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J-4746/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 618697

[Handwritten signature]
 12/12/19

Certified that this document is admitted to Registration. The signature and the Endorsement thereon attached to the document are part of this document.

Additional Dist. Sub Registrar
[Signature]

09 DEC 2019

[Handwritten notes on the left margin:]
 No. of 1777380/19
 Gen. No. 01037463-2-19

REGISTERED DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made on this the 6th day of December 2019 (Two thousand nineteen) in

11/10/2019

14 NOV 2019

ক্রমিক নং 2363
মূল্য 100/-

স্বাক্ষর

R.P. Jeet @ developers
prf Ltd

স্ট্যাম্প জেড্ডার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর. অফিস চাকমহ, নদিয়া

75. Hem Chandra Nishan

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Kas 10

- Rongia Choudhury
 VUT/ 12399

- Rongia Choudhury
 VUT/ 12400

- Xelst Choudhury
 VUT/ 12403

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Identified by me:-

A.D.S.R., SEALDAH
6 DEC 2019
Dist. South 24 Parganas

(SANTU NU SEN)
S/o - P. S. Sen
P.O. - Belgharia
K.M. 56.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200106784351
GRN Date: 05/12/2019 14:48:51
BRN: IK0AIVGAQ2

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 05/12/2019 14:49:33

DEPOSITOR'S DETAILS

Id No. : 16060001777380/28/2019
(Query No./Query Year)

Name : S S Adhya
Contact No. :
E-mail :
Address : 1012 S C Road How2
Applicant Name : Mr Gopi Nath Datta
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 28

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001777380/28/2019	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	16060001777380/28/2019	Property Registration- Registration Fees	0030-03-104-001-16	8021
Total				82942

In Words : Rupees Eighty Two Thousand Nine Hundred Forty Two only

BETWEEN SMT. SOVA SEN, (PAN: EDMPS7823G, AADHAR No.4399 4514 8874, Mob. No.9836609401), widow of Late Bacha Ram Sen, by faith- Hindu by occupation- Housewife, residing at 25/2/D, Narkeldanga Main Road, P.O. Belegkata, P.S. Narkeldanga, Kolkata - 700 054, District - 24 Parganas (South), hereinafter called and referred to as the O W N E R (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

AND

M/S. RP JEET DEVELOPERS PVT. LTD., (PAN: AAGCR5064A, Mob. No. 9831084051), a Private Limited Concern, represented by its Directors, SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No. 9831084051), s/o Late Ramaprasad Chaudhuri and SRI YUDHAJIT CHAUDHURI, (PAN: AJLPC0843M, AADHAR No.5769 5854 9750, 9051202550), s/o Sri Ranajit Chaudhuri, having its registered Office at 75, Hem Chandra

Naskar Road, P.O. & P.S. Beliaghata, Kolkata - 700 010, Dist. 24-Parganas (South), hereinafter called the "DEVELOPER / CONFIRMING PARTY" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives, successor-in-office and assigns) of the SECOND PART / OTHER PART.

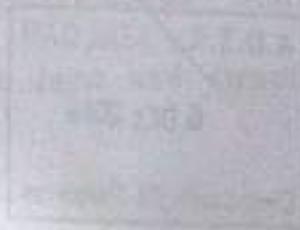
WHEREAS one Bepin Behari Laha purchased land measuring about 1 bigha 16 Cottahs 9 chittaks with structure standing thereon in Narkeldanga Main Road at a sale held on 12.03.30 in Execution Case no. 250 of 1930 in execution of Decree in Suit No. 165 of 1929 in the Second court of Subjudge at Alipore and the sale was confirmed and a certificate of Sale was issued on 21.05.31.

AND WHEREAS by a conveyance dt. 7.9.1932 and registered at Sealdah Registry Office, recorded in Book No.1, Volume No. 28, at pages 63 to 66 being no. 1480 for the year 1932, said Bepin Behari Laha purchased the undivided $1/6^{\text{th}}$

share and interest of Tarapada Saha in the said land and structure.

