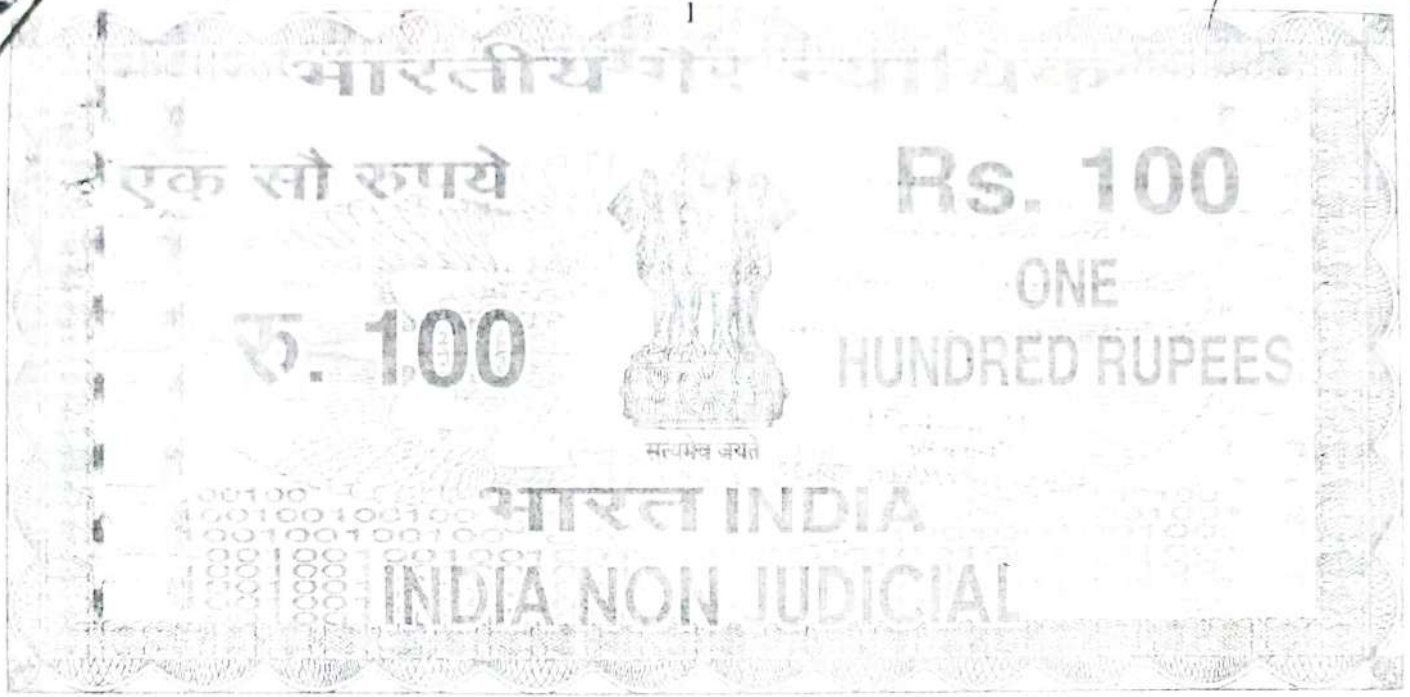


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 685320

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Bahala, South 24 Parganas

6 APR 2022

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**DEVELOPMENT AGREEMENT**

**THIS MEMORANDUM OF AGREEMENT** made this 06<sup>th</sup> day of April Two Thousand Twenty Two (2022) **B E T W E E N,**

Contd....P/2.

21 FEB 2022

Sr No.....1477.....Date.....  
Value Rs.....100/-.....  
Name.....  
Address.....

PRALAY SHANKAR DHAR  
ADVOCATE  
ALIPORE JUDGES' COURT  
KOLKATA-700 027  
WB-400/93

*Tam*  
TAMAL DUTTA  
Stamp Vender  
Alipore Police Court, Koi-27



A.D.S.R/ Behala  
- 6 APR 2022  
Dist- South 24 Pgn.

Dibyendu Deb Nath  
S/o, Bimalendu Deb Nath  
205, M.G. Road, Kalitaka  
KOL-104  
occ - Law Student

**SMT. SIKHA DAS**, PAN – ALKPD8188P, AADHAAR-8079 0265 4446, Ph. No. 9433340320, Wife of Sri Ranjit Das, by Occupation – Housewife, by Nationality – Indian, by faith – Hindu, (2) **SRI RANJIT DAS**, PAN – ACUPD8146Q, AADHAAR-5320 2773 7442, Ph. No. 9433340320, Son of Late Kshirod Prosad Das, by Occupation – Advocate, by Nationality – Indian, by faith – Hindu, both are residing at 412, Kalighat Road, P.O. – Kalighat, Police Station - Kalighat, Kolkata – 700026, District : South 24-Parganas, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, nominees, successors, legal representatives and assignees) of the **FIRST PART**.

**AND**

**M/S. KAMALA CONSTRUCTION**, PAN – AJPPP9338N, AADHAAR-9096 6088 6165, Ph. No. 9831406371, a sole proprietorship firm, at 269, M.G.Road, P.O. Thakurpukur, P.S. Haridevpur, Kolkata – 700063, represented by it's Proprietor **SRI RANJIT PAL**, PAN – AJPPP9338N, AADHAAR-9096 6088 6165, Ph. No. 9831406371, Son of Sri Rabin Pal, by caste and faith – Hindu, by Occupation – Business, residing at Thakurani Chak, M.G. Road, P.O. – R.C. Thakurani, Police Station previously Thakurpukur now Haridevpur, Kolkata – 700104, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the of the **SECOND PART**.

