

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

भारत

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 486898

27/02/2023
Q-2000462660/2023

Certified that the document is submitted for registration. The signature sheets and the endorsement sheets attached to the document are the part of this document.



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the
27th day of Feb. , in the year Two Thousand
Twenty Three (2023)

BETWEEN

Contd....,P/2

26833

24 FEB 2023

No.....Rs. 1000/- Date.....**B. C. LAHIRI**
Name.: Advocate
Address : ALIPUR JUDGE COURT
KOL-27



Vendor : *Subhankar Das*
Alipore Collectorate, 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

26833 = 1000/-

24 FEB 2023



*Base dar Pant,
S/o Late D.C. Pant,
43/2 Jheel Road,
Sanfash pn. Kol-75*

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
27 FEB 2023

SRI DEBABRATA LAHIRI, (PAN - AAVPL3603M) (Aadhaar - 7924 4593 4897), son of Late Ranajit Kumar Lahiri Alias Ranjit Lahiri, by faith - Hindu, by occupation - Chartered Accountant, by Nationality - Indian, residing at 1/13, Chittaranjan Colony, Jadavpur University, Post Office - Jadavpur University, Police Station - Jadavpur, Kollkata - 700032, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SAP CONSTRUCTION, (PAN - ABYFS1659J), a Partnership Firm, having its office at 16, Baghajatin Station Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners namely (1) **SRI PRABAL CHOWDHURY**, (PAN - ACJPC7031J) (Aadhaar - 8926 3693 3591), son of Late Anil Baran Chowdhury, residing at 706, S.P.D. Block, Baghajatin, Post Office - Bademasore, Police Station - Patuli, Kolkata - 700086 and (2) **SRI SWAPAN KUMAR PANDA**, (PAN - AKZPP3545L) (Aadhaar - 6167 1539 3445), son of Sasanka Sekhar Panda, residing at 43, Shibaji



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

Road West Rajapur, Jadavpur University, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, both by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter jointly called and referred as to the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS after the partition of India a large number of persons residents from former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS like other resident of erstwhile East Pakistan one Ranajit Kumar Lahiri Alias Ranjit Lahiri, son of Late Hiralal (now deceased), was such person who had come to use and occupy a piece and parcel of homestead land measuring 04 Cottahs, 03 Chittacks



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

and 00 Square Feet more or less, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), under Police Station - Jadavpur, in the District South 24 - Parganas, being a Refugee displaced from East Pakistan (Now Bangladesh), approached the Government of West Bengal for the said land for his rehabilitation under the provisions of the L.D.P. Act, 1948/L.A. Act - I of 1894.

AND WHEREAS the Governor of the State of West Bengal in this process executed and registered Deed of Gift dated 17/12/1991, through the Refugee Relief & Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said Refugees, gifted the said plot of homestead land measuring about 04 Cottahs, 03 Chittacks and 00 Square Feet more or less, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Jadavpur, in the District South 24 - Parganas, in favour of said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased) and the said Deed was duly registered in the office of the Additional District Registrar at Alipore and recorded in Book No. I, Volume No. 23, Pages No. 85 to 88, Being No. 1747, for the year 1991.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

AND WHEREAS after the aforesaid registered Deed of Gift, the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), became the absolute sole owner of **ALL THAT** piece and parcel of land measuring an area of 04 Cottahs, 03 Chittacks and 00 Square Feet more or less, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Jadavpur, in the District South 24 - Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute right, title, interest and possessed by construct a tile shed structure thereon, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having peaceful seized, possessed and enjoyment of the aforesaid property, the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), mutated his name in the assessment records of the Calcutta Municipal Corporation now Kolkata Municipal Corporation, as absolute sole owner in respect of the aforesaid property, subsequently the said Corporation have assessed his name in the assessment records as sole owner in respect of the said property has assessed as Premises No. 95, Chittranjan Colony,



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

under Ward No. 102. Police Station – Jadavpur, Calcutta now Kolkata – 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and since the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), has been paying the relevant rates and taxes to the concerned authority under Assessee No. 31-102-06-0095-4 regularly, by construct a tile shed structure measuring an area of 300 Square Feet standing thereon.

AND WHEREAS since then the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), has been enjoying the absolute ownership right and well sufficiently entitled of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza – Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station – Jadavpur, Calcutta now Kolkata – 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, without any kind of claim and/or demand whatsoever from any corner.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

AND WHEREAS while enjoying the aforesaid property, the said Ranajit Kumar Lahiri Alias Ranjit Lahiri died intestate on 31/10/2015 leaving behind his surviving wife namely Anima Lahiri (now deceased) and one son namely Sri Debabrata Lahiri as his legal heirs and successor who jointly inherit the aforesaid property.

