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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is available
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Chandernagore Dum Dum. 24-Pgr. (North)

20 MAY 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the
20th day of May, 2022 (Two Thousand Twenty Two) of the
Christian Era.

BETWEEN

নম্বর : ০০৪৪
সন ও তারিখ : ১৯০৪
রেজিস্টার নাম : [Signature]
ঠিকানা : [Signature]
মূল্য : [Signature]
ডেডা : [Signature]



বারান্দা বেঙ্গল
জেলা : উত্তর ২৪ পরগণা
খরিদ তারিখ : 18 APR 20 22
মোট ট্যাক্স খরিদ : RS 4 00000
ট্রেজারী বারান্দা
ডেপুটি : শ্রী সত্যজিৎ হোস

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অতিরিক্ত ডি.সি.সি. অফিস, কসিপুরা, ডুম ডুম
২০ মে ২০২২



Identified by me
Koushik Mukherjee
S/o - Salapan Mukherjee
358, R.N. Guha Road
KOL-74

[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum
20 MAY 2022

SRI NANI GOPAL DAS (PAN - **BYEPD4324B**), son of Bolohari Das, residing at 159, M.M. Ghosh Road, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, by faith - Hindu, by occupation - Retired Person, by Nationality - India, hereinafter referred and called to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators legal representatives and assigns) of the **FIRST PART**.

A N D

"S.G. CONSTRUCTION" (PAN - **AERFS2921M**) a Partnership Firm, having its office at 368 Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, represented by its partners namely (1) **SRI GOURANGA DAS**, PAN - **AZVPD0166E**, son of Subodh Chandra Das, residing at 30/45, Nayapatty Road, Durgabati Colony, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, (2) **SRI SWARUP DEBNATH**, PAN - **ALGPD4089B**, son of Late Gour Mohan Debnath, residing at 115 Nayapatty Road, Water Tank, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.



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WHEREAS the Land Owner owned and acquired **ALL THAT** piece and parcel of a plot of land measuring an area of the land measuring about 01 Cotthas 12 Chittacks Bastu land be the same a little more or less alongwith one Cuttcha Structure measuring about 100 sq.ft. under Mouza - Satgachi, J.L. No. 20, R.S. No. 154, C.S. Dag No.375, Touzi No. 3162, R.S. Dag No. 1719, 1720, Khatian No. 239, Holding No. 159, M.M. Ghosh Road, P.S. DumDum, Post: Motijheel, Kolkata - 700074, Ward No. 21, under the South Dum Dum Municipality, District - North 24 Parganas (morefully and particularly described in FIRST SCHEDULE hereunder written), under A.D.S.R. Cossipore Dum Dum, North 24 Parganas by virtue of one Deed of Sale duly registered before the D.S.R. Barasat and recorded in Book No. I, Volume No.99, pages 133, Being No. 4298, for the year 1993 executed by Sri Subarna Karmakar, unto the favour of present land Owner Sri Nanigopal Das.

AND WHEREAS by virtue of aforesaid Deed, the Owner Sri Nani Gopal Das became the sole and absolute owner of the said property and mutated his name in the records of local South Dum Dum Municipality and obtained Holding No. 159, M.M. Ghosh Road, Kolkata - 700 074 and is paying municipal taxes in his name as absolute owner and occupier thereof and is now seized and possessed of the same free from all sorts of encumbrances.

AND WHEREAS with a view to develop the aforesaid landed property the land owners entered into a Development Agreement being No. 06697 for the year 2021, registered in the office at A.D.S.R. Cossipore




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Dum Dum, recorded in Book No. I, Volume No. 1506-2021, pages from 282749 to 282784, dated 12/08/2021 with M/S. TARA MAA BUILDER a proprietorship firm represented by its sole Proprietor namely Sri Jaidev Das, S/o. Late Nityananda Das and subsequently the land owner executed a Development Power of Attorney being No. being No. 06760 for the year 2021, registered in the office at A.D.S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506-2021, pages from 285866 to 285886 dated 13/08/2021 to do acts and other works relating to the Development work of the said multi storied building.