**WHEREAS** one Bijoy Baichi, Son of Anu Baichi was seized and possessed ALL THAT piece and parcel of land measuring more or less 83 decimals comprising in R S Khatian No. 566, appertaining to R.S. Dag No.147, and land measuring more or less 34 decimals comprising in R.S. Khatian No. 576, appertaining to R.S. Dag No.147/1002, in total 1 Acre 17 Decimals, lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the

then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South).

**AND WHEREAS** aforesaid Bijoy Baichi while seized and possessed the aforesaid land he sold and transferred aforesaid land measuring more or less 83 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, and land measuring more or less 34 decimals comprising in R.S. Khatian No. 576, appertaining to R.S. Dag No.147/1002, in total 1 Acre 17 Decimals, lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South), to The Credit Union Co-operative Housing Limited, incorporated and registered under the Bengal Co-operative Societies Act (Registered No.81 of 1962 (Calcutta) and having its registered office at No.27, Camac Street, Police Station – Park, Street in the town of Calcutta by a Deed of Sale on 29-08-1964 and registered at the Office of the the S.R. Alipore and recorded in Book No. I, being Deed No.6842 for the year 1964.

**AND WHEREAS** The Credit Union Co-operative Housing Limited, sold and transferred on 04-09-1968 land measuring more or less 6 decimals out of 83 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, and land measuring more or less 34 decimals comprising in R.S. Khatian No. 576, appertaining to R.S. Dag No.147/1002, in total land measuring more or less 40 Decimals, lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South), by a Registered Deed of Sale registered at the office of the S.R. Alipore and recorded in Book No. I, Volume No.109, from pages 47 to 54, being Deed No.5618 for the year 1968, to Atul Chandra Manna, since deceased, Son of Late Haripada Manna.

**AND WHEREAS** aforesaid Atul Chandra Manna while seized and possessed the aforesaid land he sold and transferred on 13-05-1975 aforesaid land measuring

more or less 6 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, and land measuring more or less 34 decimals comprising in R.S. Khatian No. 576, appertaining to R.S. Dag No.147/1002, in total land measuring more or less 40 Decimals, lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South), by a Registered Deed of Sale registered at the office of the S.R. Alipore and recorded in Book No. I, Volume No.81, from pages 120 to 124, being Deed No.2594 for the year 1975, to Naren Manna, since deceased.

**AND WHEREAS** the said Naren Manna while enjoyed the said land as absolute sixteen annas owner of the said land died intestate on 03.03.1993 leaving behind his wife Smt. Gayatri Manna, as his wife and three sons namely Sri Santosh Manna, Ashutosh Manna, Sri Mohitosh Manna and one married daughter Smt. Sumitra Manna (Das) as his only legal heirs.

**AND WHEREAS** The Credit Union Co-operative Housing Limited, sold and transferred on 31-08-1964 land measuring more or less 77 decimals on Northern side out of 83 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South), by a Registered Deed of Sale registered at the office of the S.R. Alipore and recorded in Book No. I, Volume No.126, from pages 108 to 113, being Deed No.6849 for the year 1964, to Smt. Lakshmirani Adhikary, Wife of Jnandra Chandra Adhikary.

**AND WHEREAS** aforesaid Lakshmirani Adhikary, sold and transferred on 05-05-1982 land measuring more or less 38.5 decimals out of 77 decimals on Northern side comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura

under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South), by a Registered Deed of Sale registered at the office of the S.R. Alipore and recorded in Book No. I, Volume No.91, from pages 156 to 163, being Deed No.5735 for the year 1982, to Smt. Ramarani Adhikary, Wife of Sailen Adhikary.

**AND WHEREAS** aforesaid Ramarani Adhikary, while seized and possessed the aforesaid property she has mutated her name in the B.,L. & L.R.O. and local Gram Panchayet Joka-I and the aforesaid land was recorded as L.R. Khatian No.1080, L.R. Dag No.180 and Parcha was published her own name.

**AND WHEREAS** aforesaid Smt. Gayatri Manna, Sri Santosh Manna, Ashutosh Manna, Sri Mohitosh Manna and Smt. Sumitra Manna (Das) as legal heirs of Late Naren Manna while seized and possessed the aforesaid land measuring 6 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, they have mutated their names in the B.,L. & L.R.O. and local Gram Panchayet Joka-I and the aforesaid land was recorded as L.R. Khatian No.294/1, 1265/1, 150/1, 993/1 and 1361/1, L.R. Dag No.180 and Parcha was published their individual own names lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South).