AND WHEREAS after the demise of the said Ranajit Kumar Lahiri Alias Ranjit Lahiri, the aforesaid Anima Lahiri (now deceased) and Sri Debabrata Lahiri became the joint owners of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS while having enjoyment of the above mentioned property the said Anima Lahiri died intestate on 13/11/2018 leaving



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

behind her only surviving son namely Sri Debabrata Lahiri as her only legal heir and successor who inherit the aforesaid property, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Sri Debabrata Lahiri became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza – Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station – Jadavpur, Kolkata – 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute right, title, interest and possessed over the said property free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having peaceful seized, possessed, enjoyment and in possession of the said property the aforesaid Sri Debabrata Lahiri, mutated his name in the records of the Kolkata Municipal Corporation and exercising the same as absolute ownership right in



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

respect of the said property, along with all easement rights thereto by paying usual rents and taxes to the Appropriate Authority.

AND WHEREAS thus the said Land Owner thereto become the absolute sixteen annas sole Owner **ALL THAT** piece and parcel of Bastu Land measuring about **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute right, title and interest without any kind of hindrance, objection, obstruction, interference, lispenden, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.

AND WHEREAS the said Land Owner herein, being the absolute Owners and occupiers of the aforesaid property, have made up his mind to develop the said property being admeasuring an area of **04**



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, by constructing a straight three storied residential building, upon the aforesaid property according to the Kolkata Municipal Corporation sanction building plan, but due to insufficiency knowledge as well as less experience and acumen in the field of construction, the Land Owner had sought the professional expertise with financial soundness of Developer or Developers who can undertake the responsibility of construction of such building upon the said property at his/their own arrangement and expenses.

AND WHEREAS upon the aforesaid representation of the Owner and on subject to verification of title of the Owner, concerning the said property, the Developers namely **SAP CONSTRUCTION**, a Partnership



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

Firm, represented by its Partners namely (1) **SRI PRABAL CHOWDHURY**, son of Anil Baran Chowdhury and (2) **SRI SWAPAN KUMAR PANDA**, son of Sasanka Sekhar Panda, have agreed to develop the said property by constructing a new building at the said property in accordance with the proposed with the Kolkata Municipal Corporation sanction building plan on the terms and conditions hereinafter appearing.

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

ARTICLES - I:

1. **DEFINITION**: - For proper clarification and understanding of this, presents the following terms which have already been used for several times and will come number of times shall always mean and include.

ARTICLES - II:

- A. **LAND OWNER**:- shall mean (1) **SRI DEBABRATA LAHIRI**, son of Late Ranajit Kumar Lahiri Alias Ranjit Lahiri, hereinafter called and referred to as the Land Owner and his heirs, executors, administrators, legal representatives and/or assigns.
- B. **DEVELOPERS**: - shall mean **SAP CONSTRUCTION**, a Partnership Firm, represented by its Partners namely (1) **SRI**



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

PRABAL CHOWDHURY, son of Anil Baran Chowdhury and (2) **SRI SWAPAN KUMAR PANDA**, son of Sasanka Sekhar Panda, hereinafter called and referred as to the Developers and its successors administrators, executors, legal representatives and/or assigns.

- C. **SAID PROPERTY**:- shall mean all the documents of entire of homestead land containing by an estimation area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, together with all easementary rights, which is more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written.
- D. **PROPOSED BUILDING**: - shall mean the straight three storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FOURTH SCHEDULE**



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.

- E. **BUILDING PLAN**: - would mean such plan to be prepared by the Architect/Engineer for construction of straight three storied residential building upon the aforesaid property according with sanction plan by the Kolkata Municipal Corporation Authority.
- F. **THE ARCHITECT**: - shall mean such qualified person/persons who may be appointed by the Developers for both designing and planning the Building to be constructed on the said property.
- G. **COMMON FACILITIES AND AMENITIES**:- shall mean and include corridors, roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to time and Rules framed there-under or mutually agreed upon by the Land Owner of Flat/s.
- H. **SALEABLE SPACE**: - shall mean flats and the space in the proposed building available for independent use and occupation



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

after making due provisions for common facilities and space required therefore.

