

10/06/2023

I-8793/23



AG 354228

पश्चिम बंगाल WEST BENGAL

2/1598405/23

Additional Registrar of Assurances
Kolkata

JOINT DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the ^{26th} day of June, 2023 (Two thousand twenty Three).

Verified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances II Kolkata

30 JUN 2023

Visit Case No. 1926 24/6/23
J(1)... 250/-
J(2)... 150/-
Total
Received on





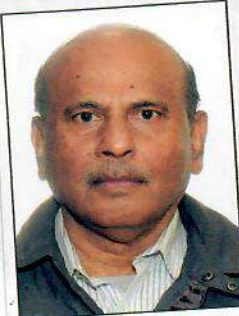

Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022001598405/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SHAMPA DEB BL-5, 6TH FLOOR,, Block/Sector: 375, P.G.SHAH ROAD, JODHPUR PARK, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700068	Land Lord		6014 	Shampa Deb 26.06.2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SHEKHAR KUMAR DEB BL-5, 6TH FLOOR, 375 P.G.SHAH ROAD, City:- , P.O:- KARTJUNAGAR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Representative of Developer [DEB ENGINEERING ENTERPRISE]		6013 	Shekhar kumar Deb. 26.06.2023.

BY & B E T W E E N

MRS. SHAMPA DEB., having its (PAN No. AWJPD2061M), wife of Mr. Shekhar Deb address at BL- 5, 6th Floor, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata – 700 068, by nationality – India, by faith – Hindu, by occupation – Housewife, hereinafter called and referred to as the **"OWNER"** (which expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **"FIRST PART"**.

A N D

DEB ENGINEERING ENTERPRISES. (PAN No. AWJPD2060L), a Sole Proprietorship Company having its registered office at 24, Janak Road, 2nd Floor, Kolkata – 700 029 being represented by its Proprietor. **SRI SHEKHAR KUMAR DEB (PAN -AWJPD2060L)**, son of Late Sunil Ranjan Deb address at BL- 5, 6th Floor, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata – 700 068, by nationality – Indian, by faith – Hindu, by Occupation – Business, hereinafter jointly called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, legal representatives, successor or successors – in - office and assigns) of the **SECOND PART**.

WHEREAS one Nabinibala Dasi was the owner of all that piece and parcel of land measuring more or less 50 Satak lying and situate on R.S Dag No. 200 appertaining to Khatian No. 255 and recorded the same Revisional Settlement.

AND WHEREAS one Nabinibala Dasi sold transferred conveyed all that piece and parcel of land measuring more or less 50 Satak lying and situate on R.S Dag No. 200 appertaining to Khatian No. 255 to Fazlul Haque son of Marhum Sekh Khorshed on 04.05.1984 which was registered in the office of Bolpur Sub-registrar and recorded in Book No. I, Volume No. 64, Pages from 44 to 48 vide being No. 4776 for the year 1984.

AND WHEREAS one Purna Chandra Singha son of Hari Chandra Singha was the owner of all that piece and parcel of land measuring more or less 12 satak lying and situate on Dag No. 215 recorded in Khatian No. 77 sold transferred conveyed to one Nandarani Pramanik wife of Sanayashi Pramanik which was registered on 01.05.1957 in the office of Bolpur Sub Registrar and recorded in the Book No. 1, Volume No. 34, Pages 223 to 226 vide being No. 3255 for the year 1957.

AND WHEREAS one Nandarani Pramanik became the owner of all that piece and parcel of land measuring more or less 12 satak lying and situate on Dag No. 215 recorded in Khatian No. 77 sold transferred conveyed to the mother of Fazlul Haque one Jayeda Bibi on 13.05.1972 in the office of Bolpur Sub Registrar and recorded in the Book No. 1, Volume No. 47, Pages 277 to 279 vide being No. 5269 for the year 1972.

AND WHEREAS one Khorshed Shekh father of Fazlul Haque, one Golam Nabi and Mahamad Hanif was the absolute and sole owners of 45 Shatak lying and situate on Dag No. 199, Khatian No. 66 and also recorded the same in the Revisional Settlement.

AND WHEREAS after the death of Khorshed Shekh, the wife Jayeda Bibi inherited the properties by virtue of Faraz. And the one Jayeda Bibi gifted her son one Fazlul Haque all that land lying and situate in Dag No. 199 and 215 dated 22.10.1986 which was registered in the office of Bolpur Sub Registrar and recorded in the Book No. 1, Being No. 11515 in Heba Bill Deed Registrar.

AND WHEREAS one Fazlul Haque became the absolute owner all that piece and parcel of land measuring more or less 107 satak lying and situate on Dag No. 200, 215 & 199 recorded in Khatian No. 255, 77 and 66 in Mouza – Bandhgora, J.L. No. 100, P.S. Bolpur, District – Birbhum.

AND WHEREAS one Fazlul Haque being the absolute owner sold transferred conveyed all that piece and parcel of land measuring more or less 16 Cottah lying and situate on Dag No. 200, 215 & 199 recorded in Khatian No. 255, 77 and 66 in Mouza – Bandhgora, J.L. No. 100, P.S.

any standard rules framed by the competent Authority. In this behalf which has to be got approved or passed by the competent authority.