AND WHEREAS by a Bengali Deed of gift dated 09.07.1937 said Bepin Behari Laha bequeathed unto one Sachindra Nath Laha a plot of land and portion of tank measuring about 8 cottah 5 chittaks 23 sq.ft with structure standing thereon out of the above mentioned land.

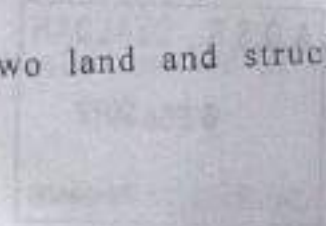
AND WHEREAS by a Bengali conveyance dt. 13/02/1945 made between Sarashi Ranjan Laha, only heir of said Bepin Behari Laha, sold land measuring about 19 Cottahs 5 chittaks with land and structure standing thereon out of the aforesaid land in favour of said Sachindra Nath Saha and the said deed of conveyance was registered in the office at A.D.S.R Sealdah and has been recorded in Book no. 1, Volume no. 16, at pages 13 to 15, being no. 270 for the year 1945.



AND WHEREAS said land and building are numbered 126A,B,D &E, Narkeldanga Main Road.

AND WHEREAS by a Bengali conveyance dt 6th March,1953, which was registered in the office at A.D.S.R Sealdah and has ben recorded in Book No.1, Vol no. 35, at pages 81 -83 being no. 824 for the year 1953, said Sachindra Nath Saha sold and transferred the land and structure of Municipal Premises No. 126/3A and 126/3D, Narkeldanga Main Road, to one Bishnupada Siddhanta.

AND WHEREAS, said Sachindra Nath Saha while was in exclusive possession of the land measuring about 3 cottas 15 chhitacks 32 sq.ft. along with structure standing thereon being part of Municipal premises No. 126/3B, Narkeldanga Main Road and the land measuring about 6 cottas 14 chhitacks 33 sq.ft. along with structure standing thereon being part of Municipal Premises No.126/3E, Narkeldanga Main Road, sold and transferred the said two land and structure of the said two



premiseses in favour of one Smt. Sova Sen i.e the vendor herein by executing and registering a Deed of Sale on 19.8.1966 and the said Deed of Sale was registered in the office at A.R.A Calcutta and has been recorded in Book No.1, Volume no. 114, at pages 140 to 147, being no. 4513 for the year 1966.

ANDWHEREAS said Bishnupada Siddhanta while was in exclusive possession of land measuring about 8 chittaks 35 sq.ft along with structure standing thereon being Municipal Premises No. 126/3D (formarly 126/3A) Narkeldnga Main Road, sold and transferred the said land and structure of said Premises No. 126/3D, Narkeldanga Main Road in favour of Smt. Sova Sen i.e the vendor herein by executing and registering a Deed of Sale on 29.9.1972 and the said Deed of Sale was registered in the office of Sub-Registrar and has been recorded in Book No.1, Volume no. 36, at pages 127 to 134, being no. 1421 for the year 1972.

AND WHEREAS, in the manner aforesaid said Sova Sen i.e th vendor became the absolute owner of the said two land and

structures of the said two premises being part of Municipal premises Nos. 126/3B, Narkeldanga Main Road & part of Premises No. 126/3E, Narkeldanga Main Road and also land and structure of Municipal Premises No. 126/3D, Narkeldanga Main Road.

AND WHEREAS owner herein has been in absolute possession and in enjoyment of the said three properties detailed in Schedule "A" below peacefully without any claim, demand, interruption or objection from any person or persons in respect of their respective share.

AND WHEREAS subsequently the owners intended to develop the aforesaid property with G.R. Properties but thereafter differences and disputes arose in between said G.R. Properties and the owners herein as the representative of said G.R. Properties namely, Goutam Das miserably failed and neglected to fulfill the terms and conditions of the owners as such the registered Power of Attorney dated 02.03.2010 by the

owner herein has been cancelled by a registered Deed of Revocation of Power of Attorney on 18.10.2012 and the said Deed of Revocation of Power of Attorney registered in the Office at A.D.S.R., Sealdah and has been recorded in Book No. IV, CD Volume No.4, Being No. 01986, for the year 2012.