- I. **OWNER AND DEVELOPERS**: the Owner and Developers shall include the Owner and the Developers and also include their respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and Developer's Liability for total construction thereon.
- J. **OWNER'S ALLOCATION**:- shall mean the Land Owner will be entitled to get (i) One Flat, being Flat No. G-2, on the Ground Floor at the North-West Side, (ii) One Flat, being Flat No. G-3, on the Ground Floor at the South-East Side, (iii) One Flat, being Flat No. F-1, on the First Floor at the North-East Side and (iv) One Flat, being Flat No. S-1, on the Second Floor (Top) at the North-East Side, of the proposed straight three storied building as per F.A.R. from the Kolkata Municipal Corporation, provided by the Developers as their own costs and expenses, along with Rs. 15,00,000/- (Rupees Fifteen Lakh) only as non-refundable / forfeit amount, as more fully and particularly set out in the **SECOND SCHEDULE** hereunder written.
- K. **DEVELOPER'S ALLOCATION**: - shall mean the Developers will be entitled to get (i) One Flat, being Flat No. G-1, on the Ground Floor at the North-East Side, (ii) One Flat, being Flat No. F-2, on the First Floor at the North-West Side, (iii) One Flat, being



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

Flat No. F-3, on the First Floor at the South-East Side, (iv) One Flat, being Flat No. S-2, on the Second Floor (Top) at the North-West Side and (v) One Flat, being Flat No. S-3, on the Second Floor (Top) at the South-East Side, of the proposed straight three storied building, as per F.A.R. from the Kolkata Municipal Corporation, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written. The Owner shall execute a Development Power of Attorney to the Developers for this purpose.

- L. **SPECIFICATIONS AND AMENITIES:** - materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developers in those flats under reserve portion.
- M. **TIME:-** Shall mean the constructing shall be completed within **18 (Eighteen)** Months from the very day of getting sanctioned plan from the concerned authority. If any Force Majeure came in front of Developers in that event **06 (Six)** months shall be added for any kind of Force Majeure.
- N. **SHIFTING:-** The Developers shall pay a sum of Rs.10,000/- (Rupees Ten Thousand) only per month for the alternative accommodation of the said Land Owner from the time of



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

vacating the house of the said premises till the time of delivery of possession of the said flats of the Owners' allocation.

2. **COMMENCEMENT:** This Agreement will have effect from the date, month and year at the outset and shall remain in force until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

ARTICLE - III:

**TITLE AND INDEMNITIES INCLUDING
CONSTRUCTIONAL OBLIGATION**

- (1) That the Owner declare and represent that he had a good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Developers and declare that the original title deeds and relevant documents are lying with them and the Developers or its prospective buyers shall have right to inspect the title deeds and relevant documents as and when such inspection would be required.
- (2) That the said property is free from all sorts of encumbrances and the Land Owner have a good marketable title in respect of the said property without having any claim, in respect of right, title, interest and possession of any person or persons and legally right, title and interest to enter into this agreement with the Developers and Land Owner hereby undertake to indemnify and keep the Developers indemnified against any Third Party's



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

claim and demands whatsoever with regard to the title and Ownership of the Land Owner and the said property is free from all sorts of encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Land Owner.

- (3) That the Land Owner shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owners as and when required only after satisfying itself that execution of such document shall not cause any harm, damage or financial or any other kind of loss to him and violation of law.
- (4) That all expenses and liabilities for construction which are to be constructed in the said premises shall be borne by the Developers and the Land Owner shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses and relating to sanctioned plan, Tax Clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- (5) That the Land Owner herein handover the vacant possession after getting written notice from the Developers in their favour.
- (6) That the Developers shall act as an independent Contractor in the matter of construction of the building and also undertake to



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

keep the Land Owner indemnified from and against all Third Party or Parties claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Land Owner.

- (7) That the Developers shall get the sanctioned building plan proposed to be constructed properly. The Developers shall commence the construction from the very day of obtaining the sanctioned plan and possession from the Land Owner and shall intimate the actual date of commencement to the Land Owner by serving a Letter of Commencement of construction and the date so intimated shall deemed to be the Date of Commencement for all purposes in this agreement.
- (8) That the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written is not attracted under Urban Land Ceiling Act, Under Section 27 (2) of the Urban Land (Ceiling & Regulations Act), 1976.

ARTICLE - IV:
EXPLOITATION RIGHT

1. After execution of this Agreement made in terms hereof the Land Owner grant, exclusive right to the Developers to build upon and to commercially exploit the said plot of land on the



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

basis of the sanctioned plan approved by the Land Owner by constructing thereon residential flat system building.