7. The OWNER shall allow free ingress to and egress from the premises to the DEVELOPER's servants, employees, sub-contractors and all other persons, who are necessary in connection with the carrying out of the works under the agreement.
8. The DEVELOPER may appoint an engineer competent to receive instructions from the architect from time to time, on behalf of the developers at all reasonable hours and all directions given to him by the architect shall be deemed to have been given to the developers.
9. That the OWNER agrees to execute the necessary Development Power of Attorney authorizing the DEVELOPER to do all such acts and things that are necessary for the development of the said land and construction of the multi storied building and to obtain advance booking for the apartments or flats to be constructed on the said land and thereafter for selling out the flats / units / spaces and vacant demarcated plot/s attributable to the developers' allocation to the intending purchaser/s.
10. That the OWNER agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the costs of DEVELOPER.
11. That the OWNER and the Developers SHALL mutually agree to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction.
12. That the DEVELOPER shall be at liberty to enter into agreements to sell or allot any of the flats or apartments as dwelling units, and amenities in the said land to be constructed except the OWNER ALLOCATION and to give possession to any party of such units or flats and to enter into agreement with them or execute Conveyances in accordance with the statutory provisions.
13. That the owner shall not be responsible for the advance money or earnest money which is taken by the developers from the intending purchaser/s for selling the units or flats from developer's allocations.

14. *The DEVELOPER shall be entitled to make advertisements in any media, hang up and fix advertisement boards at his own cost upon the said property as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interests of the OWNER.*
15. *That the said development work and construction on the land should be carried out under the direct supervision and in presence of DEVELOPER and the DEVELOPER presence at the site of construction is a condition of this agreement. However, for the purposes of the said development and construction, the DEVELOPER may take the assistance of Architects, Building Contractors and others but the work should be carried out under the direct physical supervision of the DEVELOPER or its duly authorized person/s.*
16. *The Developers shall have no right, title, interests in respect of the owner's allocation until and unless both parties shall enter into a supplementary agreement and the owner shall not be entitled to deal with the Developers allocation in any manner whatsoever.*
17. *That all other areas such as lift, stair-cases, stair landing entrance gate, main gate, boundary walls, water pump, water meter, Overhead and underground water tanks, open terrace, children park, road, shall be meant and considered as common user.*
18. *The ultimate roof of the proposed building shall be the joint property of the developer may make use of the ultimate roof in any manner they intend to use by all the flat owner/s as common uses as gymnasium and recreational area.*
19. *That the owner shall not create any hindrances to the Developers at the time of construction of the said proposed project nor during its continuance till completion of the project. The owner shall not allow anyone directly related to the owner to create any problem / problems or hindrances at the time of construction which may arise during the process of construction.*
20. *That the owner shall not do any act / acts, deed or things whereby enjoyment of the vacant demarcated plot/s, common areas and facilities by the flats, or apartments as dwelling units, bungalow, plot, cottage, restaurant cum bar and amenities owners in the said newly constructed project may be obstructed or encumbered.*

21. That the Developers shall notify to the owner in respect of the completion of the owner's allocation and the Developers shall issue a "Possession Certificate" at first to the owner as soon as the Land Owner's allocation is ready.
22. That in this mean time, the Owner shall not enter any agreement/s or contract/s with any other person or artificial person for this land (mentioned in **SCHEDULE – A**).
23. That after completion of the construction and the Developers obtaining Completion Certificate of the said building as per plans sanctioned by the competent authority, the said OWNER shall execute all the necessary acts or things or deeds before taking possession of his allotted portion.
24. That Developers shall be entitled to transfer benefit under this Agreement in favour of any other person or nominees.
25. That All costs including preparations, stamping and registration of this agreement and all documents to be executed in pursuance hereto shall be paid and borne by the Developers and / or nominee as agreed between them. The owner shall not have to bear any costs / out of pocket expenses / liabilities in this regard.
26. That in case of necessity, it shall be obligatory on the part of the owner to execute any further document/s or supplementary agreement/s reasonably called for in favour of the nominated Assignee / Assignees / Project partner of the said Developers without any monetary consideration or at the of any Authorities (Legal).
27. That the Developers shall indemnify the owner for all losses, which they may suffer due to any wrongful act on the part of the Developers in relation to the said plot or the construction of the proposed building there at under this Agreement, likewise, the owner also shall indemnify the Developer during construction and / or at the time of handing over Developers Allocation to the Developers or Developers' nominee/ nominees.
28. That the owner shall be at liberty to check or look into the building plan by himself or appointed architect, and the site plan should be agreeable by both the parties.
29. That both the parties of these presents shall maintain and abide by all the terms and conditions of this Development Agreement.

ARTICLE - I

:DEFINITIONS:

- A. OWNER:** Shall mean **MRS. SHAMPA DEB.**, having its (PAN No. **AWJPD2061M**), wife of Mr. Shekhar Deb address at BL- 5, 6th Floor, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata – 700 068, by faith – Hindu, including his legal heirs and legal representatives executors, successors, administrators and assigns.
- B. DEVELOPERS:** Shall mean **DEB ENGINEERING ENTERPRISES.** (PAN No. **AWJPD2060L**), a Sole Proprietorship Company having its registered office at 24, Janak Road, 2nd Floor, Kolkata – 700 029 being represented by its Proprietor. **SRI SHEKHAR KUMAR DEB** (PAN -**AWJPD2060L**), son of Late Sunil Ranjan Deb address at BL- 5, 6th Floor, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata – 700 068, by faith – Hindu, including his legal heirs and legal representatives executors, successors, administrators and assigns.
- C. PLOT / LAND:** Shall mean all that plot of land measuring an area about ALL THAT Piece and Parcel of land measuring an area more or less **16 Cottah** comprised in **Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731 235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector**, more fully and particularly described in the SCHEDULE "A" written herein under.
- D. TITLE DEED:** Shall mean all the documents in respect of ALL THAT Piece and Parcel of land measuring an area more or less **16 Cottah** comprised in **Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Road**

Name - Gurupally (South) Pin- 731235, within the limits of the Additional Sub District Birbhum Collector.