**AND WHEREAS** aforesaid Smt. Gayatri Manna, Sri Santosh Manna, Ashutosh Manna, Sri Mohitosh Manna and Smt. Sumitra Manna (Das) as legal heirs of Late Naren Manna while seized and possessed the aforesaid land measuring 6 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, L.R. Khatian No.294/1, 1265/1, 150/1, 993/1 and 1361/1, L.R. Dag No.180 sold and transferred 1(one) Cottah 2(two) Chittaks 37(thirty seven) square feet land more or less out of 6 decimals and Ramarani Adhikary sold and transferred 2(two) Cottahs 6(six) Chittaks 33(thirty three) square feet out of 38.5 decimals comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, L.R. Khatian No.1080, L.R. Dag No.180 jointly sold and transferred in total 3(three) Cottahs 9(nine) Chittaks

25(twenty five) square feet of land more or less to Sri Sankar Adhikary and Sailen Adhikary by a Deed of Sale on 05-10-1994 and which was registered at A..D.S.R. Behala and recorded in Book No. I, Volume No.92, Pages from 303 to 314, being Deed No.4559 for the year 1994.

**AND WHEREAS** aforesaid Sankar Adhikary and Sailen Adhikary while seized and possessed the aforesaid land measuring 3(three) Cottahs 9(nine) Chittaks 25(twenty five) square feet and thereafter actual physical measurement after deduct to common passage they have possessed land measuring more or less 3(three) Cottahs 13(thirteen) square feet comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, L.R. Khatian No.294/1, 1265/1, 150/1, 993/1, 1361/1 and 1080, L.R. Dag No.180 jointly sold and transferred 3(three) Cottahs 13(thirteen) square feet of land more or less to the present Owners Smt. Sikha Das and Sri Ranjit Das by a Deed of Sale on 27-05-2009 and which was registered at A..D.S.R. Behala and recorded in Book No. I, CD Volume No.18, Pages from 1437 to 1453, being Deed No.06028 for the year 2009.

**AND WHEREAS** aforesaid owners/First Part after purchasing the aforesaid **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 13(thirteen) square feet more or less comprising in R.S. Khatian No. 566, appertaining to R.S. Dag No.147, L.R. Khatian No.294/1, 1265/1, 150/1, 993/1, 1361/1 and 1080, L.R. Dag No.180 lying and situated as Mouza – Ramchandrapur, J.L. No.31, R.S. No.334, Pargana – Magura under P.S. formerly Behala then Thakurpukur at present Haridevpur also lying within the limits of the then Joka No.1 Gram Panchayet, now within the limits of K.M.C. Ward No.142, A.D.S.R. Office Behala, District: 24-Parganas (South) and thereafter they have mutated their names in the B.L. & L.R.O. Record and also published a parcha in their own names as L.R. Khatian No. 2609 & 2608 respectively, in L.R. Dag No.180 and also mutated their names in the record of present local K.M.C. Ward No.142 as **Premises No. 232/20/1, Mahatma Gandhi Road, Kolkata – 700104, Assessee No. 71-142-05-0749-9** of the aforesaid land.

**AND WHEREAS** due to inadvertently the Deed of Sale of the presents Owners L.R. Dag was wrongly inserted as L.R. Dag No.108 in place of L.R. Dag No.180 and thereafter aforesaid Owners corrected the L.R. Dag by a Deed of

Declaration which was registered in the Office of A.D.S.R. Behala and recorded in Book No. 1, Volume No.1607-2022, Page from 88072 to 88092, being No.1607-02304 for the year 2022 and the said Deed of Declaration is the the part of the Principal Deed.

**AND WHEREAS** FIRST PART/OWNERS decided to develop their joint property by constructing a multi-storied building BUT due to their lack of technical knowledge expertise they were in search of a competent Developer who is well known to the locale and has sufficient technical expertise, financial resources and over all best performance in the field of construction and development of different project and the Developer have approached the Owners to carry out and under the aforesaid planned work of development in the said property by constructing a new residential building thereon with own finances and the Owners have agreed on the terms and conditions hereunder appearing.

**AND WHEREAS** while thus seized and possessed of the said property the owners herein have decided to develop the said property by raising a multi-storied building thereon but due to their lack of technical knowledge expertise the said owners could not fulfill their desire and accordingly they approached the above named Developer to fulfill such desire, the said developer after being satisfied with all the terms and conditions of the owners wanted to develop the same by accepting the owners' proposal as mentioned hereinafter.

**AND WHEREAS** it is pertinent to mention that in order to avoid future complication and/or misunderstanding and to safeguard their respective rights, title and interest of the owners and the developer agreed to enter into the agreement in writing.

**IT IS HEREBY AGREED AS FOLLOWS: -**

1. **DEFINATION:** In these presents unless there is something inconsistent with or repugnant to the subject or context.



2.