2. That the Land Owner herein will execute a Development Power of Attorney in favour of the Developers in accordance to the terms and conditions of this Agreement only, so that the Developers shall have right to construct such flat system building thereon, to negotiate with the intending purchaser or purchasers of flat to fix-up the price of the flat or flats at its own discretion and receive the booking money or advance payment and full consideration of the flat or flats in respect of the Developer's Allocation. To appear before any registration authority or authorities for registration of the said flat or flats, together with undivided un-demarcated proportionate share of the land nominee or nominees or respective buyer or buyers in respect of the Developer's Allocation.
3. All applications, plan and other papers and documents referred to hereinabove shall be submitted by or in the name of the Land Owner or otherwise at the costs of the Developers and shall pay and bear all submission expenses.
4. That the Developers shall abide by all the laws, by-laws and regulations of the Government, Kolkata Municipal Corporation and other statutory authorities.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

5. That all documents and registration of all documents that may be necessary and to be executed in accordance with the terms and conditions of the agreement, shall be done at the cost of the Developers.

ARTICLE - V:

BUILDING

1. That the Developers shall commence the construction work immediately after obtaining the sanctioned plan and complete the construction work of the Building including Owner's Allocation within 18 months from the very day of the sanctioned plan from the concerned authority. It is hereby noted that the said period may be further extended for only 06 months in case of any natural calamity such as heavy rain, floods, earthquake, the Developers at its costs and expenses shall obtain "Completion Certificate", Drainage, water connections from the Kolkata Municipal Corporation and thereafter shall offer the Owner's Allocation to be delivered to the Owners herein.
2. That the Developers shall first handover possession of flats mentioned **SECOND SCHEDULE** hereunder written, to the Land Owner and shall also handover written letter of possession in favour of Land Owner and as such Developers also hereby undertake that the Developers will not handover possession to any other person within its Allocations before delivery of the possession to the Land Owner.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

ARTICLE - VI:
CONSIDERATION AND SPACE ALLOCATION

1. In consideration of the Land Owner having flats in the proposed new building, the Land Owner had agreed to grant the exclusive right to the Developers to commercially exploit the said premises by constructing straight three storied building thereon, as per F.A.R. sanctioned building plan from the Kolkata Municipal Corporation.
2. That the Land Owner shall be entitled to transfer or dispose of the Owner's Allocation to his nominees without any way disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developers and the Developers or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through of the nominee or nominees of the Land Owner.
3. That the Developers shall be exclusively entitled to the Developer's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to deed with enter into any Agreement for Sale and transfer the same without any claim, demand, interest whatsoever or howsoever of the Land Owner and the Land Owner or any person or persons claiming through him shall not



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through of the nominee or nominees of the Developers.

ARTICLE - VII:
COMMON FACILITIES

As soon as the said Building is completed, the Developers shall first handover the possession of the Owner's Allocation before handing the possession of the intending purchaser or purchasers of the Developer's Allocation in the proposed building and on and from the date of putting the Owner's in possession of the Owner's Allocation and at all times thereafter the Land Owner shall be exclusively responsible for payment of all property taxes and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and equally the Developers shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned with reference to the constructed area in the building if that are levied on the Building as a whole.

ARTICLE - VIII:
COMMON RESTRICTIONS

1. The Land Owner or the Developers or any of their transfer shall not demolish or permit demolition or any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the permission



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

of the management, society / association / holding organization envisaged herein before in this behalf.

2. That the Land Owner or Developers or any of their transferees shall permit the Owner/Developers or the Management / Society / Association / Holding Organization and its servants and agents with or without workmen or other at all reasonable time to enter into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintain, repairing and testing, drains, gas and water pipes, electric wires and for any similar purposes.
3. As soon as the building is completed and "Completion Certificate" and water/drainage connections etc. are obtained from the Kolkata Municipal Corporation, the Developers shall give written notice to the Land Owner to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the Land Owner shall be exclusively responsible for payment of all Corporation Taxes and other taxes and other impositions whatsoever payable in respect of his allocation and the Developers shall be exclusively responsible for payment of all the said taxes payable in respect of the Developer's Allocation.
4. If there is any amendment of Building Rules or any other Rules, which are applicable for this project by the Competent Authority according to Law in that case all the Land Owner and Developers herein shall abide by all the amended Rules and



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

Regulations as per Law and all the expenses should be borne by the Developers.