E. BUILDING: Shall mean a residential multi storied building to be constructed as per Sanctioned Plan of the Competent Authority on the land measuring an area more or less **16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector.**

F. SANCTION PLAN: The plan sanctioned through Bolpur Municipality.

G. OWNER'S ALLOCATION: Shall mean the Developer herein shall pay an amount to the owner shall be **20% from the total proceeds** of the total constructed area as per plan to be Sanctioned by the authority, Mentioned in SCHEDULE – B, with Proportionate Share of all Common areas and facilities together with undivided and un- demarcated proportionate share of the **ALL THAT 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector.**

OR, Developer shall deliver 20% area of the said proposed constructed area on the said plot of land as per plan to be Sanctioned by the authority together with undivided and un- demarcated proportionate share of **ALL THAT 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector, mentioned in SCHEDULE –C.**

DEVELOPER'S ALLOCATION: Shall mean **80%** area of the said proposed constructed area on the said plot of land as per plan to be Sanctioned by the authority together with undivided and un-demarcated proportionate share of ALL THAT **16 Cottah** comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector, mentioned in SCHEDULE -C.

I . COMMON FACILITIES AND AMENITIES : Shall include ways, lift/s, stair case, underground water reservoir, overhead water tank, water pump, motor, septic tank, sewerage line, roof, gymnasium of the project and other facilities which may be mutually agreed upon and among parties as required for the establishment location enjoyment provision maintenance and / or management of the building.

J. SPECIFICATIONS: Shall mean first class and good standard materials available in the market for construction and completion of the proposed building. The details of specifications are given in the Schedule hereto.

K. FORCE MAJURE: Shall mean and include, act of God, hostilities, invasion, mobilization, requisition or embargo, flood, fire, earth quake, riot, act of foreign enemies, war, storm, tempest, civil commotion, rebellion, revolution, insurrection or military or usurped power, and strike, lock out, labor unrest, and/or any other reacts of commission beyond the control of the Developer affected thereby and also non availability of essential materials like cement, steel etc.

L. ARCHITECT: Architect shall mean Architect / Architects and /or Firm of Architect who the Director may appoint from time to time as Architect/Architects for the new building.

M. COMMON EXPENSES: Common expenses shall mean and include all the expenses to be incurred by the units or flats owner for the management and maintenance of the new building.

N. ROOF OF THE BUILDINGS: Ultimate Roof of the said proposed building will belong to the owner and developers in the agreed proportions.

O. UNIT OR FLAT: Shall mean the Super built up area Space in the building available for occupation by the transferee.

P. MAINTENANCE CHARGES: Shall mean all proportionate share maintenance of the common areas and facilities as hereunder written to be borne by the Purchaser/ s with other flat owners.

ARTICLE - II

:EXPLOITATION RIGHT:

That the owner / first part herein grant an exclusive right to the developers second part to develop demarcated plot/s and build a residential cum commercial building on the said plot of land measuring an area about more or less 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, within the limits of the Additional Sub District Birbhum Collector.

ARTICLE -III**:-THE OWNER'S RIGHT AND REPRESENTATION AS FOLLOWS:-**

- i.** *That the owner herein solely and absolutely seized and possessed or and/or other wise well and sufficiently entitled to the said land and premises mentioned herein above.*
- ii.** *That the right, title and interest of the owner in the said land and premises mentioned hereinabove are free from all encumbrances and owner has a marketable title to the same.*
- iii.** *That the owner has not received any notice of acquisition or requisition of the said land and premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.*
- iv.** *Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax Revenue or any other Public Demand.*
- v.** *That the owner has not entered into any agreement for sale, lease, development or otherwise for transfer and/or development of the said land mentioned hereinabove and SCHEDULE A or any part or portion thereof in favor of anyone other than in favor of the Developer herein.*
- vi.** *That the owner are not aware of any impediment affecting the said land and premise mentioned hereinabove whereby he is in any way barred from entering into this agreement.*
- vii.** *That the owner is fully and sufficiently entitled to deal with Developer and/or dispose off the said land and premises mentioned hereinabove and thus enter into this agreement.*

The Owners/First Parties confirm to have duly presented, for inspection, all the title deeds, documents and papers whatever concerning or relating to the Said Premises and declare to fully satisfy the Developers with regard to the title thereof as also in respect of his right in respect of the Said Premises and have agreed to answer to all questions or dispute and/or objections thereto and/or to any requisitions as to the right, title and/or interest of the owners, made by the Developers.

That should there be any irregularity found upon due searching and enquiry in the documents relating the title of the property more fully described in the schedule below, the First party at the very first instance, shall be liable to make good for such irregularity at their own costs within such time as may be deemed to be reasonable by the Developers for such task.

That on the event of failure on the part of the First Party within such stipulation as discussed above, the Developers /Second Party may make efforts to regularize such inconsistency out of their own resources and costs for which the First Party shall remain liable in future to reimburse the Developers/Second Party with the total costs borne by them on such account by way of direct payment or by way of adjustment through their floor area.