- a) **OWNERS:** **SMT. SIKHA DAS**, Wife of Sri Ranjit Das, (2) **SRI RANJIT DAS**, Son of Late Kshirod Prosad Das, both are residing at 412, Kalighat Road, P.O. – Kalighat, Police Station - Kalighat, Kolkata – 700026, District : South 24-Parganas
- b) **DEVELOPER:** **M/S. KAMALA CONSTRUCTION**, a proprietorship firm at 269, M.G.Road, P.O. Thakurpukur, P.S. Haridevpur, Kolkata – 700063, represent it's Proprietor **SRI RANJIT PAL**, Son of Sri Rabin Pal, by caste and faith – Hindu, by Occupation – Business, residing at Thakurani Chak, M.G. Road, P.O. – R.C. Thakurani, Police Station previously Thakurpukur now Haridevpur
- c) **TITLE DEED:** shall means all the documents referred to herein above at the recitals.
- d) **PREMISES:** All that piece and parcel of land measuring more or less 3(Three) Cottahs 13(Thirteen) Square feet land, lying and situated at **Premises No. 232/20/1, Mahatma Gandhi Road, Kolkata – 700104, Assessee No. 71-142-05-0749-9**, at Mouza – Ramchandrapur, Pargana – Magura, J.L. No.31, R.S. No.334, R.S. Khatian No.566, R.S. Dag No.147, L.R. Khatian No. 2609 & 2608 respectively, L.R. Dag No.180, within the local limits of Kolkata Municipal Corporation, **Ward No.142**, Police Station – the then Thakurpukur now Haridevpur, District: South 24-Parganas, more fully and particularly described in the Schedule "A" hereunder written.
- e) **BUILDING:** Shall mean the proposed multi-storied building consisting of space and/or flats, parking spaces and other structure which the parties hereto propose to erect in or upon the said property more fully and particularly described in the Schedule "A" hereunder written.
- f) **COMMON PORTION:** Shall means and include all the common areas and installations to comprise in the premises after completion of construction of new building as more fully detailed in **THE FOURTH SCHEDULE** hereunder written.

- g) **COMMON EXPENSES:** Shall mean and include all expenses to be incurred by all unit owners for management and maintenance of the premises/new building more fully described in the **FIFTH SCHEDULE** hereunder written.
- h) **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provision for the common facilities and space required therefore.
- i) **OWNERS' ALLOCATION:** As regards Owner's allocation the **owners** shall get total 3(three) flats and 1(one) Garage from the Developer one 1 BHK flat measuring more or less 500 square feet built-up area as well as 620 square feet super built-up area on North-East side including one Garage on the Ground floor, one 2 BHK flat measuring more or less 500 square feet built-up area as well as 620 square feet super built-up area on the First Floor South-East side and one 2 BHK flat measuring more or less 500 square feet built-up area as well as 620 square feet super built-up area on Second floor North-East side each flat to be facilitated with W.C., cup-board, bath and privy and loft along with undivided proportionate share of land and common portion and amenities, more fully described in the **FOURTH SCHEDULE** hereunder. and non refundable total money Rs.1,00,000/- (Rupees One lakh) only. On execution of this Agreement the Owners received and acknowledge **Rs.50,000/- (Rupees Fifty Thousand)** only out of total Rs.1,00,000/- (Rupees One lakh) only. The balance and rest amount of Rs.50,000/- (Rupees Fifty Thousand) only will be paid by the Developer at the time of hand over the owners' allocation.
- j) **DEVELOPER'S ALLOCATION:** shall mean remaining floor flats and car parking space of the proposed multi-storied building which will be constructed i.e. save and except the owner's allocation on the said premises including proportionate share in the common facilities, amenities and expenses on pro-rata basis more fully described in the **FIFTH SCHEDULE** hereunder.
- k) **SANCTIONED PLAN:** Shall mean the plan for the construction of the building and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate Government Authorities

and Departments in the name of the Owners on the basis of the maximum permissible floor area ratio available under the Building Rules and laws and shall include any amendments thereto and/or modification thereof as may be made from time to time with the approval of the Owners.

- l) **ROOF:** Shall mean and include the entire open space of the roof and/or top of the building, excluding the space required for installation of overhead tank, T.V. Antenna, stair-case cover and other facilities/common uses of all Flat Owners.
  - m) **UNIT :** Shall mean any flat in the new multi-storied building and capable of being exclusively owned used and/or enjoyed by any unit owners and which is not common portion.
  - n) **UNIT OWNER:** Shall mean any person who acquired, hold and/or owner and/or agree to acquire hold and/or own any unit in the new multi-storied building and shall include owners and developer/builder for unit held by them from time to time.
1. Owners have approached the builder/developer for development of the said premises and represented to the developer/builder as follows:-
- i) That the owners are the absolute owner of the said premises and nobody except the owners have any right title and interest o the said premises and/or portion of land.
  - ii) That there is no suits litigation or legal proceeding pending in respect of the said premises or any part thereof.
  - iii) That the owners indemnified to Developer that right and interest of the owners in the said premises free from all encumbrances and the owners have a marketable title thereto.

**NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

1. That the owners have appointed the developer/builder as developer/builder for construction of the new multi-storied building upon the said premises till the completion of the said project and developers/builders accepted such appointment.
2. That the owners at the time of execution of this agreement shall hand over to the developer/builder all Xerox copy of title deeds, corporation papers and all other papers and documents relating to the said premises against proper acknowledgement.
3. That booking from intending purchaser or purchasers from developer's/builder's allocation will be taken by the developer/builder but the agreement of the relating flat and car parking space will be signed between the intending purchasers and the developer/builder.
4. That the developer/builder is empowered to collect consideration and/or earnest money from the sale and/or agreement for sale of the developer/builder's allocation from the intending purchasers and issue money receipts in their own names.
5. That upon getting the vacant possession of the said premises the developer/builder shall notify the owners and after notify the owners, the developer/builder shall start the said construction works within the 7 (seven) days as per approved plan sanctioned by the Kolkata Municipal Corporation.
6. Builder/Developer shall offer the possession of the Owners' allocation to the owners in complete condition at the first instance by a notice in writing and within 7 (seven) days from the said notice owners shall be deemed to have taken physical possession of the Owners' allocation with **Completion Certificate**.
7. That the Developer/Builder at their own costs construct, erect and complete the building at the said premises in accordance with good materials which was already settled by and between Owners and Developer and as may be recommend by the Architect from time to time.