AND WHEREAS after the said Development Agreement due to unavoidable circumstances the Developer delay to start the said construction work therefore the land owner decided to cancel or terminate the said Development Agreement being No. 06697 for the year 2021 and revoke the said Development Power of Attorney being No. being No. 06760 for the year 2021 regarding the said development work of the multi storied building and subsequently the land owner and the developer mutually executed Cancellation of Development Agreement being No. I-3894 for the year 2022, which was duly registered in the office at A.D.S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506-2022, pages from 202915 to 202932 dated 15/03/2022 and also executed a Cancellation and/or revocation Development Power of Attorney being No. IV-0072 for the year 2022, registered in the office at A.D.S.R. Cossipore Dum Dum, recorded in Book No. IV, Volume No. 1506-2022, pages from 1926 to 1942 dated 15/03/2022.




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AND WHEREAS with a view to develop the said property the Owner herein have offered the Developer herein to develop the Premises by raising construction of a multi storied building thereon and the Developer has accepted the proposed of the Owner herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I: DEFINITIONS:

1. **OWNER** shall mean the said **SRI NANI GOPAL DAS** (PAN-BYEPD4324B), son of Bolohari Das, residing at 159, M.M. Ghosh Road, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074 and his heirs, legal representatives, executors, administrators and assigns.

2. **DEVELOPER** shall mean **S.G. CONSTRUCTION** (PAN-AERFS2921M) a Partnership Firm, having its office at 368 Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, West Bengal, represented by its partners namely (1) **SRI GOURANGA DAS**, PAN - AZVPD0166E, son of Subodh Chandra Das, residing at 30/45, Nayapatty Road, Durgabati Colony, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, (2) **SRI SWARUP DEBNATH**, PAN - ALGPD4089B, son of Late Gour Mohan Debnath, residing at 115 Nayapatty Road, Water Tank, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, both are by faith - Hindu, by occupation - Business, by Nationality - Indian.

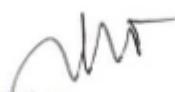


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3. **PREMISES** shall mean **ALL THAT** piece or parcel of a plot of Bagan land measuring an area of **01 Cottha 12 Chittak Bastu** land be the same a little more or less along with One Cuttcha Structure measuring about 100 sq.ft. under Mouza - SATGACHI, J.L. No. 20, R.S. No. 154, C.S. Dag No. 375, Touzi No. 3162, R.S. Dag No. 1719 & 1720, Khatian No. 239, Holding No. 159, M.M. Ghosh Road, P.S. Dum Dum, P.O.- Motijheel, Kolkata - 700074, Ward No. 21, under South Dum Dum Municipality, District - North 24 Parganas, within the jurisdiction of Dum Dum Police Station, under A.D.S.R. Cossipore Dum Dum, in the District of North 24 Parganas, morefully mentioned in the First Schedule hereunder written.
4. **BUILDING** shall mean the multi storied building to be constructed at the said premises in accordance with the sanctioned plan approved/ passed by the appropriate authorities.
5. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and spaces required.
6. **OWNER'S ALLOCATION :**
The Owners will be entitled to get **total 1450 Sq.ft. (more or less)** covered area of the multi storied building as per plan executed by South Dum Dum Municipality as follows :-
 - i. One Garage on the **Ground Floor**, measuring covered area **50 Sq.ft.** more or less without stair and lift.




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- ii. One Flat on the **First Floor**, Front Side, measuring covered area **450 Sq.ft.** more or less without stair and lift.
- iii. One Flat on the **Second Floor**, Back Side, measuring covered area **550 Sq.ft.** more or less without stair and lift.
- iv. One Flat on the **Top Floor**, Front Side, measuring covered area **400 Sq.ft.** more or less without stair and lift.

The said Allocation in the proposed multi storied building under the project lying and situated at Mouza - **SATGACHI**, J.L. No. 20, R.S. No. 154, C.S. Dag No.375, Touzi No. 3162, R.S. Dag No. 1719, 1720, Khatian No. 239, Holding No. 159, M.M. Ghosh Road, P.O.- Motijheel, P.S.- Dum Dum, Kolkata - 700074, Ward No. 21, under South Dum Dum Municipality, District - North 24 Parganas, within the jurisdiction of Dum Dum Police Station, under A.D.S.R. Cossipore Dum Dum, in the, District - North 24 Parganas, together with undivided proportionate share of land relating to the Owners Allocation in the said lands where on the said building shall be constructed as well as that of all common areas and facilities togetherwith common expenses and maintenance with guidance and restriction of the said building.

7. **DEVELOPERS ALLOCATION:-**

Shall mean all other constructed areas of the said proposed building save and except the Owner's Allocation together with the proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises upon



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construction of the said building belongs to the Developer only.