AND WHEREAS the party of the 1st part herein presently intended to develop the said three lands of the said premises by construction of G+3 storied building and amalgamated land of said three premises into one by obtaining one number from K.M.C and said amalgamated land measuring more or less of 11 cottahs 7 chhitacks 30 sq. ft. along with structures standing thereon being Municipal premises No. 126/3E, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 but such of their intention could not be fulfilled owing to their lack of time and knowledge in this regard and thereby the party of the first part herein made contact with the party of the Second Part herein and thereby approached the Second Part to undertake the construction job of the said

premises and the party of the Second Part on being such approach, had taken detailed discussion with the party of the First Part and further inspected the site of the said property and on being satisfied accepted the said offer of the First Part and thereby the party of the First Part and Second Part herein has entered into this agreement. The parties hereto have entered into this agreement on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The owner/1st part have engaged the party of the 2nd part as Builders/Developers for construction of a proposed building on the land of the said 2 parts of said 3 premises Nos. 126/3B, Narkeldanga Main Road, 126/3E, Narkeldanga Main Road and also land and structure of Municipal Premises No. 126/3D, Narkeldanga Main Road by way of amalgamation of the said 3 plots of land into one by obtaining all procedures in this regard in the K.M.C and the party of the 2nd part has accepted the said engagement as "Constructor" who will construct a G+3 storied building on the land of the amalgamated premises by taking all

legal recourses in this regard in accordance with the sanctioned building plan to be sanctioned by the K.M.C. with erection and structure in the said building in the manner on the terms and conditions stipulated hereinafter appearing.

2. That for the purpose of construction of the said proposed building in the said property detailed in Schedule "A" below, the Developer shall adopt all procedures for amalgamation of the said two premises into one plot and thereupon shall obtain sanction of building plan from K.M.C. at the own cost and expenses of the Developer.

3. That all the cost of construction of the said proposed building will be incurred and borne by the Developer from his own fund.

4. That the structures as is in existence at the said three premises now in dilapidated condition and it has been agreed upon that the Developer shall demolish the existing structures of the said two premises and shall dispose of all the building materials and debris as would come out upon demolition of the

said structure of the said premises for realization of cost of demolition.

5. That the owner shall put her signature on the building plan for submitting the same at the office of the K.M.C. for obtaining sanction of the same from the concerned department of K.M.C. The owner shall put their signature on the additional /revised plan if any, and/or other applications and documents as would be required to be submitted at the office of the K.M.C. for the purpose of obtaining sanction of building plan from the office of the K.M.C.

6. That the proposed construction shall be constructed and completed within a period of eighteen months from the date of sanction of building plan from the office of the K.M.C. and owing to unavoidable circumstances on the part of the developer to complete the said proposed construction within the said time for completion of the construction may be extended on mutual consent of the parties for another Six months.

7. That the owner shall be allotted 50% of the total constructed area of the said proposed building. The allocation of the owner herein has been more particularly detailed and specified in Schedule "B" hereunder written and the rest portion of the constructed area of the said proposed building i.e rest 50% constructed area of the said proposed building along with proportionate land interest of the said building shall be regarded to be the allotted portion of the developer. The developer shall be entitled to dispose of his allotted portion to any intending buyer/buyers at his own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration, the developer shall be entitled to execute and register deed of sale in favour of such intending buyer/buyers under and by virtue of a registered power of attorney in respect of share of the Developer which the owner undertakes to execute and register in favour of the developer simultaneously with the

execution of this agreement at the cost and expenses of the developer. The allocation of the developer herein has been more particularly detailed and specified in Schedule "C" hereunder written.

8. That the party of the 1st part herein declare, assure and undertake that they are the absolute owner of the land and structure of the said two premises detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc.

9. That the party of the 1st part herein further assure that excepting them there is no other co-owner in respect of the said two premises and the party of the 1st part herein are legally entitled to enter into this agreement with the party of the 2nd part herein and they further assure that no Deed of Transfer or any other development agreement or any other agreement have been executed by them in favour of any person or parties.