8. That all K.M.C. and other taxes shall be born by the Developer from the date of registration of Development Agreement till the date of handing over of the Physical Possession of Owners' allocation flats.
9. That the owners shall not do any act deed or thing whereby the Developer/Builder shall be prevented from construction and completion of the said building as per approve Plan subject to material to used shall be upto the mark or shall have I.S.I. code.
10. That the developer/builder will complete the entire project within 18 months from the date of sanction of the Plan, and sanction of the plan to be done within 6 months from the date of execution of these present subject to normal circumstances prevail and the same is condition procedural.

Provided that the time as specified above shall be extended on for such period during which no work of construction is possible by reason of force majure, earth quake, riot, war, civil commotion, general strike, bandh prohibitory order issue by the concerned authority order of injunction issued by any courts of law etc.

11. That the owners shall allow the developer's/builder's appointed people and agents for the purpose do survey of land testing of soil for construction of the building, installation of meter, sewerage and water connection at the cost of the developer builders and the owners herein shall give his consent by signing the required papers and documents for its affectivity.
12. That the owners herein shall be liable for any income tax, wealth tax, GST or any other taxes in respect of owners' allocation. And on other hand the developer/builder shall be liable for any income tax, wealth tax, GST or any other taxes in respect of the developer/builder's allocation.
13. That if the Developer/Builder fail to complete the said project within stipulated time as specified in this agreement then developer/builder shall be liable to pay Rs.2,000/- (Rupees two thousand) only per day to the owners as liquidated damage till the handing over the possession of the owners' allocation and the same to be limited for three months only, thereafter this agreement to be treated as cancelled and owners shall have the right to take possession of their property and shall also entitled to

get damages from the Developer, for which Developer shall not be able to raise any objection.

If for any technical reason the building which will be constructed upon the property of the owners be found unsafe for human habitation, in that event the Developer shall have to compensate the Owners in money value of Owners' allocation in the then market price forthwith as on demand.

14. That the Owners' allocation area shall be constructed by the developer/builder for and on behalf of the owners and the rest remaining portion of the new multi-storied building shall be constructed and completed by the Developer/Builder for and on behalf of the Builder/Developer's or his nominee at the Developer/Builder's own constant expenses.
15. That during construction and/or after completion of the construction the Developer will execute "Sale Deed" in favour of intending purchasers of flats before Registrar after the consent of the Developer/Builder at the cost of intending purchasers.
16. That all costs and expenses for construction of the building shall be born and paid by the Developer/Builder.
17. The Owners shall grant to the Developer a Registered Development Power of Attorney for the purpose of sold of developer's allocation and all necessary permission from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the authority and other authorities which will be valid after the completion of the deal.
18. That the developer/builder indemnify the owners as follows:-
  - (a) Any loss damage cost charge that may arise during the construction;
  - (b) All claims or demands of the suppliers contractors, workmen and agents of the Developer/Builder on any account whatsoever in nature.
19. That the court having territorial and/or monitory jurisdiction over the premises shall have jurisdiction in all matters relating to this agreement.
20. That both the parties hereby undertake to comply the agreement. If either party violates the same in full or in part then the aggrieved party shall have right to take appropriate action against each other through court of law.

21. That the owners and all unit owners shall always abide by the following restriction: -
- (a) Not to obstruct the association (upon its formation) in their acts relating to the common purpose.
  - (b) Injury, harm and damage the common portion or any other units in the new multi-storied building by making any alteration or withdrawing any apart or otherwise.
  - (c) At any time not claim partition of the undivided impartible portion.
  - (d) Damage any stair case, roof, common area etc.
22. That the owners and all unit owners shall do that following: -
- (a) Have their units separately assessed with the K.M.C. at their own costs for the purpose of Corporation rates and taxes.
  - (b) Until such time the unit/s will not be separately assessed and/or mutated in respect of any tax or imposition, the unit/s owner shall bear and pay proportionate share of rates and taxes from the date of taking possession or date of registration of sale deed of the flat which ever is earlier.
  - (c) After mutation of the said unit/s in the name of unit/s owner shall for purpose of liability of any tax or imposition in respect of unit/s and proportionately in respect of common portion.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece of Bastu Land measuring about 3(Three) Cottahs 13(Thirteen) Square feet land together with 100 sq. ft. R.T.S, lying and situated at **Premises No. 232/20/1, Mahatma Gandhi Road, Kolkata – 700104, Assessee No. 71-142-05-0749-9, at** Mouza – Ramchandrapur, Pargana – Magura, J.L. No.31, R.S. No.334, R.S. Khatian No.566, R.S. Dag No.147, L.R. Khatian No. 2609 & 2608 respectively, L.R. Dag No.180, within the local limits of Kolkata Municipal Corporation, **Ward No.142**, Police Station – the then Thakurpukur now Haridevpur, District: South 24-Parganas. **Property Zone is J.L. Sarani to Kabardanga More and is not located on M.G. Road**, It is butted and bounded as follows: -