8. **ARCHITECT** : shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building with the approval of the Owners.
9. **BUIDING PLAN** shall mean the plan to be sanction by the appropriate authorities with such alteration or modification as may be required to be made by the developer.
10. **TRANSFEEE** shall mean the person firm limited company association of persons to whom any space in the building has been transferred. WORDS IMPARTING singular shall include plural vice-versa.
11. **WORDS IMPARTING** masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.


ARTICLE-II: COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and with effect from ____ day of _____, 2022.

ARTICLE - III: OWNER'S REPRESENTATIONS

1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises free from all




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encumbrances attachments and liens whatsoever, which the Developer admits and acknowledges upon inspection of the title of the Owners.

2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act. 1976.
3. During the period of construction work if any dispute arise then the Developer shall solve the problems and Owners shall have no responsibility and/or liability thereof.
4. It is further mentioned that the Developer shall make drains in the said premises at its own costs and the Land Owners shall use the said Road with other flat Owners and/or occupiers of the said premises and the said roof and drain will be treated as common area.
5. If the Owners herein dies during the continuance of the agreement all its heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the Developers without any right to back out from such obligations in any manner whatsoever.

ARTICLE – IV : DEVELOPERS RIGHTS

1. The Owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to built construct erect



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and complete the said building comprising the various sizes of flats, garages and/or units in order to sell the said flats, garages and/or units to the member of the public for their residential purpose by entering into agreement for sale and or transfer and/or construction in respect of the Developer's Allocated portion in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.

2. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities as required for construction of the building at the said premises provided however that the developer shall be exclusively entitled to all refund of any or all payment and/or deposits paid by the Developer.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the Developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation only in the building to be constructed thereon in the manner and subject to the terms thereafter stated.



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SCHEDULE - V : APARTMENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the develop or to sell the flats, garages and/or units of the said premises and construct erect and complete the building on the said premises the developer agrees;
 - A. At its own costs shall obtain all necessary permissions and or approvals and/or consents.
 - B. To bear all costs charges and expenses for construction of the building at the said premises.
 - C. The building to be constructed and to be completed of entire building at the said premises within 24 (Twenty Four) months from the date of obtaining the Building Sanctioned Plan and such time will be extended for another 6 (six) months for the act of God or force majeure.
 - D. The Developer shall handover the Developer's Allocation of the said building at its option to the intending Purchaser and/or Purchasers and the Owners shall have no objection for the same.
 - E. From the date of handing over of the vacant possession of the land in favour of Developer the remaining electric bill or municipal and all other rates and tax will be paid by the Developer at its own costs and expenses.

ARTICLE - VI : CONSTRUCTION

1. The Developer shall be solely and exclusively responsible for



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construction of the said building and all its faults if there be any in the said construction work and shall be liable for all costs and consequences thereto. The developer undertakes to use all ISI standard first class materials only under the supervision of approved L.B.S. and Chartered Engineers only.


2. If the Developer fails and/or neglect to comply with its obligations to construct and complete the Building or neglect to hand over Owner's Allocation to the Owner within the stipulated period, the Developer shall be liable to pay to the Owner predetermined compensation of Rs. 2,000/- per month for every completed months from the date of expiry of 24 months of obtaining building sanction plan.

ARTICLE - VII:

SPACE ALLOCATION

1. After completion of the building the Developer shall be entitled to get the entire constructed areas of the said proposed building save and except Owners' Allocation of the proposed building.
2. The Developer shall be entitled to transfer or otherwise deal with the Developer's Allocation of the said building without any claim whatsoever of the Owners.
3. The Developer shall be exclusively entitled to the Developer's Allocation of the said building and deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners after handing over Owners' allocation and the Owners shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's Allocation of the said building.




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4. The Developer shall be authorized in the names of the Owners in so far as the necessary to lawfully apply and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water electricity, power, drainage, sewerage and/or gas to the building and other imputes and facilities required for the construction of enjoyment of the building for which purpose the Owners shall execute in favour of the Developer a registered Power of Attorney.
5. All costs chargers and expenses including architect fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.
6. The Developer shall provide at its own costs electricity wiring water pipe, pipe lines, sewage connection.