10. That the developer shall raise construction on the said proposed building strictly in consistence with the sanctioned

building plan and the developer shall not make any deviation to the sanctioned building plan. The developer shall complete the proposed construction within 18 months from the date of obtaining sanction of building plan from the office of the K.M.C.

11. That the developer shall be entitled to get in allocation the entire constructed area of the said proposed building excepting the allotted portion of the owner.

12. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owner for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owner shall execute a general power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of

construction and allied jobs and the owner shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and owner shall sign on the building plan before submitting the same to the Municipal authority.

13. That the owner will execute and register a General Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owner for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Schedule-'C' in the said building but all such power of attorney shall be executed and registered by the owner at the cost and expenses of the developer.

14. That the owner shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is

not according to the law or sanctioned building plan and as per specification of construction.

15. That the owner shall pay all arrear municipal taxes due and payable in respect of the said property. After the completion of the proposed building and handing over possession of the owner' allocation to the owner' liabilities in this behalf shall be the joint liability of the owner and developer in proportion to their allocation of the proposed building.

16. That the owner shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owner in the building may be obstructed.

17. That the allocation of the Developer and the owner has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned in separate sheet and the same shall be regarded to be the part of this agreement.

18. It has been specifically agreed upon that the developer shall first handover the allocated portions of the owner in fully and

completely constructed condition in all respect and thereby allow possession of the portions of any areas to prospective buyers.

19. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting in news paper and other advertising media after sanction of the building plan without any objection from the land owner. The developer will choose the name of the new building.

20. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete under ground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at their (developers) costs and expenses. The landowner shall not be liable responsible in any manner whatsoever regarding the construction materials used by the developer.

21. The developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending

buyers and the owner shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be appropriated by the developers themselves. The consideration money which ever shall be realized by the developers for the disposal of their allotted portion of the said Building, shall be regarded the income of the developer and the owner shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.

22. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The owner undertake to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

23. The developer and their men, agents, engineers, architects, masons, Labours, contractors will have free access at the said

premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

24. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.

25. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint venture between the owner and developer. Each party shall keep other indemnified from and against the same.

26. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law the owner shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion

along with other flat owner of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without any reference to the owner.

27. The apartments in the said housing project excepting those are allotted to the owner shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers. The owner shall not be entitled to interfere with and to raise an objection whatsoever thereto.

28. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of

Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.

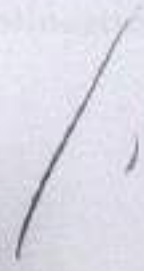
29. That simultaneously with the execution of this agreement, the owner shall handover all the originals of the documents relating to the title of the owner in the said property and the owner further undertake to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The owner further assure that the said property in free from all encumbrances. From the date of delivery of possession of the apartment by the developer, the owner of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owner or by the Association of the Apartment owner to be formed. All the apartment owner shall form the association of the Apartment owner under the provisions of W.B.A.O. Act 1972.

30. From the date of delivery of possession of the apartment, the developer/allottee of respective flats and the owner shall pay

the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer.

31. It is further agreed upon that if the owner are intend to transfer their allotted portion of the proposed building, the developer shall dispose of the said portion of the owner' first and thereby shall pay to the owner the whole amount of consideration of such portion of the owner.

32. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof of the building shall remain in exclusive possession of the owner and the developer. The owner shall take steps for obtaining vacant possession from existing tenants and if any tenant intend to continue their possession in the said premises, the said tenant shall be provided accommodation from the allotted portion of the owner.



34. That it is agreed upon that if for any reason the owner cannot execute and register a General Power of Attorney in favour of the developer conferring rights upon the developer to transfer the allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the owner undertake to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building and also proportionate land interest of the said building by joining as vendor in the deed of sale.

35. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.

36. That it is further agreed upon that the developer at the time of effecting delivery of possession of the owner' allocation to

the owner, shall issue Possession Certificate with copy of the sanctioned building plan for avoiding all sorts of future complications and litigations.

