/- |
| 06.06.2023 | 056353 | Bank of Maharashtra | Rs. 50,000/- |
| TOTAL | | | Rs 1,00,000/- |

(Rupees One Lakh) only.

WITNESSES:-

1. *Moumita Chowdhury*

2. *Bodhisatwa Das*

Samita Das.
Soumya Das

SIGNATURE OF LANDOWNERS

SPECIMEN FORM FOR TEN FINGER PRINTS



Samita Das,

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



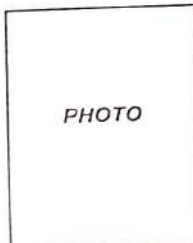
Soumya Das

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



Subramanian Mahalingam

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



PHOTO

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



ভারত সরকার
GOVERNMENT OF INDIA



মৌমিতা চৌধুরী
Mounita Chowdhury
পিতা : প্রশান্ত চৌধুরী
Father : Prasanto Chowdhury
জন্ম সাল / Year of Birth : 1996
মহিলা / Female



5850 8774 6354

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এ/৪, রবীন্দ্রপল্লী, ব্রহ্মপুর,
কোলকাতা, পশ্চিমবঙ্গ, 700096

Address:
A/8, RABINDRA PALLY,
Brahmapur S.O, Brahmapur,
Kolkata, West Bengal,
700096

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Mounita Chowdhury

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1603-07939/2023 | Date of Registration | 06/06/2023 |
| Query No / Year | 1603-2001432599/2023 | Office where deed is registered | |
| Query Date | 04/06/2023 11:47:20 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 : South24-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 : 1,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 67,95,003/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10,021/- (Article:48(g)) | Rs. 1,053/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



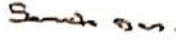


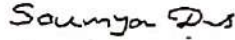
Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PAR. ROAD, , Premises No: 61, , Ward No: 111 Pin Code : 700084

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 5 Katha | 1/- | 59,85,003/- | Width of Approach Road: 14 Ft., |
| Grand Total : | | | | 8.25Dec | 1 /- | 59,85,003 /- | |

Structure Details :




| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1200 Sq Ft. | 1/- | 8,10,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1200 sq ft | 1 /- | 8,10,000 /- | |

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name Smt SAMITA DAS Wife of Late SUKHEN DAS Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office | Photo  06/06/2023 | Finger Print  LTI 06/06/2023 | Signature  06/06/2023 |
| NIMPURA, KHARAGPUR (M), City:- , P.O:- NIMPURA, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ASxxxxxx0C, Aadhaar No: 51xxxxxxxx5577, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office | | | | |
| 2 | Name Shri SOUMYA DAS Son of Late SOUMEN DAS Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office | Photo  06/06/2023 | Finger Print  LTI 06/06/2023 | Signature  06/06/2023 |
| L-27, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: FSxxxxxx7P, Aadhaar No: 46xxxxxxxx1362, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office | | | | |




Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | MS BHATTACHARJEE CONSTRUCTION N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: ADxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 06/06/2023, , Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office |  |  |  |
| | | Jun 6 2023 11:23AM | LTI 06/06/2023 | 06/06/2023 |
| N-12 BOSE PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4R, Aadhaar No: 86xxxxxxx0636 Status : Representative, Representative of : MS BHATTACHARJEE CONSTRUCTION (as SOLE PROPRIETOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|--|--|
| Miss MOUMITA CHOWDHURY Daughter of Late PROSANTA CHOWDHURY BRAHMAPUR, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096 |  |  |  |
| | 06/06/2023 | 06/06/2023 | 06/06/2023 |
| Identifier Of Smt SAMITA DAS, Shri SOUMYA DAS, Shri DEBASISH BHATTACHARJEE | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------|--|
| 1 | Smt SAMITA DAS | MS BHATTACHARJEE CONSTRUCTION-1 Katha 10 Chatak 30 Sq Ft |
| 2 | Shri SOUMYA DAS | MS BHATTACHARJEE CONSTRUCTION-3 Katha 5 Chatak 15 Sq Ft |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------|--|
| 1 | Smt SAMITA DAS | MS BHATTACHARJEE CONSTRUCTION-400.00000000 Sq Ft |
| 2 | Shri SOUMYA DAS | MS BHATTACHARJEE CONSTRUCTION-800.00000000 Sq Ft |

Endorsement For Deed Number : I - 160307939 / 2023

On 06-06-2023

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 10:53 hrs on 06-06-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DEBASISH BHATTACHARJEE ,

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 67,95,003/-

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

Execution is admitted on 06/06/2023 by 1. Smt SAMITA DAS, Wife of Late SUKHEN DAS, NIMPURA, KHARAGPUR (M), P.O: NIMPURA, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession House wife, 2. Shri SOUMYA DAS, Son of Late SOUMEN DAS, L-27, KAMDAHARI BOSE PARA, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

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

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

Execution is admitted on 06-06-2023 by Shri DEBASISH BHATTACHARJEE, SOLE PROPRIETOR, MS BHATTACHARJEE CONSTRUCTION (Sole Proprietorship), N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053.00/- (B = Rs 1,000.00/- ,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 1,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2023 5:51PM with Govt. Ref. No: 192023240082506608 on 04-06-2023, Amount Rs: 1,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4515863294722 on 04-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 8827, Amount: Rs.5,000.00/-, Date of Purchase: 05/06/2023, Vendor name:

Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2023 5:51PM with Govt. Ref. No: 192023240082506608 on 04-06-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4515863294722 on 04-06-2023, 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
Volume number 1603-2023, Page from 229018 to 229049
being No 160307939 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.06.09 15:05:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/09 03:05:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)