ARTICLE XII: COMMON FACILITIES

1. The Developer shall bear electricity charges and municipal taxes till completion and delivery of possession of Owners' share in respect of said premises and also provide gate, landing, lobby, terrace, roof, underground and overhead tank, septic tank, pipe line, beams, pillar, conduits, plumbing materials etc.

ARTICLE - XIII: LEGAL PROCEEDINGS



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It is hereby expressly agreed by and between the parties herein that it shall be the responsibility of the Developer as constituted Attorney of the Owners defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose (with the approval of the Owners shall be borne and paid by the Developer specifically may be required to be done by the Developer and for which the Developer may need the authority of the Owners for applications and other documents may be required to be signed or made by the Owners relative to which specific provisions may not have been mentioned herein). But the Developer shall not demand any money from the Owners. The Owners hereby agree to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matters and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the Owners and/or go against the of this Agreement.

1. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgement due to the residence of the Owners shall likewise be deemed to be have been served on the Developer if delivered by hand or send by prepaid registered post. Similarly notice to be given by the Owners to the Developer and the said will be served likewise and/or by courier



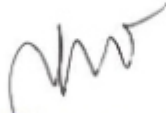
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service to his residence or to his recorded office address in the instant Agreement.

2. Both the Developer and Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owners hereof and the transferees of the Developer's Allocation of the said building shall abide by all the rules and regulations as such management society/Association/holding organization do hereby give their consent to abide by the same.
3. The name of the building will be " _____ APARTMENT".
4. No loan form and guarantee form will be signed by the Owners and in question of payment of loan, if taken by the Developer during the constructional period entire responsibility will be shouldered upon the Developer.
5. There is no existing agreement regarding the Development or sell of the said premises and that all other agreement if any prior to this Agreement have been cancelled and are being suppressed by this Agreement and the Owners agree to indemnify and keep indemnified the Developer against any or any claims made by any third party in respect of the said premises vice versa.
6. The Owners undertake and agree to execute and register all conveyance and transfer in favour of the persons with whom the developer may enter under into agreement from Developer's




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Allocation only as and when required by the Developer (the stamp duty or registration fees and all other expenses towards the registration will be borne by the Purchaser).


ARTICLE - XIV : FORCE MAJURE

1. The Developer shall not be considered to be liable to and obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended during the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, storm tempest civil commotion strike and/or any other or further permission beyond to the reasonable control of the Developer.

ARTICLE - XV: MISC. CLAUSE

1. That the Developer will be liable to obtain the Completion Certificate from the competent Authority at its own costs and expenses in respect of the proposed building and a copy of the same will hand over the Owners herein.
2. The Developer will hand over the possession of Owners' Allocation within **24 (Twenty Four) months** from the date of obtaining the Building Sanctioned Plan and such time will be extended for another **6 (six) months** for the act of God or force majeure.
3. If any disputes arise due to the Developer then the Developer will not




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be entitled to get extra time for completion of construction of the proposed building.

4. Developer will pay shifting charge Rs. 7000/- only to the land Owner per month from the date of vacating the First Schedule property.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of a plot of Bastu land measuring an area of 01 (two) Cottah 12 (twelve) Chittack more or less together with a 100 Sq.ft. Tile shed structure thereon, lying and situated at Mouza - SATGACHI, J.L. No. 20, R.S. No. 154, C.S. Dag No. 375, Touzi No. 3162, R.S. Dag No. 1719 & 1720, L.R. Dag No. 1473 & 1474, under Khatian No. 239, within the local limits of the South Dum Dum Municipality, Holding No. 159, M.M. Ghosh Road, Ward No. 21, within the jurisdiction of A.D.S.R. Cossipore Dum Dum, P.O.- Motijheel, P.S.- Dum Dum, Kolkata - 700074, District - North 24 Parganas, which is butted and bounded as follows:-


On the North	:-	10'-0" wide Road
On the South	:-	C.S. Dag No. 376.
On the East	:-	C.S. Dag No. 375.
On the West	:-	C.S. Dag No. 375.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Owners' Allocation)

The Owners will be entitled to get total 1450 Sq.ft. more or less covered area of a multi storied building as per plan sanctioned by the South Dum Dum Municipality as follows:-




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- i. One Garage on the **Ground Floor**, measuring covered area **50 Sq.ft.** more or less without stair and lift.
- ii. One Flat on the **First Floor**, Front Side, measuring covered area **450 Sq.ft.** more or less without stair and lift.
- iii. One Flat on the **Second Floor**, Back Side, measuring covered area **550 Sq.ft.** more or less without stair and lift.
- iv. One Flat on the **Top Floor**, Front Side, measuring covered area **400 Sq.ft.** more or less without stair and lift.