37. That the developer shall pay to the occupier / tenant for vacating the space in the Schedule-A property and the said amount will be borne by the developer and the owner equally and such amount shall be adjusted from the space of the owner's allocation.

38. That if any additional floor/ floors shall be raised by the developer over the roof of the 3rd floor of the newly constructed building, in such case the floor area ration shall be remained between the 1st part and 2nd part developer as 40% : 60%.

39. That it is agreed upon by and between the parties that though the developer / 2nd part herein has already spent Rs.75,00,000/- (Rupees seventy five lac) only in respect of the said land and other purposes, therefore the said amount shall be realized by the developer by adjusting 1365 sq. ft. of super built up area from the 3rd floor's allocation of the owner / 1st part in the proposed building positively.

SCHEDULE-"A" ABOVE REFERRED TO :

(Description of the whole property)

ALL THAT amalgamated land measuring more or less of 11 cottahs 7 chhitacks 30 sq. ft. along with structures standing thereon being Municipal premises No. 126/3E, Narkeldanga Main Road, P.O. Kankurgachi, P.S.

Phoolbagan, Kolkata-700054 within the local limits of Kolkata Municipal Corporation, Ward No.30.

SCHEDULE-"B" ABOVE REFERRED TO :

(Allotted portion of the owner)

The owner shall be allotted 50% of the total constructed area of the said building along with proportionate land interest of the said premises i.e. 50% of the ground floor space (front to back), entire 1st floor, one flat on the south-west portion of the 3rd floor of the proposed building alongwith proportionate land interest of the said premises but it is agreed upon by and between the parties that though the developer / 2nd part herein has already spent Rs.75,00,000/- (Rupees seventy five lac) only in respect of the said land and other purposes, therefore the said amount shall be realized by the developer by adjusting 1365 sq. ft. of super built up area from the 3rd floor's allocation of the owner / 1st part in the proposed building. It is further pertinent to mention here that if any extra 3rd floor's space/ area of the allocation of the proposed building may be taken by the developer / 2nd party herein, in such case, the developer shall be bound to refund the cost of the said extra 3rd floor's space/area @ Rs.5,500/- (Rupees five thousand five hundred only) per sq. ft. to the owner / 1st party without fail.

SCHEDULE-"C" ABOVE REFERRED TO :

(Allotted portions of the developer)

The Developer shall be allotted rest 50% constructed area of the said proposed building along with proportionate land

interest of the said premises i.e. 50% of the ground floor space (front to back) alongwith entire 2nd floor (5 flats), one flat on the north-west portion of the 3rd floor and three flats on the north-east and north-west portions of the 3rd floor in the building alongwith proportioate land interest of the said premises but it is agreed upon by and between the parties that though the developer / 2nd part herein has already spent Rs.75,00,000/- (Rupees seventy five lac) only in respect of the said land and other purposes, therefore the said amount shall be realized by the developer by adjusting 1365 sq. ft. of super built up area from the 3rd floor's allocation of the owner / 1st part in the proposed building. It is further pertinent to mention here that if any extra 3rd floor's space/area of the proposed building may be taken by the developer / 2nd party herein, in such case, the developer shall be bound to refund the cost of the said extra 3rd floor's space/area @ Rs.5,500/- (Rupees five thousand five hundred only) per sq. ft. to the owner / 1st party without fail.

SCHEDULE-"D" ABOVE REFERRED TO :

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.

2. Common passage, common areas.
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.

BASIC SPECIFICATION OF CONSTRUCTION :

a) Main feature :

- 1) The building shall be designed on R.C.C. foundation and Structure with R.C.C.column,beams and slabs;
- 2) Electrical wiring and switches i.e. provisions for fan, lights and all plug points on board in each room and shall a light in each verandah, toilet, kitchen

within the units without fan or light fittings on other electrical gadgets and on 5 Amp. Plug point on switchboard is provided at the height of 1 feet from floor in each living room, toilets, provided a light point and a 15 Amp. For use of emersion Heater, plug point for the use of heater and a light point in the kitchen are provided. The electricity line shall be wiring with first class materials and connect with the main meter in the ground floor. The developer in the common area shall provide a covered space for electric meters for all the occupiers.