**ON THE NORTH:** - R.S.Dag No.147,

**ON THE SOUTH:** - Land of Amar Nath Chatterjee & Aparna Chatterjee, Dag No.1002,

**ON THE EAST:** - 12' ft. wide common passage,

**ON THE WEST:** - Land of part of R.S. Dag No.240,

**SECOND SCHEDULE ABOVE REFERRED TO**

**(OWNER'S ALLOCATION)**

Owners shall 3(three) flats and 1(one) Garage from the Developer, one 1 BHK flat measuring more or less 500 square feet built-up area as well as 620 square feet super built-up area on North-East side including one Garage space on the Ground floor, one 2 BHK flat measuring more or less 500 square feet built-up area as well as 620 square feet super built-up area on the First Floor South-East side and one 2 BHK flat measuring more or less 500 square feet built-up area as well as 620 square feet super built-up area on Second floor North-East side each flat with W.C. along with undivided proportionate share of land and common portion and amenities and non refundable total money Rs.1,00,000/- (Rupees One lakh) only. On execution of this Agreement the Owners received and acknowledge **Rs.50,000/- (Rupees Fifty Thousand)** only out of total Rs.1,00,000/- (Rupees One lakh) only. The balance and rest amount of Rs.50,000/- (Rupees Fifty Thousand) only will be paid by the Developer at the time of hand over the owners' allocation.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

Shall mean remaining floor flats and car parking space and constructed area in the new multi-storied building which will be constructed i.e. save and except the owners' allocation on the said premises including proportionate share in the common facilities and amenities on pro-rata basis.



**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON PORTION)**

1. Entrance and exits to the premises as well as the new G+III storied building.
2. All boundary walls and main gate of the premises and as well as the new building.
3. All staircases, staircase landings, water reservoir, terrace etc.
4. All common installations.
5. Open land of the new building as well as roof with parapet wall etc.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. All costs of maintaining, operating replacing, lighting, repairing, white washing etc. and removing the common portions including the exterior or interior (but no) inside of any unit walls of the new building.
2. The salaries of and all other expenses of the staff to be employed for common purpose including guards, sweepers, plumbers, electricians etc.
3. Association establishment and all other expenses of the association including its formation and miscellaneous expenses.
4. Electricity charges, for electrical energy consumed for the operation of common portion.
5. Corporation tax water tax and other levies in respect of new building in share and any litigation.

**SIXTH SCHEDULE ABOVE REFERRED TO**  
**(CONSTRUCTION SPECIFICATION)**

1. **STRUCTURE:** Reinforced cement concrete R.C.C. footings as per design specification and sanction by the KMC authority.
2. **BRICK WORK:** Outer wall and common walls will be of 8" and 5" brick work with cement monster (1:5) partition walls are of 3" brick work in cement monster (1:4), Bricks are used will be No.1 quality.
3. **FLOORING:** Flooring will be Marbel within the flat and staircase, which will be price of Rs.55/- with Granite polish.
4. **DOORS:** Main door will be Malayasian "Sall Wood" and other doors will be made thick solid flush type door, P.V.C. doors will be used in toilet. 125 x 65 mm. thick Saalwood frame of all doors, hanging type of door stopper in all doors except bathroom doors.
5. **WINDOWS:** Alumuniam paneled window filed with 3 mm. "Black" glass including M.S. Grill Box made by square bar and stay all fitting. Design of windows in Box type.
6. **PAINING & FINISHING:** Plaster of Paris inside the flat and paint to outside wall.
7. **ROOM HEIGHT:** Floor to Floor room height 10' and/or according to sanctioned Plan by the K.M.C.
8. **FITTINGS:** All hardware fitting will be of Aluminum, stainless steel hinges will be fitted to door shutters. Toilet shutters will be fitted with stainless steel of standard quality.
9. **COOKING** There will be R.C.C. cooking platform finished by "Green

- PLATFORM:** Granite" slab measuring 22"/24" and glazed upto 2'-6" height from granite slab over counter.
- 10. TOILET:** Commot and one wash basin, Fixed Shower, Three Bathroom Taps and Gyser connection. Toilet will be finished with glazed tiles up to 6'. All sanitary wares will be white colour, one soap tray, one towel rail, one mirror in each bathroom including W.C.
- 11. SANITARY SYSTEM.** All soil and waste water pipes will be high-density polythene pipes of "Supreme Brand" with proper jointing reaching to SW drainage system. Full concealed P.V.C. pipes will be used for fresh water supply. G.I. pipes will be used for ward water supply.
- 12. ELECTRICAL:** Concealed wiring with electrical points like lights, fans, plug and power points etc. with "Havells" copper wire. All switch boards of M.S. Flush with walls with acrylic cover and all switches of "Prity" Brand. All MCP Boards are "Havells" brand. Conceal pipes are to be used of "Dalda" quality. Each bedroom shall be provide with One Tube Light, One Double bracket point, One Fan Point, One 5 Amp. Plug Point and One T.V. Point. One foot light, one A.C. point. Each drawing/dining space shall be provided with Two light point, One Fan Point, One Point for Refrigerator. One Point for Washing machine, One Five Amp. Plug Point, 1 Point for Television and 1 Point for calling bell. Each kitchen shall be provided with one light point and 1 exhaust fan point. Each toilet including W.C. shall be provided with 1 light point and one geyser point and one exhaust fan point.