ARTICLE - IX:
MISCELLANEOUS

1. The Land Owner herein will execute a registered Development Power of Attorney in favour of the Developers so that the Developers can proceed with the constructional work and get building sanctioned plan from the Kolkata Municipal Corporation of the said building smoothly and to negotiate with the intending purchaser or purchasers of the flat/s out of the Developer's Allocation and to enter into any agreement for sale with the said purchaser or purchasers and to receive the consideration money in respect of the said flats out of the Developer's Allocation and to deliver possession of the flat/s in favour of the said intending purchaser or purchasers subject to the prior delivery of flats to the Land Owner in respect of the Owner's Allocation mentioned hereinabove.
2. It is agreed that from the date of execution of this Agreement, the Developers shall pay the discharge all taxes and outgoings including Kolkata Municipal Corporation Taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said property and which would be payable by the Land Owner. The Developers shall indemnify or keep indemnified the Land Owner from the Third Party non-payment.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

3. That the Developers shall indemnify and keep indemnified the Land Owner against all losses, damage, costs, charges, expenses that will be incurred by the Developers or account of arising out of any breach of any of those terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
4. The Land Owner shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by his Engineer.
5. That all risks, responsibilities, liabilities shall be with the Developers viz. the work of construction, loss of life of labours, mistries and allied nature of things and the Land Owner shall not be liable for such things to anyone including matters relating to direct taxes and dealing with the flat buyers.
6. That the Flat of the Owner's Allocation shall be completed as per specification attached herewith and mentioned in the Sketch Plan and this Agreement but any additional works subject to the Engineer's Approval save and except full completion which are to be done at the Owner's Allocation the same would be informed to the Developers for additional works.
7. That regarding construction and regarding legal compliancy, the Land Owner shall negotiate with the Engineer and the Advocate appointed by the Developers, but however the Land Owner shall also be at liberty to deal with the matters touching the matters



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

relating to this Agreement and construction with his appointed Engineers and Advocate.

8. That the Developers shall be at liberty to advertise in the daily Newspaper for sale of the flats to be constructed on the said land to put their Banners on the land to employ Security or Durwan, Caretakers for safety of the project, to invite the application from the intending purchaser or purchasers and to do all the deeds, acts and things as may be necessary or negotiate with the intending buyers to prepare the necessary Deeds of Sale, after collection of the payment from the buyers as per agreement between themselves on the Developer's Allocation only PROVIDED that the terms and conditions of such agreement of sale deed shall not affect any reasonable interest or right of the Owners relating to the possession of the Owner's Allocation PROVIDED that all costs and expenses, incidental charges to all acts, deeds and things shall be borne by the Developers or intending buyers.
9. All costs, taxes, charges and expenses including sanction fees to Engineer's Fees etc. shall be discharged and paid by the Developers and the Land Owner shall not be responsible in this context.
10. That the Land Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building at his own discretion.
11. That the Flats of the Land Owner shall be completed as per specification attached herewith this Agreement but any



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

additional works save and except full completion which are to be done at the Owner's Allocation, the same would be done at the Owner's Allocation, the same would be informed to the Developers for such additional works.

12. The Developers shall demolish the existing structure at their own costs and expenses and will take all the broken materials (debris). The Land Owner herein shall have no right over the said broken materials.
13. The Developers shall clear all the outstanding rates and taxes to the concerned authority in respect of the said property with their own cost and expenses.
14. Soon after clearance all the rates and taxes the Developers shall started the process of construction work on the said property, the Land Owner shall not interference in any manner whatsoever.
15. The Land Owner will be liable to sign all the necessary documents and papers in respect of the said property for the purpose of construction work including the sanction building plan.
16. After clearance all the documents and papers and sanction building plan if the Land Owner interference, objection, obstruction, claim and/or demand whatsoever from the Developer in that event the Land Owner shall refund the entire amount with 10% interest, which is spent by the Developer for the purpose of clearance of rates and taxes along with fees of



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

architect and fees of sanction building plan within 10 days from the date of interference, objection or obstruction of the construction work.

17. After clearance all the documents and papers and sanction building plan if the Developer unable to start the construction work on the said property without 30 days, in that event the said Land Owner herein have right to recourse of Specific Performance of Contract Act against Developer.

ARTICLE - X:
FORCE MAJEURE

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of Bastu Land measuring about **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur,

Devi Ananta Radini



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 31-102-06-0095-4, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

- ON THE NORTH** : 12' Feet Wide Colony Road;
- ON THE SOUTH** : Tank Plot No. 613;
- ON THE EAST** : Land of E.P. No. 7;
- ON THE WEST** : Land of E.P. No. 13.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT the Owner's Allocation will be entitled to get (i) One Flat, being Flat No. G-2, on the Ground Floor at the North-West Side, (ii) One Flat, being Flat No. G-3, on the Ground Floor at the South-East Side, (iii) One Flat, being Flat No. F-1, on the First Floor at the North-East Side and (iv) One Flat, being Flat No. S-1, on the Second Floor (Top) at the North-East Side, of the proposed straight three storied building as per F.A.R. from the Kolkata Municipal Corporation, provided by the Developers as their own costs and expenses, along with Rs.15,00,000/-



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

Floor (Top) at the South-East Side, of the proposed straight three storied building, as per F.A.R. from the Kolkata Municipal Corporation, including proportionate share in the common facilities and amenities, together with common easement right in common areas, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, along with proportionate right of common facilities, utilities and benefits provided in the said premises which is to be used as common between all the co-owners of the said building, on pro-rata basis, to be sold to the intending Purchasers from Developers' Allocation.