FLOORS AND WINDOWS :

1. All doors shutters will be flush door made of seasoned wood.

2. All windows are made with steel window.
3. All doors' frame will be shal wood.
4. All doors and windows painted with synthetic enamel paint.
5. All toilet P.V.C. Door with P.V.C. frame.
6. The grill shall be fixed in each widow.(box grill)

FLOORING :

1. All bed rooms, drawing rooms, dining rooms and balcony shall be finished with silver colour cast - in-situ mosaic with multicolored chips.
2. All bath rooms' floor shall be of the Mosaic that the Vertical walls thereof shall be of glazed tiles

7. All walls finished upto a maximum height of 5 feet.

3. Kitchen shall have the Indian patent stone flooring dedo and stainless steel sink and black stone fittings on working platform. White glazed tiles must be provided on all four sides of the toilet.

SANITARY AND PLUMBING :

1. Soil pipes in the bathroom and kitchen and guard lime beside Kitchen room.
2. All full toilets will be provided with fancy typed pan C.P. shower rose , only will be provided Indian pan, all pipe lines in toilets and kitchen will be supreme pipes, sanitary fittings are of brass C.P. and P.V.C. finished the medium porcelain basin(white) will be provided in dining- cum- drawing room adjacent to bathroom.

3. All bath rooms shall be provided with the following fittings :

- a) One bathroom in the each flat.
- b) Choice able colored one number of wash basin without pedestal, one number of EMC and cistern in each toilet.
- c) Brass taps (one number of each toilet, essecco typed brand)
- d) One COMOD pan in good quality.
- e) One geezer line, hand shower line.

WALLS :

General finishing of the interior walls shall be cement sand Plastered (8" - 5" - 3") will be provided on the walls to be required thickness over which plaster of Paris will be applied the ceiling plaster (1 : 4) and plaster of paris will be applied

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

Signed, sealed & delivered in presence of :-

1) SAMIR KUMAR SEN
25/2/D, NARKELDANGA
MAIN ROAD, KOLKATA-700054.

25/2/54 25/2/54

Read and explained.

Signature of the OWNER

2) PRABIR KUMAR SEN.
25/2/D, NARKELDANGA
MAIN ROAD, KOL-700054

RP JEET DEVELOPERS PVT. LTD.
Ranjit Chandra
Director

RP JEET DEVELOPERS PVT. LTD.
Yudist
Director

Signature of the DEVELOPER

Drafted and prepared in my office

Sanjit Kumar Sen
(SANJIT KUMAR SEN)
Advocate.

En. No. WPB 1165 of 1977
Sudder Civil Court.

MEMO OF CONSIDERATION

Received from within named Builder / Developer / Other part
the sum of Rs.8,00,000/- (Rupees eight lac) only as and by way of
refundable money in the following mode :-

(a) Received Rs.8,00,000/- by A/c. Rs.8,00,000/-

payee Cheque No.,

dated 5/10/2013 drawn on UBI

Belghata Branch,

Kolkata-

Total Rs.8,00,000/-

(Rupees eight lac only)

25/10/13

Yed and explained

Signature of the OWNER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOVA SEN

BROJO LAL DUTTA

01/09/1931

Permanent Account Number

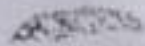
EDMPS7823G

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTTSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड के खोने/पाने का सूचना सुनिए/सीमांत :
आयकर पैन सेवा यूनिट, UTTTSL,
प्लॉट नं-३, सेक्टर ११,
नवी मुंबई-४००६१४





भारत सरकार
Government of India



Sova Sen

DOB: 01/09/1931
FEMALE



4399 4514 8874

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

WO: Bacharam Sen, 25/2/D,
NARKELDANGA MAIN ROAD,
KANKURGACHI, KOLKATA,
Kankurgachi, Kolkata,
West Bengal - 700054

4399 4514 8874



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www.UAID.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RP JEET DEVELOPERS PRIVATE
LIMITED