TOGETHERWITH undivided impartible proportionate share of land whereof the said building to be erected and the rights of use common areas and facilities of the said building to be constructed over the aforesaid land described in the SCHEDULE "A" hereunder.

THE SCHEDULE "C" ABOVE REFERRED TO:

(Developer's Allocation)

ALL THAT constructed area **Except the Owner's Allocation** consisting of several flats, shops and car parking spaces of the proposed multi-storied building over the land at the said property **TOGETHER WITH** undivided impartible proportionate share of land whereof the said proposed building to be erected and the rights of use common areas and common facilities of the said building to be constructed after providing for the owner's Allocation.



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THE SCHEDULE "D" ABOVE REFERRED TO:

(Specification of Construction work)

STRUCTURE:- Building designs with R.C.C. framed structure of foundation 1:2:4 Ratio.

BRICK WORKS:-

All Brick works shall be as 8", 5" or 3" Thick wherever necessary.

KITCHEN:-

Marble flooring cooking platform with Granite slab sink basin and glazed tiles upto 4'-0" above cooking platform Taps etc. complete with exhaust fan hole.

TOILET:-

Tiles with wall dado of glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1/2' PVC pipes with PVC door and Commode.

FLOORING:-

All floor shall have Marble or Vitrified Tiles.

DOORS:-

All doors shall be of flush door all frames will be good quality wood.

WINDOW:-

All window are steel grill with glass fittings.

ELECTRICAL:-

Wiring will be concealed with good quality



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- i. **BED ROOM:-** One Tube light point, Two light point, One Fan point, One 5 Amp. plug point on switchboard, One plug point & One A.C. Point.;
- ii. **Living/Dining :-** Two light points, One Fan point, One 5 Amp plug point, One 15 Amp plug point;
- iii. **Kitchen :-** One light point, One Exhaust Fan point, One 15 Amp plug point & One 5 Amp Plug;
- iv. **Toilet :-** One light point, One exhaust fan point & One Geyser Point;
- v. **Balcony :-** One light point & Two Plug pint for washing machine & Fan.

WATER SUPPLY :-

Municipal water connection with underground water reservoir or underground water connection with sub-marshall pump with good quality P.V.C. pipe line top water reservoir with pump and motor.

WALL PAINTING :-

Internal wall will be finished with **putty** and outside wall be finished with Snow cement.

EXTRA WORK :-

Any extra work other than the above specification shall be charged extra as decided by the developer authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additions alteration work have to be given in writing before starting of brickwork. Thereafter No request shall be entertained.



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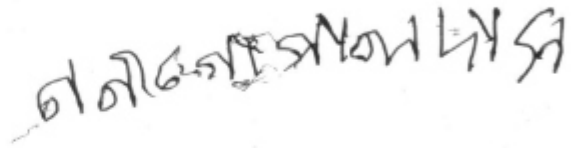
IN WITNESS WHEREOF the said land owners and the Developer have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Barasat in the presence of:-

WITNESSES:

1) Goutam Das
263, M.M. Ghosh Road
Kolkata - 700074

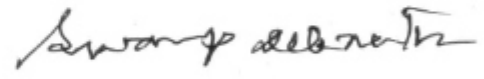


Signature of the OWNER

2) Jharna Das
159, M.M. Ghosh Road
Kolkata - 700074

"S.G. CONSTRUCTION"

Drafted by me :-



Partner

Koushik Mukherjee
Advocate
District Judge' Court
North 24 Parganas, Barasat
ENROLL - F/1737/1619/11



Partner

Signature of the DEVELOPER

Compose by:-


Barasat Court



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

20 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 ନିର୍ଦ୍ଦେଶକ ଉପାଧ୍ୟକ୍ଷ	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 ସୁବ୍ରତ କୁମାର	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 ଗୁରୁରାଜ ଦାଶ	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



Handwritten text in Bengali script, possibly a signature or name.

Handwritten text in Bengali script, possibly a signature or name.



Handwritten text in Bengali script, possibly a signature or name.