That if the said irregularity/inconsistency cannot be regularized by any means by any of the parties herein above mentioned, in that event the First Party shall be liable to refund the entire amount paid to them by way of advance Money AND the costs incurred by the Developers till such date on account of the development of the property ALONG WITH interest accrued thereon @ 12% per annum for the period during which such amount was under their custody.

The Owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and have agreed to make over and deliver peaceful vacant possession thereof to the Developers simultaneously with the execution of these presents together with the right to construct a G + IV storied building as per the building plan sanctioned by the appropriate authorities for the purpose of development as per the terms and conditions as hereafter appearing. The said property is free from all encumbrances, charges, lien, attachments, trust, acquisition and/or requisition whatsoever or howsoever and the Owners have a good and marketable title in respect of the said property.

Nobody except the Owners have any claim, right, title deemed over and in respect of the said property and/or any portion thereof.

No notice of acquisition or requisition has been served upon the Owners nor the Owners have any knowledge or are aware of any such notice and/or orders of acquisition and/or requisition in respect of the said property or any part thereof.

There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

There is no suit or proceeding pending regarding the aforesaid First Schedule mentioned property or any part thereof before any competent Court of Law.

The Owners' names shall be mutated in the records of the concerned Gram Panchayet/B. L. & L. R. O. and/or other authorities at the costs of the developer.

The Developers are entering into this Agreement relying on the aforesaid representations and/or assurances made and/or obtained on the part of the Owners and acting on good faith thereof.

ARTICLE - IV
COMMENCEMENT

This Agreement shall be in force from the date of the registration of this agreement and remaining in force for 10 years from the date of sanction plan of project which may extend to further 06 months, subsequently 6 (Six) months time may be extended during the Force Majure.

ARTICLE -V
:-THE OWNER'S OBLIGATION AS FOLLOWS:-

- a. That the owner hereby grant exclusive right to the Developer to undertake new construction in the land bounded by the walls only in accordance with the plan to be prepared by the Developers' Architect at their own costs and expenses.*
- b. That All applications, plans and other papers and documents as may be required by the Developers for the purpose of construction of the building shall be prepared by the Developers on behalf of the owner.*
- c. That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developers other than exclusive license or right to the Developers to do or refrain from doing the acts and things in terms thereof and to deal with the Developers' allocation.*
- d. That upon completion of the new building the Developers shall put the owner in undisputed possession of the owner's allocation together with the rights in common to the common facilities and amenities.*

- e. That the owner and the Developer shall be exclusive entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any rights, claims or interest therein whatsoever of there and the owner's shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' allocation.*
- f. That the Developers' shall bear their own costs to construct a concrete new building at the said premises according to such specification as mentioned in the SCHEDULE 'D' hereunder written and such may be recommended by the Architect from time to time appointed and it is thereby understood and agree that the materials used and to be used shall be final on the parties thereto.*
- g. This Agreement shall be deemed to have commenced on and with effect from the date of signing of this Agreement.*
- h. That the owner shall grant to the Developers to register a Development Power Of Attorney as may be required in connection with the construction of the said building with such power and authority to do all acts things and matter relating to the construction according to and on the basis of this agreement.*

ARTICLE - VI

:-DEVELOPER'S RIGHT & OBLIGATION:-

- 1. That the Developer shall pay all the taxes and other dues and outgoings in respect of the entire property from the date of receiving the vacant possession of the existing property till the handover the owner's allocation.*
- 2. That from the date of completion of the building, the Developers' and/ or their nominees shall also be responsible and / or liable to bear charges proportionately for maintenance of common facilities in the building with the owner/s.*

3. That the Developer shall have the exclusive right to make construction in the said premises without any interference or obstructions as per Sanction Plan.
4. That on completion of the building, the developer will deliver possession of flat/s to the owner, after that the possession of flats to the intending purchaser/s of the developers' allocation.

ARTICLE – VII

IT IS FURTHER AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AS FOLLOWS:-

1. That neither party shall make any structural alteration in their allocation without the previous consent of the other HOWEVER such alterations shall always be making with approval of the appropriate authority as may be required for the purpose.
2. That the land owner would assist the Developers in submitting applications to the various authorities requisitions, permissions, approval, sanction, allotment and all other matters in respect of the land mentioned in the Schedule without any financial assistance.
3. That the Developer will be entitled to receive the entire consideration of the saleable flats, bungalow, plot, cottage, restaurant cum bar and other saleable space/s and amenities from the respective purchasers or any other income incurred from the flats of the said project save and except land owner's allocation, in the proposed building and appropriate the same for his own use without being subjected to any hindrances from any corner whatsoever.
4. That the Developer after completion of the said project, shall be entitled to form an association for and on behalf of the prospective flats, bungalow, plot, cottage, owner/s in the proposed project.
5. That the "NAME" of the said proposed project is **DEBARCHONA**.
6. That the Developer herein shall deliver to the owner undisputed possession of owner's allocation as well as developer's allocation at a time.

:NOTICE:

Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post or speed post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to the service of the notice deemed to have been served as aforesaid.