11/07/2013

Permanent Account Number

AAGCR5064A

11/07/2013

यदि किसी को इस / कसको कुणुका सुधिलको / कोडको
सामान्य पेन सेवा इकाई, एन एस डी युनिट
5 थो मन्डिर, मन्डिर स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8
मॉडल कॉलोनी, नजद डीप बंगला चौक, पाने
पाने - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8051
e-mail: tininfo@nsdl.com

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACIPC8043M



नाम / NAME

RANAJIT CHAUDHURI

पिता का नाम / FATHER'S NAME

RAMAPRASAD CHAUDHURI

जन्म तिथि / DATE OF BIRTH

21-01-1963

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, व.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार
GOVERNMENT OF INDIA



রাজিত চৌধুরী
Ranjit Choudhuri
পিতা : রামপ্রসাদ চৌধুরী
Father : RAMAPRASAD Choudhuri
জন্ম বর্ষ / Year of Birth : 1963
পুরুষ / Male



3491 9740 7973

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৭৫, হেম চন্দ্র নস্কর রোড,
বেলেঘাটা, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০১০

Address:
75, HEM CHANDRA
NASKAR ROAD,
BELEGHATA, Belehata
H.O, Belehata, Kolkata,
West Bengal, 700010

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YUDHAJIT CHAUDHURI

RANAJIT CHAUDHURI

12/03/1990

Permanent Account Number

AJLPC0843M

Signature
Yudhajit Chaudhuri



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारुं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



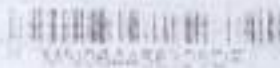
ভারতীয় বিশিষ্ট পরিচয় আধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

কুমারগঞ্জ, প.ম. প. স. জেলা, পি. ১৩৪১, পিন ৭১৩৪০

১৯৯৯৯৯৯৯

মহাশিবে চৌধুরী
Yudhan Choudhury
75, 12th Chanchal, Kanchan Road,
B.S. Road, T. S. Road,
P.O. Box 12345,
Kanchan



M406445612345



আপনার আধার নম্বর Your Aadhaar No. :

5769 5854 9750

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মহাশিবে চৌধুরী
Yudhan Choudhury
পিতা: মহাশিবে চৌধুরী
Father: Mahesh Choudhury
পেশা: কৃষক
Occupation: Farmer

5769 5854 9750



আধার - সাধারণ মানুষের অধিকার





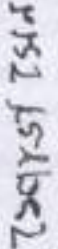





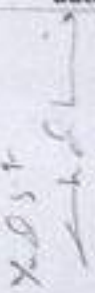
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

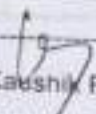
OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16060001777380/2019


I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Sova Sen 25/2/D Narikeldanga Main Road P.O.- Narikeldanga P.S.- Narikeldanga District- South 24-Parganas West Bengal India PIN - 700054	Land Lord			 6-12-2019
2	Mr Ranajit Chaudhuri 75 Hemchandra Naskar Road P.O - Beliaghata P.S - Beliaghata District -South 24- Parganas West Bengal India PIN - 700010	Represent ative of Developer (RP JEET DEVELOP ERS PVT. LTD.)			 06-12-2019
3	Mr Yudhajit Chaudhuri 75 Hemchandra Naskar Road P.O - Beliaghata P.S - Beliaghata District -South 24- Parganas West Bengal India PIN - 700010	Represent ative of Developer (RP JEET DEVELOP ERS PVT LTD.)			 06-12-2019

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Santanu Sen Son of Mr P Sen P O - Belgharia, P S - Belgharia, District - North 24-Parganas, West Bengal, India, PIN - 700056	Smt Sova Sen, Mr Ranajit Chaudhuri, Mr Yudhakit Chaudhur			Santanu Sen 06-12-2019













 (Kaushik Ray)
**ADDITIONAL DISTRICT
 SUB-REGISTRAR**
**OFFICE OF THE A D S R
 SEALDAH**
 South 24-Parganas, West
 Bengal











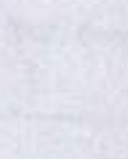
						

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SOVA SEN
 Signature সোভা সেন

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RANAJIT CHAUDHURI
 Signature Ranjit Chaudhuri