Addl. District Sub-Registrar
Cossipore, Dum Dum

20 MAY 2022



GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230030314011 **Payment Mode:** Online Payment
GRN Date: 19/05/2022 18:19:17 **Bank/Gateway:** State Bank of India
BRN : IK0BRPASW6 **BRN Date:** 19/05/2022 18:22:16
Payment Status: Successful **Payment Ref. No:** 2001483302/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: KOUSHIK MUKHERJEE
Address: 358 R N GUHA ROAD
Mobile: 8100277271
Depositor Status: Buyer/Claimants
Query No: 2001483302
Applicant's Name: Mr Koushik Mukherjee
Identification No: 2001483302/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001483302/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001483302/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	41

IN WORDS: FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1506-06623/2022	Date of Registration	20/05/2022
Query No / Year	1506-2001483302/2022	Office where deed is registered	
Query Date	19/05/2022 5:11:32 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Koushik Mukherjee 358, R. N. Guha Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 8100277271, 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. 3/-	Rs. 28,62,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



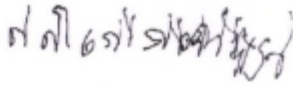
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: M.M Ghosh Road, Mouza: Satgachi, , Ward No: 21, Holding No:159 JI No: 20, Pin Code : 700074

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1473 (RS :-)	LR-239	Bastu	Bastu	630 Sq Ft	1/-	14,17,502/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L2	LR-1474 (RS :-)	LR-239	Bastu	Bastu	630 Sq Ft	1/-	14,17,502/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
TOTAL :					2.8875Dec	2 /-	28,35,004 /-	
Grand Total :					2.8875Dec	2 /-	28,35,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



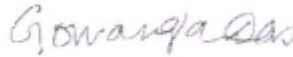
Land Lord Details :



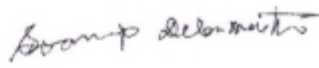
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nani Gopal Das Son of Bolohari Das Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office			
		20/05/2022	LTI 20/05/2022	20/05/2022
159, M. M. Ghosh Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BYxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office				

Developer Details :



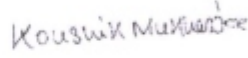
SI No	Name,Address,Photo,Finger print and Signature			
1	S. G. CONSTRUCTION 368, Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gouranga Das (Presentant) Son of Subodh Chandra Das Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office			
		May 20 2022 1:27PM	LTI 20/05/2022	20/05/2022
30/45, Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. G. CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr. Swarup Debnath Son of Late Gour Mohan Debnath Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 1:29PM	 LTI 20/05/2022	 20/05/2022
115, Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. G. CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Koushik Mukherjee Son of Mr Swapan Mukherjee 358, R. N. Guha Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	 20/05/2022	 20/05/2022	 20/05/2022
Identifier Of Mr Nani Gopal Das, Mr Gouranga Das, Mr Swarup Debnath			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nani Gopal Das	S. G. CONSTRUCTION-1.44375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Nani Gopal Das	S. G. CONSTRUCTION-1.44375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nani Gopal Das	S. G. CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: M.M Ghosh Road, Mouza: Satgachi, , Ward No: 21, Holding No:159 JI No: 20, Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1473, LR Khatian No:- 239		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1474, LR Khatian No:- 239		Seller is not the recorded Owner as per Applicant.

On 20-05-2022

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

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

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

Presented for registration at 10:28 hrs on 20-05-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Gouranga Das ,.

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 28,62,004/-

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

Execution is admitted on 20/05/2022 by Mr Nani Gopal Das, Son of Bolohari Das, 159, M. M. Ghosh Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others

Identified by Mr Koushik Mukherjee, , Son of Mr Swapan Mukherjee, 358, R. N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-05-2022 by Mr Gouranga Das, PARTNER, S. G. CONSTRUCTION (Partnership Firm), 368, Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Koushik Mukherjee, , Son of Mr Swapan Mukherjee, 358, R. N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 20-05-2022 by Mr Swarup Debnath, PARTNER, S. G. CONSTRUCTION (Partnership Firm), 368, Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Koushik Mukherjee, , Son of Mr Swapan Mukherjee, 358, R. N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2022 6:22PM with Govt. Ref. No: 192022230030314011 on 19-05-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRPASW6 on 19-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5088, Amount: Rs.5,000/-, Date of Purchase: 19/05/2022, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2022 6:22PM with Govt. Ref. No: 192022230030314011 on 19-05-2022, Amount Rs: 20/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRPASW6 on 19-05-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 285400 to 285429
being No 150606623 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.05.23 12:32:31 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/05/23 12:32:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)