SCHEDULE " A " ABOVE REFERRED TO :**(DESCRIPTION OF PREMISES)**

ALL THAT piece and parcel of (Shali, Shuna) land measuring an area about more or less 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin-731235, Road Name: Gurupally (South) within the limits of the Additional Sub District Birbhum Collector, the details of the said land has been enumerated hereunder in the manner following:

R.S Dag No.	L. R. Dag No.	Measurement of land (Cottah)
199	381	3
200	382	8 Cottah 15 Chittack 11 Sqft
215	398	4 Cottah 4 Chittack 25 Sqft
TOTAL		16 Cottah

The said entire plot of land is butted and bounded as follows :-

ON THE NORTH : Another's House

ON THE SOUTH : Municipality drain, Open Land and Another's House

ON THE EAST : Another's House

ON THE WEST : 27 feet wide Main Road

SCHEDULE "B" ABOVE REFERRED TO:
(OWNER'S ALLOCATION)

That after completion of the said building, the developer herein shall deliver to the owner :-

- (i) Shall mean the Developer herein shall pay an amount to the owner shall be **20% from the total proceeds** of the total constructed area as per plan to be Sanctioned by the authority, Mentioned in SCHEDULE – B, with Proportionate Share of all Common areas and facilities together with undivided and un- demarcated proportionate share of the ALL THAT 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector.
- (ii) OR, Developer shall deliver 20% area of the said proposed constructed area on the said plot of land as per plan to be Sanctioned by the authority together with undivided and un- demarcated proportionate share of ALL THAT 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector, mentioned in SCHEDULE –C.

SCHEDULE "C " REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

Shall mean area of the said proposed project on the said plot of land as per plan to be Sanctioned by the authority together with undivided and un- demarcated proportionate share of land measuring an area about more or less 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin- 731235, Road Name - Gurupally (South) within the limits of the Additional Sub District Birbhum Collector.

SCHEDULE "D" ABOVE REFERRED TO:

(CONSTRUCTION SPECIFICATION)

A. FOUNDATION: *The foundation of the building shall R. C. C. structure with standard materials.*

B. STRUCTURE: *The main structure of the building shall be of R.C.C. frame structure comprising of R. C . C. column, beam, slab etc.*

C. ELEVATION : *Attractive designed front elevation with exclusive finished.*

D. WALLS: *The external walls of the building will be 200 mm thick brick & Partition. Walls and inside the flat shall be of 125mm thick brick.*

E. PLASTERING: All internal surface shall be plastered with cement sand finished with Plaster of Paris. All external walls shall be plastered with cement and sand and painted with synthetic water proof external paint.

F.FLOORING AND SKIRTING : All the floor/s including Bed rooms, Kitchen, Bathroom, Dining room, Verandah shall be made with Floor Tiles vitrified and rectified 600x600 tiles of reputed manufacturer.

G. DOOR : ALL the door frame will be made of Sal Wood. All the doors shall be flushed door with one Hasbolt. 33 MM thick commercial termite and water resistant flush door.

H. TOILET AND KITCHEN: will have wooden frame & doors with water proof chemical treatment.

I. WINDOW: All windows shall be Aluminum Channel with glass sliding windows with Bug Mesh Sliding Panels.

J. TOILET FITTINGS: The toilet will have marble Floor. Walls shall have 5 ft. Glazed Ceramic Tiles. All toilets will be Provided with concealed plumbing for water. Each bathroom have One Indian or Modern/ Western Commode with Cistern, Each Toilet will have concealed Stop cock along with one shower point and two tap points, one basin point, one geyser point. Basin and shower points should be with hot and cold connections.

K. KITCHEN FITTINGS / FIXTURES: The kitchen shall have floor tiles and walls up to 3ft. and Black Stone Cooking Platform along with Black stone Sink and ceramic tiles on upon the cooking Slab.

L. STAIRS: All landing and steps of stair will be of marble finished.

M. ELECTRICALS: All electrical lines to be concealed ISI Band (Fenolex) wires of proper gauge with earthing arrangement, all switch boards to be sheet metals with front cover of parapet sheet switch / plug / socket etc. are to be provided on all electrical points.

N. ELECTRICAL POINTS: (1) **BED ROOMS** -----Two light points, One fan point, One 5 amp plug point, One A.C point (2) **LIVING / DINING ROOM** :- Two light points, Two fan points, One A.C point, One 15 amps power point, (3) **TOILET / KITCHEN** : One light Point, one exhaust fan point, one 5 amp plug point in each bath room and one geyser point and one 15 amp plug point in the kitchen. (4) **BALCONY / VERANDAHA**: 1 light and one 5amp Plug Point in each (5). **STAIRS** - One light point on each landing (6) **ROOF** - Adequate light points (7) **GROUND** ---- Adequate light points.

O. GROUND COMMON SPACES: Total opened common areas of the ground space are to be laid Net Gray Cementing with adequate light point, IPS Flooring.

P. WATER SUPPLY: One underground Water Reservoir for storing the water and overhead Water Reservoir are to be provided with adequate Horse Power Capacity of Pump and Motor of a Reputed Branded Company available in the market.