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name YUDHAJIT CHAUDHURI
 Signature Yudhajit Chaudhuri

Major Information of the Deed

Deed No :	I-1606-04746/2019	Date of Registration	09/12/2019
Query No / Year	1606-0001777380/2019	Office where deed is registered	
Query Date	20/11/2019 12:47:54 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gopi Nath Datta Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9874878433, Status :Deed Writer		
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 : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 11,00,000/-	Rs. 7,20,13,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 8,021/- (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:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narkeldanga Main Road, Road Zone : (Rail Bridge (W-30) -- Phool Bagan More) , , Premises No: 126/3E, , Ward No: 030 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	11 Katha 7 Chatak 30 Sq Ft	11,00,000/-	7,20,13,400/-	Property is on Road
Grand Total :				18.9406Dec	11,00,000 /-	720,13,400 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Sova Sen Wife of Late Bacha Ram Sen 25/2/D, Narikel Danga Main Road, P.O:- Narkeldanga, P.S:- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EDMPS7823G, Aadhaar No: 43xxxxxxx8874, Status :Individual, Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RP JEET DEVELOPERS PVT. LTD. 75, Hemchandra Naskar Road, P.O:- Belegghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCR5064A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ranajit Chaudhuri (Presentant) Son of Late Ramaprasad Chaudhuri 75, Hemchandra Naskar Road, P.O:- Belegghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACIPC6043M, Aadhaar No: 34xxxxxxxx7973 Status : Representative, Representative of : RP JEET DEVELOPERS PVT. LTD. (as Director)
2	Mr Yudhajit Chaudhuri Son of Mr Ranajit Chaudhuri 75, Hemchandra Naskar Road, P.O:- Belegghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJLPC0843M, Aadhaar No: 57xxxxxxxx9750 Status : Representative, Representative of : RP JEET DEVELOPERS PVT. LTD. (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santanu Sen Son of Mr P Sen P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056			

Identifier Of Smt Sova Sen, Mr Ranajit Chaudhuri, Mr Yudhajit Chaudhuri

Transfer of property for L1

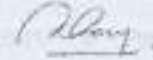
Sl.No	From	To. with area (Name-Area)
1	Smt Sova Sen	RP JEET DEVELOPERS PVT. LTD.-18.9406 Dec

Endorsement For Deed Number : I - 160604746 / 2019

On 29-11-2019

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 7,20,13,400/-



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 06-12-2019

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

Presented for registration at 17:30 hrs on 06-12-2019, at the Private residence by Mr Ranajit Chaudhuri ..

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

Execution is admitted on 06/12/2019 by Smt Sova Sen, Wife of Late Bacha Ram Sen, 25/2/D, Road: Narikel Danga Main Road, , P.O: Narkeldanga, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Identified by Mr Santanu Sen, , Son of Mr P Sen, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others

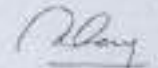
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-12-2019 by Mr Ranajit Chaudhuri, Director, RP JEET DEVELOPERS PVT. LTD. (Private Limited Company), 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Mr Santanu Sen, , Son of Mr P Sen, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others

Execution is admitted on 06-12-2019 by Mr Yudhajit Chaudhuri, Director, RP JEET DEVELOPERS PVT. LTD. (Private Limited Company), 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Mr Santanu Sen, , Son of Mr P Sen, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 09-12-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- (B = Rs 8,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2019 2:49PM with Govt. Ref. No: 192019200106784351 on 05-12-2019, Amount Rs: 8,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AIVGAQ2 on 05-12-2019, Head of Account 0030-03-104-001-16

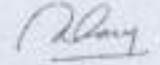
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2363, Amount: Rs.100/-, Date of Purchase: 14/11/2019, Vendor name: B Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2019 2:49PM with Govt. Ref. No: 192019200106784351 on 05-12-2019, Amount Rs: 74,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AIVGAQ2 on 05-12-2019, Head of Account 0030-02-103-003-02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1606-2019, Page from 178954 to 179003
being No 160604746 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.12.10 15:49:47 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2019/12/10 03:49:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)