For the Council

THE FOURTH SCHEDULE ABOVE REFERRED TO
(CONSTRUCTION)

ALL THAT the Straight Three residential Building, having several flats on the different floors, together with other constructions such as passage, stair-case, ultimate roof, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON SPACES AND COMMON AREAS)

1. Motor pump for water lifting.
2. Meter room.
3. Underground & Overhead Reservoir.
4. Sewerage and drainage connection.
5. Water pipe line and rain water pipe line connection.
6. Electric, wiring, meter, all private drive ways, curves wide walls, interior conduits utilities line underground storage tank, utilities line, telephone and electric system, foundations, columns, beams, supports, exterior walls beyond the said unit or interior load bearing walls within the building or concrete floor slab, roof and a door with M.S. angle and sheet will be provided at the entrance of the roof.
7. Stair, Staircase, ultimate roof of the building will collapsible gate at the entrance of the staircases.
8. Common passage and lobby at ground floor and other vacant common space/spaces at ground floor.
9. Common walls and boundary wall.
10. Other common portion of the building.
11. One tap connection at the ground floor and one tap connected also on the roof.
12. Septic Tank.
13. One common light point on the roof. Necessary provision of electric light point at the common passage as per required.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

COST EXPENSES, OUTGOINGS AND OBLIGATIONS for which all Co-Owner' of the flats including Owners are to be contributed proportionately.

1. The Land Owner and other co-Owners of the flats will pay the common charges including maintenance, repairing, white washing, monthly remuneration of durwan, sweeper, caretaker after delivery of possession in respect of Owner's Allocation.
2. The Land Owner and other co-owner of the flats will pay the proportionate share of electricity charges over the meter using as common after delivery of possession in respect of the Owner's Allocation.
3. That the Land Owner and other co-owner of the flats will pay the proportionate share of building tax in respect of his allocation till separation and mutation of flats with his name at the office of the Kolkata Municipal Corporation.

SPECIAL CONDITIONS/STIPULATIONS

The Land Owner and the Developer are agreed that

1. If the Developer herein fails or is unable to complete the total construction of the proposed straight three storied building on the FIRST SCHEDULE property, within the maximum time limit i.e. 24 Months from the date of getting sanction Building Plan.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

2. The Developers shall make arrangement for insurance to cover the Building under Insurance from very day of its starting of construction.
3. The Developer shall make arrangement for insurance to cover the accidental benefit of his labours, who will remain engaged in the construction work of the proposed Building, from the day of starting the said construction work.
4. That for the constructional work of the proposed Building, if the Developer takes Loan from Bank or any concern, the Land Owner shall not be held responsible for the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTION)

- # STRUCTURE: Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the Developers with the approval and satisfaction of the Land Owner, R.C.C. column, foundation (1:2:4).
- # NATURE OF CONSTRUCTION: Load bearing/frame structure as per drawing and design.
- # ROOF FINISH: 2"/3" (average) the I.P. will be provided over roof slab 3' - 0" height parapet wall will be provided all round the roof slab waterproof.
- # WALLS: External 8" and internal 3" with brick and medium coarse sand.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

- # PLASTER: Cement plaster done by medium coarse sand for outer wall and inner wall ration of cement and sand (5:1) for ceiling plaster (4:1).
- # INTERNAL FINISH: Sand cement plaster to walls with plaster of paris without decoration finish, inside of the stair room will be finished by plaster of paris with one coat primer.
- # EXTERNAL FINISH: Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # FLOORING: All rooms, toilets, kitchen and verandah will be finished with Marble and/or vitrified tiles with 4" skirting all around, stair case will be finished with stone with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5' - 0" from skirting and wall fitted with tiles upto 2' - 0" from kitchen slab, kitchen self is to be made by black stone with one sink.
- # DOORS:
 - A) Frame: Sale wood or gammar wood and doors are to be commercial flush door, main door shall have one safety lock, magic eye bolts and handle on doors.
 - B) DOOR SHUTTER: 30 mm. thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.
 - C) P.V.C. doors in toilet.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