THE SCHEDULE - "E" ABOVE REFERRED TO

(THE COMMON AREAS AND FACILITIES)

1. The land described in the Schedule "A", hereinabove.
2. Staircase, having lighting, fixtures and fittings.
3. That the entire open sky roof of the said building will be used by the owner of the plot and all the Purchasers jointly without any interruption by others as right to common use.
4. Overhead and underground water tanks and distribution pipes to the different Flats.
5. Electrical wiring from ground floor to the Flats to respectively and switches

6. *Water and Sewerage evacuation pipes from the Flats to drains, sewer common to the said building.*
7. *Septic tank and elevator.*
8. *Boundary Walls and Gate in respect of the said premises and all areas or part of the building required for egress and ingress to and from the respective Flats.*
9. *Common Electric Meter Space under the Stair.*
10. *Common Pump space.*
11. *Gymnasium.*

SCHEDULE - "F" REFERRED TO ABOVE

(COMMON EXPENSES TO BE BORNE BY THE PURCHASERS)

- (a) *Cost and Expenses for maintenance, repairing decorating etc, of the said project and the said common areas and facilities be enjoyed and need by the purchasers in common with the owners of other flats / apartments*
- (b) *Lift, lift shafts, lift well, lift machine room, lift landings*
- (c) *Cost of cleaning and lighting of passage, landing, staircase and other parts of the said building and area to be enjoyed or need by the purchasers in common as aforesaid.*
- (d) *Electricity charges for the pump, motor and common lights etc*
- (e) *Cost of working and maintenance of common services, such as line of filtered and unfiltered water, sewerage of drains, rain water and water pipes etc.*
- (f) *Cost of consumption of water as may be charged by the competent authority.*
- (g) *Cost of decoration of the exterior wall of the said building from time to time.*
- (h) *Salaries of Darwan / securities, Electrician, Sweepers etc.*

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

WITNESSES:

1. APmba Guin
S/o Amal Guin
24, Jank Road
KOL-29

Shampa Deb.

SIGNATURE OF LAND OWNER/OWNER

DEB ENGINEERING ENTERPRISES.

Shekhar kumar Deb

Sole Proprietor

SIGNATURE OF DEVELOPER

2. Rahul Das
Alipore Judges Court
KOL-27

Drafted as per information / instruction of parties

& Explained & Read over by me,

Ranjit Guin.

Advocate (Reg: WB/2566/99)

Alipore Judges Court,

Kolkata - 700 027.

SPECIMEN COPY

PREPARED BY:-
APEX CIVIL CONSULTANCY
JALPAIGURI (SOUTH) TOLPUR
P.O. - 731245
EMAIL - apex.civil.consultancy@gmail.com