- 13. WATER SUPPLY:** Water tank will be situated on the roof and the plumbing connection will be given in each flat from overhead tank for 24 hrs. un-interrupted water supply.
- 14.** Extra work cost will be paid by the Purchaser/Purchasers.
- 15. DINING SPACE:** One Basin shall be fitted.
- 16. ELECTRICAL METER:** Individual meter installing place for every flat owners will be provided by the Developer and charging actual costs payable by the every flat owners. The cost of the common meter will be provided by the Developer only.
- 17.** Fencing made by Grill in Front side of the new multi-storied building with multi-folding doors system in front side of Garage..

**IN WITNESS WHEREOF** the above named parties have set their respective signatures and seals on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

**At KOLKATA in PRESENCE OF: -**

1) Ganesha Ghoshal.  
195, M.G. Road, Kalitaka.  
KOL-104.

Sitaha Das  
Ranjit Das

**SIGNATURE OF THE OWNERS**

2) Dibyendu Debnath  
205, M.G. Road, Kalitaka  
KOL-104

KAMALA CONSTRUCTION  
Ranjit Das  
Proprietor

**SIGNATURE OF THE DEVELOPER**

Memo .....P/20

## MEMO OF CONSIDERATION

RECEIVED from within-named Developer within mentioned sum of Rs.50,000/- (Rupees Fifty Thousand) only.

<u>Ch. No.</u>	<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount</u>
000770	06-04-2022	BOB	Haridevpur	Rs.50,000/-
Total				<u>Rs.50,000/-</u>

(Rupees Fifty Thousand) only.

**WITNESSES:**

1. GANESH GHOSHAL.  
195, M.G. Road, Kalitaha.  
KOL-104.

Sireha Das  
Sanjit Das

**SIGNATURE OF THE OWNERS**

2. Dibyendu Deb Nath  
205, M.G. Road, Kalitaha  
KOL-104












Drafted and prepared in my Office  
as per instruction and as per  
documents supplied by the parties.

*Pralay Shankar Dhar*  
**PRALAY SHANKAR DHAR**  
ADVOCATE  
ALIPORE JUDGES' COURT  
KOLKATA-700 027  
WB-400/93












PHOTO		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----





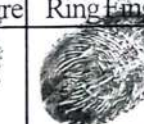
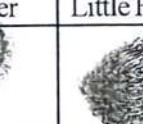





SIGNATURE-----

		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE *Silaha Das*

		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE *Ranjit Das*

		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE *Ranjit Das*



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

GRN Details

GRN: 192022230002026498 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 05/04/2022 20:13:46 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2334962570840 BRN Date: 05/04/2022 20:04:37  
Gateway Ref ID: IGANICFAG5 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2001038403/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RANJIT PAL  
Address: R C THAKURANI KOLKATA - 700104  
Mobile: 9831406371  
Depositor Status: Buyer/Claimants  
Query No: 2001038403  
Applicant's Name: Mr PRALAY SHANKAR DHAR  
Identification No: 2001038403/3/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001038403/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2001038403/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	521
			<b>Total</b>	<b>5442</b>

IN WORDS: FIVE THOUSAND FOUR HUNDRED FORTY TWO ONLY.



सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001038403/2022	Office where deed will be registered
Query Date	03/04/2022 10:19:56 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRALAY SHANKAR DHAR ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883059353, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 27,43,252/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located NOT on M.G.Road)) , , Premises No: 232/20/1, , Ward No: 142, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 13 Sq Ft	73,000/-	27,16,252/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.9798Dec	73,000 /-	27,16,252 /-	

**Structure Details :**

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



Query No: 2001038403 of 2022 Printed On : Apr 3 2022 10:20AM, Generated from wbregistration.gov.in



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt SIKHA DAS Wife of Shri RANJIT DAS,KALIGHAT ROAD, KOLKATA, 412, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India PAN No. ALxxxxx8P, Aadhaar No.: 80xxxxxxxx4446,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri RANJIT DAS Son of Late KSHIROD PROSAD DAS,KALIGHAT ROAD, KOLKATA, 412, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. ACxxxxx6Q, Aadhaar No.: 53xxxxxxxx7442,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	KAMALA CONSTRUCTION ( Sole Proprietoship ) ,MAHATMA GANDHI ROAD, KOLKATA, 269, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. AJxxxxx8N, Aadhaar No.: 90xxxxxxxx6165,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr RANJIT PAL Son of Mr RABIN PALTHAKURANI CHAK, M.G. ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxx8N , Aadhaar No.: 90xxxxxxxx6165	KAMALA CONSTRUCTION ( as )

**Identifier Details :**

Name & address
Mr DIBYENDU DEBNATH Son of Mr BIMALENDU DEBNATH 205, M G ROAD, KALITALA, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, , Identifier Of Smt SIKHA DAS, Shri RANJIT DAS, Mr RANJIT PAL



Query No: 2001038403 of 2022, Printed On : Apr 3 2022 10:20AM, Generated from wbregristration.gov.in