- # WINDOWS: Square Bar Grill with Aluminum sliding window and fitted with 4 mm. glass.
- # KITCHEN: One Kitchen having one cooking counter with granite stone, Gas Slab, with 2' - 0" tiles over gas slab and steel sink for washing.
- # BATH-CUM-PRIVY/TOILET: Toilet will be provided with the P.V.C. pipes white porcelain basin and I.P.N.C. with cistern C.P. fittings, Marble floor, white glazed tiles upto 5' height all around the surface of the bath area and all external pipe line with P.V.C. pipe.
- # PLUMBING: In Toilet-cum-W.C., one white porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water tap point with attached one white western type commode with one water tap point with shower, water line made by Blue pipe, outside plumbing waste line with supreme pipe, tap and shower should be steel taps.
- # ELECTRICAL: All electrical wiring will be concealed and following points will be provided in each flat. The switches and cables will be good brand.
 - a) Bed room 1 fan point, 2 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/point in each room.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

- b) Room (Dining-Drawing): 2 fan points, 4 light points, 1 No. 15 Amp. Plug point, 1 No. 5 Amp. Plug point.
 - c) Kitchen: 1 light point, 2 No. 15 Amp. Plug point from the main line, 1 Exhaust fan point from main line.
 - d) Toilet (2nd): 2 light points, 2 exhaust holes, 1 geyser point.
 - e) Verandahs (2nd): 1 light points, 1 Fan point.
- # ELECTRIC METER: A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The Developers shall be provided for the electric meter for common lighting at its cost but the amount of cost shall proportionately be recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney etc, whenever required.

EXTRA WORK: In addition to the above items if the Land Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item shall be supplied by the Developers and the Land Owner have to pay the total amount in advance to carry out these additional / changed item's within their allocation.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

1) Swapam Sankartha.
C/63/1 · Rabintra pally - Kol - 86.

Debabrata Laliri.

**SIGNATURE OF THE
LAND OWNER**

2) Aditi Saha.
2112 C.B. colony
Jadavpur.
KOL - 32

SAP CONSTRUCTION
Swapam Kumar Panda
Rabab Chowdhury
Partner

**SIGNATURE OF THE
DEVELOPERS**

Drafted by:

Amitabha Ray
Advocate
Alipore Police Court
KOL 12th WB/236/1984

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.

S. Ahmed
Sarfaraz Ahmed.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

MONEY RECEIPT

RECEIVED on and from the within named **PURCHASER** within mentioned consideration sum money of **Rs.1,00,000/- (Rupees One Lakh)** only, out of total non-refundable/forfeit sum of **Rs.15,00,000/- (Rupees Fifteen Lakh)** only, in the respective "**SECOND SCHEDULE**" hereinabove, by following manner:

<u>DATE</u>	<u>CASH/BANK / BRANCH</u>	<u>CHEQUE NO</u>	<u>AMOUNT (RS)</u>
22.2.23.	SBI, Baghajatin Bazar Br.	559703	1,00,000/-
		TOTAL	Rs.1,00,000/-

(RUPEES ONE LAKH) ONLY

WITNESSES:

1. Swapan Saitrahas.
C/63/1 Rabintra pally - Kol- 86

2. Aditi Lohari
2/13, C.R. Colony
Jadavpur
Kol-32

Debabrata Lalini.

**SIGNATURE OF THE
LAND OWNER**



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Debabrata Lahiri

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name DEBABRATA LAHIRI

Signature Debabrata Lahiri



Prabal Chowdhury

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name PRALAL CHOWDHURY

Signature Prabal Chowdhury



Swapan Kumar Panda

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SWAPAN KUMAR PANDA

Signature Swapam Kumar Panda



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 FEB 2023



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



192022230306978921

GRN Details

GRN: 192022230306978921 Payment Mode: Online Payment
GRN Date: 22/02/2023 15:52:55 Bank/Gateway: State Bank of India
BRN : CKW2315346 BRN Date: 22/02/2023 15:53:40
GRIPS Payment ID: 220220232030697891 Payment Init. Date: 22/02/2023 15:52:55
Payment Status: Successful Payment Ref. No: 2000462660/1/2023
[Query No*/Query Year]

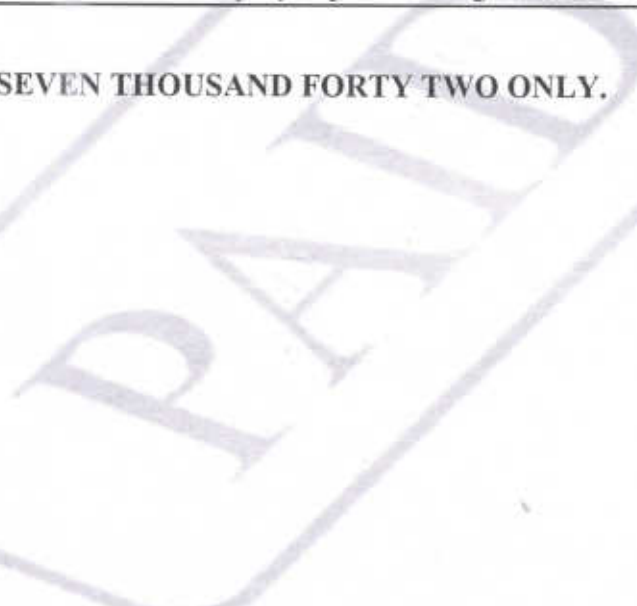
Depositor Details

Depositor's Name: PRABAL CHOWDHURY
Address: 705, S P D BLOCK, KOL 86
Mobile: 9903735373
Contact No: 9123358303
Depositor Status: Buyer/Claimants
Query No: 2000462660
Applicant's Name: Mr MM NOORUZAMAN
Identification No: 2000462660/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 22/02/2023
Period To (dd/mm/yyyy): 22/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000462660/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	2000462660/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	7042

IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.





भारतीय विशिष्ट परिचय प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

ডানিকাত্তির নম্বর/Enrolment No.: 1528/64443/10201

Download Date: 01/04/2017
 Generation Date: 18/02/2017

To
 বাসু দেব পাল
 Basu Dev Paul
 S/O: Late Dhiren Paul
 P.S - Garta
 43/2, Jhill Road
 Santoshpur
 Kolkata Santoshpur
 West Bengal - 700075
 7044322146

Signature Not Verified
 Downloaded from
 UNIQUE IDENTIFICATION
 AUTHORITY OF INDIA
 Date: 2017/04/01 15:18:44



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



বাসু দেব পাল
 Basu Dev Paul
 জন্মতারিখ/ DOB: 04/12/1967
 পুরুষ / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1604-02259/2023	Date of Registration	27/02/2023
Query No / Year	1604-2000462660/2023	Office where deed is registered	
Query Date	20/02/2023 5:21:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,77,374/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chittaranjan Colony, , Premises No: 95, , Ward No: 102 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 3 Chatak	1/-	42,96,374/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.9094Dec	1 /-	42,96,374 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	




Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name DEBABRATA LAHIRI Son of Late RANAJIT KUMAR LAHIRI Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office	Photo  27/02/2023	Finger Print  LTI 27/02/2023	Signature  27/02/2023
1/13, CHITTARANJAN COLONY, City:- , P.O:- JADAVPUR UNIVERISTY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx3M, Aadhaar No: 79xxxxxxxx4897, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	SAP CONSTRUCTION 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: ABxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name PRABAL CHOWDHURY (Presentant) Son of Late ANIL BARAN CHOWDHURY Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office	Photo  Feb 27 2023 3:33PM	Finger Print  LTI 27/02/2023	Signature  27/02/2023
706, S P D BLOCK, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1J, Aadhaar No: 89xxxxxxxx3591 Status : Representative, Representative of : SAP CONSTRUCTION (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	SWAPAN KUMAR PANDA Son of SASANKA SEKHAR PANDA Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office	 Feb 27 2023 3:33PM	 LTI 27/02/2023	 27/02/2023
43, SHIBAJI ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5L, Aadhaar No: 61xxxxxxxx3445 Status : Representative, Representative of : SAP CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 27/02/2023	 27/02/2023	 27/02/2023
Identifier Of DEBABRATA LAHIRI, PRABAL CHOWDHURY, SWAPAN KUMAR PANDA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DEBABRATA LAHIRI	SAP CONSTRUCTION-6.90938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	DEBABRATA LAHIRI	SAP CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160402259 / 2023

On 27-02-2023

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

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

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

Presented for registration at 12:18 hrs on 27-02-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by PRABAL CHOWDHURY ,.

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 43,77,374/-

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

Execution is admitted on 27/02/2023 by DEBABRATA LAHIRI, Son of Late RANAJIT KUMAR LAHIRI, 1/13, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERISTY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others

Indetified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 27-02-2023 by PRABAL CHOWDHURY, PARTNER, SAP CONSTRUCTION (Partnership Firm), 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 27-02-2023 by SWAPAN KUMAR PANDA, PARTNER, SAP CONSTRUCTION (Partnership Firm), 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 3:53PM with Govt. Ref. No: 192022230306978921 on 22-02-2023, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW2315346 on 22-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26833, Amount: Rs.1,000.00/-, Date of Purchase: 24/02/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 3:53PM with Govt. Ref. No: 192022230306978921 on 22-02-2023, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW2315346 on 22-02-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 73207 to 73256

being No 160402259 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.03 19:05:03 -08:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/03/03 07:05:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)