SIGNATURE OF THE ENGINEER

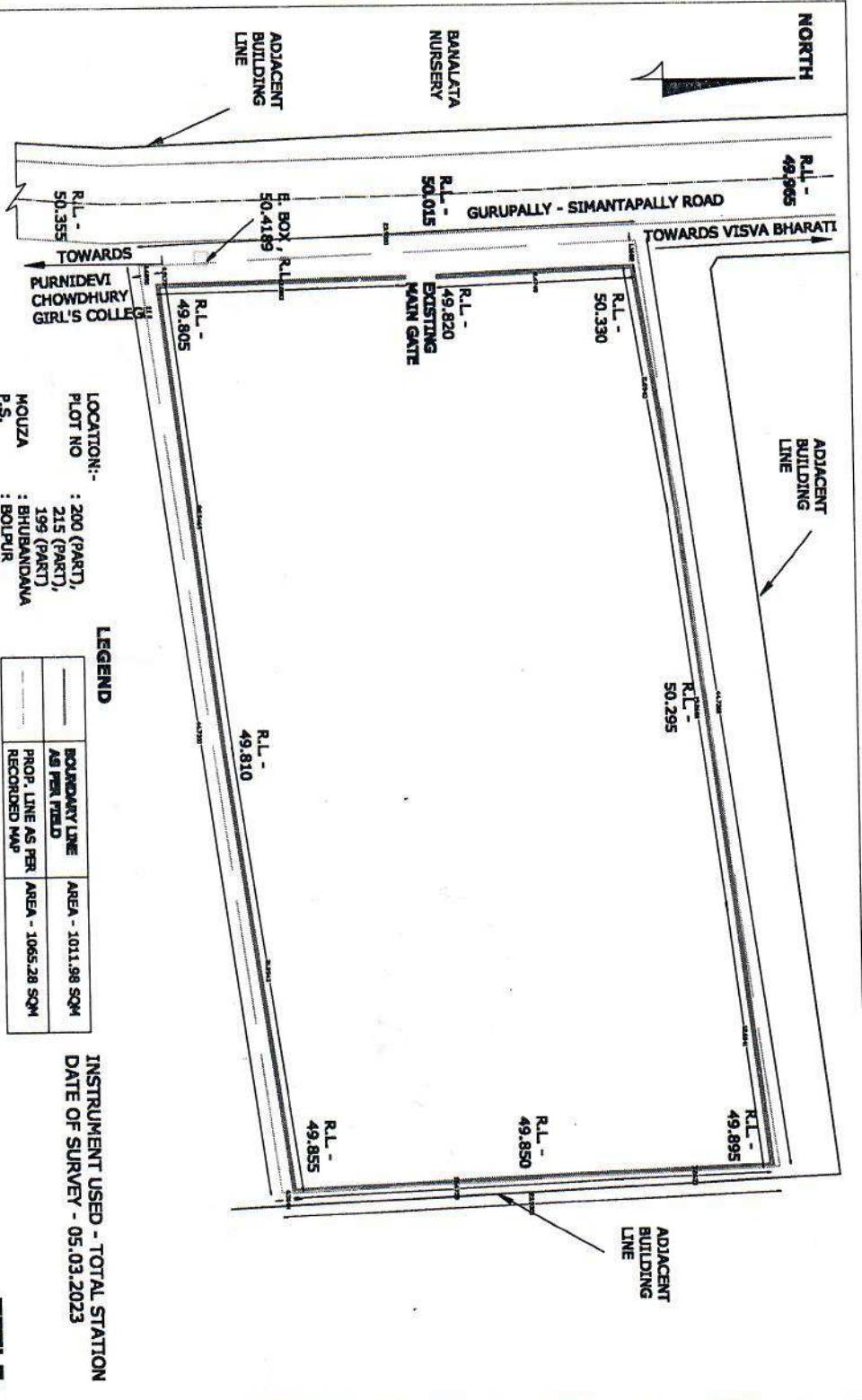
DRAWN BY - RAHUL KONER

LOCATION:-
PLOT NO : 200 (PART),
215 (PART),
199 (PART),
MOUZA : BHUBANDANA
P.S. : BOLPUR
DIST. : BURDIGHUM

LEGEND		
BOUNDARY LINE AS PER FIELD	AREA - 1011.98 SQM	
PROP. LINE AS PER RECORDED MAP	AREA - 1065.28 SQM	

INSTRUMENT USED - TOTAL STATION
DATE OF SURVEY - 05.03.2023

TITLE:-
SITE PLAN OF MRS.
SHAMPA DEB, W/O MR.
SEKHAR KUMAR DEB
6-B BIPRADAS STREET,
KOLKATA -9



DEB ENGINEERING ENTERPRISES

Shampa Deb.

Shekhar kumar Deb.

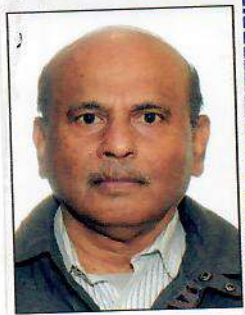
Sole Proprietor

SPECIMEN FORM FOR TEN FINGERPRINTS



Shampa Deb.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DEB ENGINEERING ENTERPRISES.

Shekhar Kumar Deb.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



192023240111468451

GRN Details

GRN:	192023240111468451	Payment Mode:	Online Payment
GRN Date:	26/06/2023 15:18:27	Bank/Gateway:	AXIS Bank
BRN :	327142243	BRN Date:	26/06/2023 15:19:47
GRIPS Payment ID:	260620232011146843	Payment Init. Date:	26/06/2023 15:18:27
Payment Status:	Successful	Payment Ref. No:	2001598405/6/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SHEKHAR KUMAR DEB
Address:	375, P.G.SHAH ROAD KOLKATA, West Bengal, 700068
Mobile:	8481884818
EMail:	purbali.dutta@gmail.com
Depositor Status:	Advocate
Query No:	2001598405
Applicant's Name:	Mr RANAJIT GHOSH
Address:	A.R.A. - II KOLKATA
Office Name:	A.R.A. - II KOLKATA
Identification No:	2001598405/6/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy):	26/06/2023
Period To (dd/mm/yyyy):	26/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001598405/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2001598405/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	101
Total				10021

IN WORDS: TEN THOUSAND TWENTY ONE ONLY.

आयकर विभाग

INCOME TAX DEPARTMENT

SHAMPA DEB

JAY GHOSH

01/11/1960

Permanent Account Number

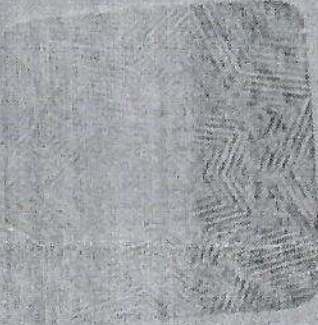
WJPD2061M

Shampa Deb

Signature



भारत सरकार
GOVT. OF INDIA



01072010

Shampa Deb.

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1178/49006/03054

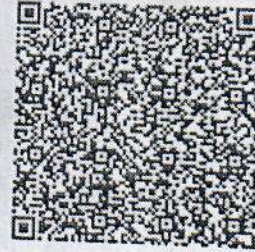
To
Shampa Deb
W/O: Shekhar Kumar Deb
BL-5, 6FLOOR, FLAT-6A 375, PRINCE ANWAR SHAH
ROAD
Jodhpur Park
Jodhpur Park
Circus Avenue Kolkata
West Bengal 700068
9836449635

13/01/2017

19992483



MD199924837FH



आपका आधार क्रमांक / Your Aadhaar No. :

8997 9098 1988

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Shampa Deb
DOB : 10/11/1960
Female



8997 9098 1988

मेरा आधार मेरी पहचान

Shampa Deb.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e-Permanent Account Number Card
AWJPD2060L

नाम / Name

SHEKHAR KUMAR DEB

पिता का नाम / Father's Name

SUNIL RANJAN DEB

जन्म की तारीख / Date of Birth

5/05/1952



Shekhar kumar Deb

हस्ताक्षर / Signature

Shekhar kumar Deb.



भारत सरकार

GOVERNMENT OF INDIA



Shekhar Kumar Deb

Date of Birth/DOB: 15/05/1952

Male/ MALE



6707 2199 0248

আমার আধাৰ, আমাৰ পৰিচয়

Shekhar kumar Deb.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. 2730/00475/75773

To
Apurba Guin

S/O: Amal Guin,
MOBARAKPUR,
DEBIPUR R.S.,
VTC: Mabarakpur, PO: Debip R.s.,
Sub District: Memari - I, District: Bardhaman,
State: West Bengal, PIN Code: 713146,
Mobile: 9800743919

48185571



KF481855710FI



आपका आधार क्रमांक / Your Aadhaar No. :