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA DAS	KAMALA CONSTRUCTION-2.4899 Dec
2	Shri RANJIT DAS	KAMALA CONSTRUCTION-2.4899 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA DAS	KAMALA CONSTRUCTION-50 Sq Ft
2	Shri RANJIT DAS	KAMALA CONSTRUCTION-50 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711420507499 Premises No. : 232/20/1 Ward No. : 142 Street Name : MAHATMA GANDHI ROAD	Reference Deed No. : I-06028/09 Date of Registration. : May 27, 2009 Office Where Registered :	Owner Name : RANJIT DAS & SIKHA DAS Owner Address : 412, KALIGHAT ROAD, 22ND FLOOR , P.O & PS-KALIGHAT , KOKATA Pin No. : 700026	Character of Premises: Vacant Land Total Area of Land: 5 Satak,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 03-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 03-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001038403 of 2022, Printed On : Apr 3 2022 10:20AM, Generated from wregistration.gov.in

### Major Information of the Deed

Deed No :	I-1607-05097/2022	Date of Registration	06/04/2022
Query No / Year	1607-2001038403/2022	Office where deed is registered	
Query Date	03/04/2022 10:19:56 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRALAY SHANKAR DHAR ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883059353, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 27,43,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 521/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located NOT on M.G.Road)) , , Premises No: 232/20/1, , Ward No: 142 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 13 Sq Ft	73,000/-	27,16,252/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>4.9798Dec</b>	<b>73,000 /-</b>	<b>27,16,252 /-</b>	

#### Structure Details :

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



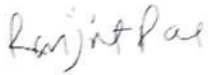
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt SIKHA DAS</b> Wife of Shri RANJIT DAS Executed by: Self, Date of Execution: 06/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/04/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 06/04/2022</p>	<p><b>Signature</b></p>  <p>06/04/2022</p>
<p>KALIGHAT ROAD, KOLKATA, 412, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8P, Aadhaar No: 80xxxxxxxx4446, Status :Individual, Executed by: Self, Date of Execution: 06/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri RANJIT DAS</b> Son of Late KSHIROD PROSAD DAS Executed by: Self, Date of Execution: 06/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/04/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 06/04/2022</p>	<p><b>Signature</b></p>  <p>06/04/2022</p>
<p>KALIGHAT ROAD, KOLKATA, 412, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx6Q, Aadhaar No: 53xxxxxxxx7442, Status :Individual, Executed by: Self, Date of Execution: 06/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office</p>				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>KAMALA CONSTRUCTION</b> MAHATMA GANDHI ROAD, KOLKATA, 269, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr RANJIT PAL (Presentant )</b> Son of Mr RABIN PAL Date of Execution - 06/04/2022, , Admitted by: Self, Date of Admission: 06/04/2022, Place of Admission of Execution: Office	 <small>Apr 6 2022 11:08AM</small>	 <small>LTI 06/04/2022</small>	 <small>06/04/2022</small>
THAKURANI CHAK, M.G. ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, Distric South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165 Status : Representative, Representative of : KAMALA CONSTRUCTION (as )				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DIBYENDU DEBNATH</b> Son of Mr BIMALENDU DEBNATH 205, M. G. ROAD, KALITALA, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 <small>06/04/2022</small>	 <small>06/04/2022</small>	 <small>06/04/2022</small>
Identifier Of Smt SIKHA DAS, Shri RANJIT DAS, Mr RANJIT PAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA DAS	KAMALA CONSTRUCTION-2.4899 Dec
2	Shri RANJIT DAS	KAMALA CONSTRUCTION-2.4899 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA DAS	KAMALA CONSTRUCTION-50.00000000 Sq Ft
2	Shri RANJIT DAS	KAMALA CONSTRUCTION-50.00000000 Sq Ft

On 04-04-2022

**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 27,43,252/-



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

On 06-04-2022

**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 10:55 hrs on 06-04-2022, at the Office of the A.D.S.R. BEHALA by Mr RANJIT PAL .

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

Execution is admitted on 06/04/2022 by 1. Smt SIKHA DAS, Wife of Shri RANJIT DAS, KALIGHAT ROAD, KOLKATA, 412, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Shri RANJIT DAS, Son of Late KSHIROD PROSAD DAS, KALIGHAT ROAD, KOLKATA, 412, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Advocate

Indetified by Mr DIBYENDU DEBNATH, , Son of Mr BIMALENDU DEBNATH, 205, M. G. ROAD, KALITALA, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Student

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

Execution is admitted on 06-04-2022 by Mr RANJIT PAL, , KAMALA CONSTRUCTION (Sole Proprietoship), MAHATMA GANDHI ROAD, KOLKATA, 269, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr DIBYENDU DEBNATH, , Son of Mr BIMALENDU DEBNATH, 205, M. G. ROAD, KALITALA, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 521/- ( B = Rs 500/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2022 8:18PM with Govt. Ref. No: 192022230002026498 on 05-04-2022, Amount Rs: 521/-, Bank: SBI EPay ( SBlePay), Ref. No. 2334962570840 on 05-04-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, b  
online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed. Serial no 685320. Amount: Rs.100/-, Date of Purchase: 21/02/2022, Vendor name: TAMAL  
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department. Govt. of WB  
Online on 05/04/2022 8:18PM with Govt. Ref. No: 192022230002026498 on 05-04-2022, Amount Rs: 4,921/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 2334962570840 on 05-04-2022, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 179079 to 179110  
being No 160705097 for the year 2022.



*Sandip*

Digitally signed by SANDIP BISWAS  
Date: 2022.04.08 14:42:45 +05:30  
Reason: Digital Signing of Deed.

(Sandip Biswas) 2022/04/08 02:42:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)