6546 9028 2347

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date 10/06/2015



Apurba Guin
DOB: 11/04/1999
Male

6546 9028 2347

मेरा आधार, मेरी पहचान

Apurba Guin

Major Information of the Deed

Deed No :	I-1902-08793/2023	Date of Registration	30/06/2023
Query No / Year	1902-2001598405/2023	Office where deed is registered	
Query Date	21/06/2023 12:24:00 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RANAJIT GHOSH CALCUTTA HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8481884818, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 84,39,440/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Gurupally(south) by road, Mouza: Bandhgoda, JI No: 100, Pin Code : 731235

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-381 (RS :-)	LR-2919/2	Bastu	Shuna	3 Katha		15,59,250/-	Property is on Road
L2	LR-382 (RS :-)	LR-2919/2	Bastu	Shali	8 Katha 15 Chatak 11 Sq Ft		46,53,206/-	Property is on Road
L3	LR-398 (RS :-)	LR-2919/2	Bastu	Shali	4 Katha 4 Chatak 25 Sq Ft		22,26,984/-	Property is on Road
		TOTAL :			26.7919Dec	0 /-	84,39,440 /-	
	Grand Total :				26.7919Dec	0 /-	84,39,440 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs SHAMPA DEB Wife of Mr SHEKHAR DEB BL-5, 6TH FLOOR,, Block/Sector: 375, P.G.SHAH ROAD, JODHPUR PARK, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEB ENGINEERING ENTERPRISE 24 JANAK ROAD 2ND FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AWxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SHEKHAR KUMAR DEB (Presentant) Son of Late SUNIL RANJAN DEB BL-5, 6TH FLOOR, 375 P.G.SHAH ROAD, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEB ENGINEERING ENTERPRISE (as SOLE PROPRIETORSHIP)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APURBA GUIN Son of Mr AMAL GUIN MOBARAKPUR DEBIPUR MEMARI, City:- , P.O:- DEBIPUR, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713146			
Identifier Of Mrs SHAMPA DEB, Mr SHEKHAR KUMAR DEB			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs SHAMPA DEB	DEB ENGINEERING ENTERPRISE-4.95 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs SHAMPA DEB	DEB ENGINEERING ENTERPRISE-14.7721 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs SHAMPA DEB	DEB ENGINEERING ENTERPRISE-7.06979 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLDPUR, Road: Gurupally(south) by road, Mouza: Bandhgoda, JI No: 100, Pin Code : 731235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 381, LR Khatian No:- 2919/2	Owner:শ্রীমতি শম্পা দেব, Gurdian:শেখর কুমার দেব, Address:6 বি, বিপ্রদাস কলি - 1 , Classification:শুনা, Area:0.05000000 Acre,	Mrs SHAMPA DEB
L2	LR Plot No:- 382, LR Khatian No:- 2919/2	Owner:শ্রীমতি শম্পা দেব, Gurdian:শেখর কুমার দেব, Address:6 বি, বিপ্রদাস কলি - 1 , Classification:শালি, Area:0.14500000 Acre,	Mrs SHAMPA DEB
L3	LR Plot No:- 398, LR Khatian No:- 2919/2	Owner:শ্রীমতি শম্পা দেব, Gurdian:শেখর কুমার দেব, Address:6 বি, বিপ্রদাস কলি - 1 , Classification:শালি, Area:0.07000000 Acre,	Mrs SHAMPA DEB

Endorsement For Deed Number : I - 190208793 / 2023

On 26-06-2023

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

Presented for registration at 18:30 hrs on 26-06-2023, at the Private residence by Mr SHEKHAR KUMAR DEB ,.

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

Execution is admitted on 26/06/2023 by Mrs SHAMPA DEB, Wife of Mr SHEKHAR DEB, BL-5, 6TH FLOOR,, Sector: 375, P.G.SHAH ROAD, JODHPUR PARK, P.O: KARTJUNAGAR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife

Indetified by Mr APURBA GUIN, , , Son of Mr AMAL GUIN, MOBARAKPUR DEBIPUR MEMARI, P.O: DEBIPUR, Thana: Memari, , Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by profession Service

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

Execution is admitted on 26-06-2023 by Mr SHEKHAR KUMAR DEB, SOLE PROPRIETORSHIP, DEB ENGINEERING ENTERPRISE (Sole Proprietoship), 24 JANAK ROAD 2ND FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr APURBA GUIN, , , Son of Mr AMAL GUIN, MOBARAKPUR DEBIPUR MEMARI, P.O: DEBIPUR, Thana: Memari, , Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by profession Service



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 28-06-2023

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 84,39,440/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2023 3:19PM with Govt. Ref. No: 192023240111468451 on 26-06-2023, Amount Rs: 101/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327142243 on 26-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by by online = Rs 9,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2023 3:19PM with Govt. Ref. No: 192023240111468451 on 26-06-2023, Amount Rs: 9,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327142243 on 26-06-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 30-06-2023

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 787, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name: T K Das



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 281317 to 281356
being No 190208793 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.07.06 13:40:16 -07:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/07/06 01:40:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)



Rahul.

Government of West Bengal
Office of the A.R.A. - II KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19022001598405/2023	Serial No/Year	1902010100/2023
Transaction id	0001767194	Date of Receipt	30/06/2023 1:22PM
Deed No / Year	I - 190208793 / 2023		
Presentant Name	Mr SHEKHAR KUMAR DEB		
Land Lord	Mrs SHAMPA DEB		
Developer	DEB ENGINEERING ENTERPRISE		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 84,39,440/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	444/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	T K Das	787	16/06/2023	100/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	444/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 494/-

(Satyajit Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA