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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q-268254/24.

AR 364941

I hereby certify that the document is identical to the original. The signatures, initials and the stamp sheets appearing on the document are the part of the document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

DEVELOPMENT AGREEMENT

31 JAN 2024

This agreement made at Kolkata this 31st day of January, 2024 (Two Thousand Twenty Four)

BETWEEN

SMT. GOURI SEAL, (PAN- GATPS1277L) & (AADHAAR NO. 4664 0508 6323), wife of Sri Swapan Kumar Seal, by Nationality- Indian, by faith- Hindu, by occupation- Housewife, residing at 6C/24, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, District- South 24 Parganas, Kolkata- 700099, hereinafter referred to as the

002870

29 JAN 2024

Sl. No.....Di.....Rupees- **100/-**

Address..... **C. BANERJEE (Advocate)
Alipore Police Court
Kolkata-700 027**

P.O.....P.S.....

Vendor.....


Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27





Bahad Dhor
s/o, Late R. Dhor
Ajey Najar
Kol-75

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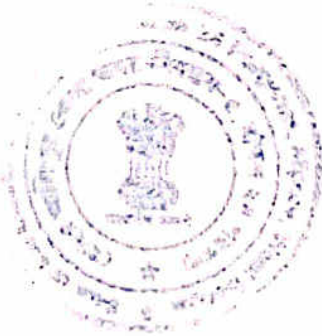
"OWNER"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S.-ANKITA DEVELOPERS (PAN – AYLPS6182N) a sole Proprietorship concern, having its registered office at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 and represented by its sole proprietor, **BIDHAN CH. SARKAR (PAN – AYLPS6182N) & (AADHAAR NO. -9057 0299 9600)**, son of Late Nakul Ch. Sarkar, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 hereinafter referred to as the **DEVELOPER/BUILDER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, heiresses, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

AND WHEREAS by a Bengali Bikray Kobola dated 16th November, 1987, the said Sri Swapan kumar Seal , the Donor herein, have purchased **ALL THAT** piece and parcel of Bastu land measuring an area about 04 (Four) Cottachs 00 Chittack 00 sq ft, more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, **TOGETHER WITH** a R.T.Shed measuring about 100 sq ft, more or less standing thereon, under Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being **Premises No.- 2017, Mukundapur**, Kolkata -700 099, District South 24 Parganas from one Sri Hari Bilash Paul Das against a valuable consideration mentioned therein and the said Bikray kobola was duly registered in the office of District Registrar at Alipore and recorded in Book No.-I, Volume No.- 338 , Pages from 26 to 38 being No.- 16154 for the year 1987.

AND WHEREAS while sized and possessed of the aforesaid land , on actual measurement excluding of road areas, the land area ascertained as **ALL THAT** piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq



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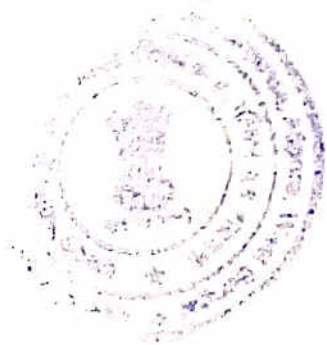
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ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District South 24 Parganas.

AND WHEREAS by a Deed of gift dated 30/06/2022 the said Swapan Kumar Seal gifted bequeathed transferred conveyed ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District South 24 Parganas in favour of his wife SMT GOURI SEAL against natural love and affection and the said deed of gift was duly registered in the office of D.S.R.-V, and recorded in Book No.-I, Volume No.1630-2022, Pages from-137741 to 137756, Being No.-163003465 for the year 2022.

AND WHEREAS by virtue of the aforesaid gift, the said Smt.Gouri Seal. became the sole and absolute owner of ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas herein after be referred to as the said PEEMISES, more fully described in the FIRST SCHDEULE written hereunder.

AND WHEREAS the owner herein are seized and possessed of and otherwise well sufficiently entitle to as the sole and absolute owner free from all sorts of encumbrances, charges, attachment, lispensens, trusts, whatsoever and howsoever nature.



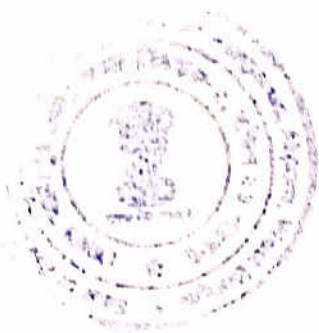
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AND WHEREAS for considerable time the present Owner have been thinking for developing the said property in such manner as may yield greater advantages together with providing residential flats, Car Parking Space etc. for the intending dwellers for residential or commercial requirements but for paucity of funds and insufficient knowledge of construction could not materialized the same.

AND WHEREAS coming to know about the intention of the Owner of the said land the Developer M/S,-**ANKITA DEVELOPERS(PAN – AYLPS6182N)** a sole Proprietorship concern, having its registered office at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 and represented by its sole proprietor, **BIDHAN CHANDRA SARKAR (PAN – AYLPS6182N) & (AADHAAR NO. -9057 0299 9600)**, son of Late Nakul Ch. Sarkar, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 , approached to the Owner with an offer to develop the said property as per the sanction plan as sanctioned by The Kolkata Municipal Corporation or any other competent authority at its own cost and expenses and in such a manner as to serve the purpose of the Owner in terms of its requirements and desires.

AND WHEREAS the developer has been informed by the Owner about the acceptance of the proposals for developing the said property of the owner by constructing G+III residential flats and car parking spaces on the said land and have proposed to the Developer herein upon making inspection and search become satisfied about the marketable title of the said Owner and the Developer has agreed with the proposal of the Owner under certain terms and conditions containing as follows for the said new construction on the said land as per the sanctioned plan as sanctioned by the Kolkata Municipal Corporation or any other competent authority and the parties herein final entering in to this Development Agreement with certain terms and condition as settled by and between the parties hereto for the said new building on the said Land more fully and particularly mentioned and described in the First schedule herein after written.

NOW THIS AGREEMENT WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-



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ARTICLES –I

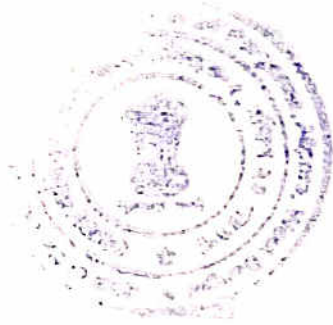
DEFINITIONS

1.1 **OWNER:** Smt. **GOURI SEAL (PAN-GATPS1277L) & (AADHAR NO-466405086323)** wife of Sri Swapan Kumar Seal by faith – Hindu, by Nationality – Indian, by Occupation- House wife, residing at 6C/24, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, District South 24 Parganas and her heirs, executors, administrators, legal representatives and assigns.

1.2 **DEVELOPER-** M/S.-**ANKITA DEVELOPERS(PAN – AYLPS6182N)** a sole Proprietorship concern, having its registered office at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 and represented by its sole proprietor, **BIDHAN CHANDRA SARKAR (PAN – AYLPS6182N) & (AADHAAR NO. -9057 0299 9600)**, son of Late Nakul Ch. Sarkar, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 ,District- South 24 Parganas and its heirs, executors, administrators, legal representatives, successors in office and assigns.

1.3 **TITLE DEED,** shall mean the original deed, documents have in the custody of the owner or any other papers and documents as required for establishing the title of the owner effectively.

1.4 **PREMISES** shall mean **ALL THAT** piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza- Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being **Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8** Kolkata -700 099,District- South 24 Parganas, more fully and particularly described in the **First Schedule** hereunder written.



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1.5 **LAND**, Shall mean and include the land comprised in the said premises as mentioned in the foregoing paragraphs' where upon the parties hereto proposed to erect and constructed the new building as per the sanctioned plan as obtained from the K.M.C. or any other competent Authority/ies.

1.6 **BUILDING**, shall mean and include the building to be constructed as per the sanction Building plan to be sanctioned by The Kolkata Municipal Corporation or any other competent authority on the First Schedule property by the Developer.

1.7 **BUILT-UP AREA**, shall mean the entire covered area, as sanctioned by The Kolkata Municipal Corporation .

1.8 **COMMON AREAS** shall include the corridors, roof, passage, ways, stair ways, stair case, drive ways, common lavatories, generators and pump rooms, gates all rain water pipes, sewerages, fittings, fixtures, manholes, pit gullies, roof, water pump, over hade tank and boundary wall etc. for common use and enjoyment of the common owners of the building without any separate right of ownership of such areas.

1.9 **SALEABLE SPACE**, shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and space required therefore.

1.10 **OWNERS' ALLOCATION**- In consideration the owner have agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new building at the cost and expenses of the Developer, and the owner shall be entitled to get 50% (Fifty) of the sanctioned built-up area consisting of several self contained flats and spaces out of total sanctioned area in the proposed new building vide Sanctioned B.P. No. 2023120432, Dated 03/01/2024 more fully described in the Second schedule hereunder written and including the right to use of common areas on an equitable basis the owner the following flats and a Car Parking space to be allotted for the Owners :-



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FLOOR	1/2/3/BHK	FLAT NO.	Supper Built Up Area:-	Orientation
Ground	2 BHK	G-A	712 SqFt.	Western Site
1 st Floor	2 BHK	1-C	730 SqFt.	Western Site
2 nd Floor	2 BHK	2-C	730 SqFt.	Western Site

The owner shall get Rs. 6,00,000/- (Rupees Six Lakh) only towards Non Refundable from the developer. The Developer have paid on the day of registration the sum of Rs. 50,000/- (Rupees Fifty Thousand) Only and rest Rs. 5,50,000/- (Five Lakhs Fifty Thousand) Only to be paid within completion this building. The Owner DOTH hereby and also by the memo of consideration admit, accept and acknowledged receipt of the said amount from the developer herein.

The Flats area measurement and location for the above of the owner's allocation will be settled by and between the parties hereto after obtaining the sanctioned building plan from Kolkata Municipal Corporation or any other competent authority. Be it mentioned here that the Developer will hand over the possession of the flats and car parking space to the owner first before giving any possession to any intending purchaser/s of the Developer or his nominees/s in the said building.

If the area measurements of the Owner for the stated allocation is less then of her settled allotted portion of 50% then the Developer will pay to the owner on present market rate for the said short area of his allocation, as well as the said area if higher than her allocation then the owner will pay the Developer on present market rate for the said higher area.

1.11 DEVELOPERS' ALLOCATION shall mean the area of 50% (Fifty) remaining of the constructed area of the said building consisting of several numbers of self contained flats, and car parking spaces and other spaces together with the proportionate right, title, interest in common facilities and amenities including the right to use in the said new



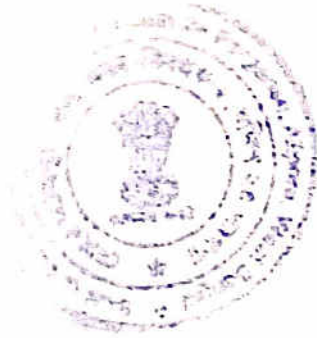
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building vide Sanctioned B.P. No. 2023120432, Dated 03/01/2024 and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, or in any way deal with the same as the absolute owner thereof is more fully described in the Third Schedule hereunder written.

FLOOR	1/2/3/BHK	FLAT NO.	Supper Built Up Area:-	Orientation
Ground	2 BHK	G-B	675 SqFt.	Eastern Site
1 st Floor	2 BHK	1-D	720 SqFt.	Eastern Site
2 nd Floor	2 BHK	2-D	720 SqFt.	Eastern Site

- 1.12 **ARCHITECT** shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the said land and also supervision during continuance of the construction.
- 1.13 **FLOOR AREA RATIO** shall mean the floor area ratio available for the purpose of getting the sanction of the building plan from the Kolkata Municipal Corporation or any other competent Authority for the constructions purpose of the said premises as per the Kolkata Municipal Corporation Act and its statutory modifications.
- 1.14 **BUILDING PLAN:** would mean such plan prepared by the Architect of the Developer for the construction of the building and to be sanctioned by the Kolkata Municipal Corporation or any competent Authority:
- 1.15 **ROOF:** shall mean and include top of the entire new building excluding the space required for installation of overhead water tank, staircase, covered space or any other space at the top of the new building will required for common use.
- 1.16 **ENCUMBRANCES** shall mean charges, line, lispence, claim, liabilities, trust, demands, acquisitions, requisitions whatsoever and howsoever nsture.



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- 1.17 TRANSFEEE shall mean a person, persons, firm, limited company, Association to whom the space in the new building at the said premises can be transferred by virtue of these presents.
- 1.18 COMMON EXPENSES shall mean and include all expenses to be incurred payable and contributable pro-rata basis by the co-owners of the new building for maintenance, management, unkeep and administration of the said new building and also expenses on the common parts and utilities in the proposed new building.
- 1.19 WORD IMPORTING SINGULAR shall included plural and vice versa.

ARTICLE -II-COMMENCEMENT

2.1) This agreement shall be deemed to have commenced with effect from the date of execution of this agreement and shall be continued on the last date of hand over the possession of the flat/s space/s etc. to the intending Purchaser/ es by the Developer or his nominee/s in the said new building.

ARTICLE-III-

OWNERS RIGHTS AND REPRESENTATION

3.1) the Owner herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza- Chakganiagachi, J.L.No.-24, R.S.No.-8½, Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas, more fully described in the First Schedule hereunder written to be constructed the said new building by the Developer. Moreover, the owner herein declare that till this day she has not yet entered into any agreement for sale or Joint Venture Agreement or third party in respect of the said property.



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3.2) the said property is free from all encumbrances, charges, liens, lispendents, attachment, trusts, acquisitions and requisitions whatsoever or howsoever nature, The Owner has good marketable title in respect of the said property.

3.3) there is no excess vacant land at the said premises within the meaning of The Urban Land Ceiling and Regulation Act 1976.

3.4) there is no legal bar or otherwise for the Owner to obtain the certificate U/S 230A of the Income Tax Act, 1961 and other consent and permission which may be required from time to time for sale of the Developer Allocation to intending Purchaser/s.

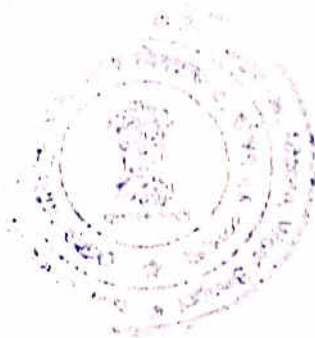
ARTICLE – IV – (DEVELOPER'S RIGHT)

4.1) THE Owner herein hereby grant the exclusive rights to the Developer to constructing, erecting the new building on the said land as per the sanctioned plan as obtaining from The Kolkata Municipal Corporation or any other competent authority. Nobody will not obstruct and disturb the Developer or his workmen and or others during the construction period.

4.2) all applications, plans, other papers and documents may be required by the Developer for the purpose obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer on behalf of the owner and the Owner shall sign and execute all such plan, applications, other papers and documents as and when necessary and all cost and expanses including architect fees, charges and expenses required to be paid or deposited for exploitation of such premises, shall be born exclusively by the Developer.

4.3) That the developer herein shall enter into separate agreement and contract or agreement in its name with Building contractor, architects and others for carrying out the development work at its risks and costs.

4.4) The Developer shall abide by all the Laws, by -Laws, rules and regulations of the Government, local bodies, any legal bodies as the case may be and shall attend to



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answer and be responsible for any deviation, violation and breach of the Laws, by-Laws, rules and regulations as specified for the said construction in the said premises.

ARTICLE – V- CONSTRUCTION AND SPACE ALLOCATION

5.1) In consideration of the owner having agreed to permit the Developer to commercially exploit the said property and to construct, erect, build and to complete the said building in accordance with the sanction plan, the Developer has agreed to handover the owner's allocated areas in the said new building in khas vacant peaceful possession. The said owner allocation along with total building shall be constructed and complete with good and standard materials and shall contain all facilities amenities which are normally provided for a decent building for residential purposes.

5.2) That it is hereby also agreed that the developer shall make all arrangements for electricity main connection, water sources and courses in the said new building for the common benefit of the dwellers/ owners.

5.3) The roof of the building shall never be divided by any parties herein but all the parties hereto shall have impartable proportionate share in the roof for common uses and purposes.

5.4) In consideration of the said premises the Developer shall allotted to the Owner for his allocation as cost of the land and it is agreed made it clear that the Developer shall be entitled to get Developer allocation and deal with a same at cost of construction together with proportionate impartable share of land underneath in the building.

5.5) The Owner shall be entitled to transfer or dispose or sale of the Owner's allocation in the new building to any of his nominee/s along with common rights, facilities and amenities in said building as well as in the said premises together with impartable share of land below the underneath in the building. The common rights and facilities amenities in the said premises along with the inpartiable share of land shall always remain impartable.



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5.6) The Developer shall also entitled to transfer, dispose and sale of the Developer allocation in the said new building without any obstruction and disturbance by the Owner or any person in the said common premises, facilities and amenities along with inpartable share of land in the said premises below underneath in the building. The Developer also enter into the separate sale agreement with the intending Purchaser/s from the Developer allocation only.

5.7) The Developer shall be entitled to all time to enter into agreement/s or contract for sale and/or disposal of the space of the Developer allocation and recived earnest or advance money and payment against the said sale. The Owner shall join in all conveyance as the Vendor and the Developer shall be the Confirming Parties in all agreement/s or contract/s which the Developer shall enter into with intending Purchaser/s of the space/s or flat/s of the Developer allocation.

5.8) That the Owner shall responsible to execute and register the sale Deed or Deed of Conveyances in favour of the Developer or any of his nominee/s in respect of only the Developer allocation as per the request of the Developer time to time.

ARTICLE – VI- POSSESSION

6.1) Immediately after the execution of this present the Owner herein shall deliver or make over the Khas vacant and undisputed entire possession of the said premises specially described in the First Schedule here under written to the Developer herein. It is made clear that the time of delivery of the possession shall be deemed to be the essence of this contract.

ARTICLE – VII - PROCEDURE

7.1) The Owner shall grant to the Developer and / or its nominee/s a General Power of Attorney may required for the purpose of obtaining the sanction plan and all necessary permission and sanction from the different authorities in connection with the construction of the new building and also for pursuing and following up the matters with the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects, engineers, contractors, agents etc. and to represent the



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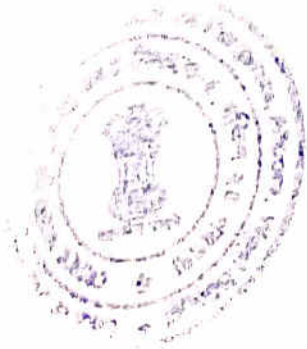
Owner before the Kolkata Municipal Corporation Calcutta Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade or any other appropriate authority/ies and to undertake the construction of the building and to enter into agreement/s with the intending Purchaser/s for flat/s Car Parking Space/s or any other spaces only from the Developer allocation and also to receive, realize, recover the entire proceeds of sale of the said Developer allocation. Be it mention here that the said General power of Attorney that after the completion of the said new building and after Owner having receive the Owner's allocation fully and satisfactorily, if the Owner are not in a position to execute and register the Deed of Sale or Deed of Conveyance intentionally or unintentionally in favour of itself or in favour of the intending Purchaser/s by utilizing the said Power of Attorney executed by the owner in favour of the Developer. In that case the Onewr shall not object or obstruct such registration by the Developer.

ARTICLE – VIII- BUILDING

8.1) The Developer shall at its own cost construct the new building in or upon the said land or portion thereof more fully described in the First Schedule hereunder written In accordance with the sanction plan without any hindrance or disturbance by or on behalf of the Owner or any person claiming under them. The Developer shall ensure that the building shall be constructed by using as specified in the Third Schedule hereunder written subject to as aforesaid decision of the architect regarding the quality of the material shall be final and binding upon the parties hereto.

8.2) The Developer shall entitle in the name of the Owner to apply for an obtain quota entitlement and allocation of / or for cement, steel, bricks, and other building materials may be required for the construction of the new building.

8.3) The developer shall entitle at its own cost to apply for an obtain temporary or permanent connection of water, sewerage, electricity power, telephones and / or gas for the new building and other public utilities and facilities as to be obtain from the said premises and/ or in the said building in its name or in the name of its nominee as it shall think proper. The Owner shall sign, execute and deliver all papers and application



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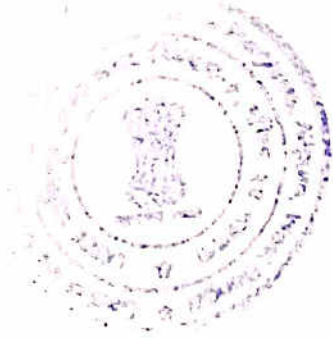
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signifying his consent and approval to enable the Developer to obtain such public utilities, services and facilities.

8.4) The Developer hereby undertake to complete the constructions of the new building within 18 months from the date of sanction building plan as to be obtain from K.M.C or any other competent authority. In case of any unavoidable circumstances or happening beyond the control of the Developer then the time shall be extended another 6 months as force majeure. The Developer also undertakes complete the constructions of the new building diligently and expeditiously and handover the Owner's allocation to the Owner complete in all respect within 18 months from the date of the sanction building paln. If any default if arise in the possession of the Owner's allocation then the Owner has the duty to inform for such defect to the Developer for complete the same on that time.

8.5) The Developer shall its own cost and expenses without creating an financial liability for the constructions of the area allocated for the owner in the said new building in accordance with the sanction plan and for various unit and apartment therein or any amendments thereto or modification thereof made or cost to be made by the Developer provided however no alteration of modification shall be made in the Owner's allocation without the consent in writing by the Owner.

Simultaneously to the execution of the present the Owner will execute and registered a Development Power of Attorney in favour of M/S.-ANKITA DEVELOPERS(PAN – AYLPS6182N) a sole Proprietorship concern, having its registered office at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata -700 099 and represented by its sole proprietor, **BIDHAN CH. SARKAR (PAN – AYLPS6182N) & (AADHAAR NO. -9057 0299 9600)**, son of Late Nakul Ch. Sarkar, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at 1996, Mukundapur, B/6/4B, Milanpark, Police Station – Purba Jadavpur, Kolkata - 700 099 ,District- South 24 Parganas and its heirs, executors, administrators, legal representatives, successors in office and assigns shall be operative in terms of this Agreement and the said building to be completed and the other terms and condition as mentioned in the agreement is fulfilled in all respect.



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ARTICLE – IX – COMMON FACILITIES

9.1) The Owner shall bear to pay all rates and taxes and other outgoing in respect of the said premises till the possession of the said premises handed over to the Developer. After the Khas, vacant, peaceful and undisputed possession of the said premises is handed over to the Developer shall bear to pay all rates and taxes and other outgoings for the said premises for the date of taking possession of the said premises till the time spend by the Developer for constructing, erecting and completing the Owner's allocation, shall be deemed to be the consideration for such transfer.

ARTICLE – X – COMMON RESTRICTIONS

10.1) Neither party shall use or permit to use or permit to use the entire building or any portions thereof for carrying on any obnoxious illegal and immoral trade or activities or permit to use thereof for any purpose whatsoever which may cause nuisance r hazards to the occupiers of the building itself.

10.2) Any occupiers or any Owner of the said building shall not demolish or permit to demolition of any wall/s or any part/s or other structures therein in their respective allocation or not to make any structural alteration without the consent of the statutory authority or local bodies in this regards.

10.3) Neither party shall transfer or permit to transfer their respective allocation or any portion unless.

- a) Such party shall observed and performed all the terms and conditions on their respective part which ought to have observed or performed.
- b) The proposed transferee shall have to give a written undertakeing for binding him or them by the terms and conditions stated thereof for duly and promptly pay all and whatsoever shall be payable in respect of the area of possession of the respective transferee.



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10.4) Both party shall abide by all laws, rules and regulations of the Government, Local Bodies as the case may be and the Developer shall attain to answer for any deviation, violation and /or breach of any of the said Laws, by – Laws, rules and regulations as stated for the construction of the new building in the said premises.

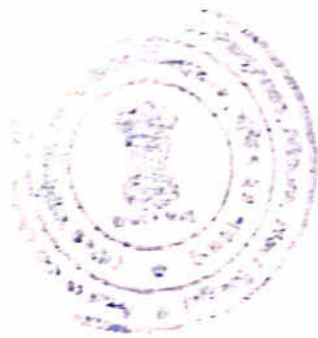
10.5) The respective occupiers in the said new building of the parties hereto shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures appurtenance and the floor and ceiling etc. in their respective allocation in the said building always maintaining in good working conditions and if necessary to repair the same in condition time to time so that not to cause any damage of the said building of the part thereof and the occupiers in the said building indemnified from and against any damage for the breach of the terms as stated herein.

10.6) Neither party shall do or cause to be done or permit to be done any act or things which may render void and viable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.

10.7) No goods or obstacles or any other item shall not be kept hold by any of the occupier for display or otherwise in corridors or other places for common areas in the said building and no hindrance shall be caused in any manner in free movement in the corridors as well as in the other common places in the said building as well as the said premises.

10.8) Neither party shall through or accumulate any dirt, rubbish, waste or refuses or not to permit the same to be thrown or accumulate in or about the building or in the compound or any part or portions of the common places in the said building as well as the premises.

10.9) The Owner shall permit the Developer and its servant or agents with or without workman at all reasonable times to enter into and upon the allocated portions of the Owner for the purpose of maintenance or repairing of any part of the building or



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rebuilding, climbing, lighting and keeping in order in good conditions of the common facilities and amenities as provided in the said building and /or for the purpose of pulling down maintaining, repairing and testing drains and water pipes and electrical weirs etc. or any other similar purposes.

10.10) The intending purchaser of a flat/s or any other space in the said building which belonging to the Owner (i.e. Owner's Allocation) or belonging to the Developer (i.e Developer's Allocation) shall required to be muted his/ her/ their/ its name in respect of the question agreed to be purchase after completing the registration for sale, transfer of the particular units by the occupier/s shall be common for all agreement for sale.

ARTICLE-XI-OWNER OBLIGATION

11.1) The Owner hereby agreed and covenant with the Developer not to cause any interference or hindrance during the construction period of the said building at the said premises by the developer on all reasonable grounds.

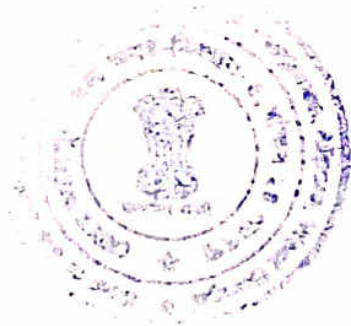
11.2) The Owner hereby agreed and covenant with the developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the Developer allocation in the said premises.

11.3) The Owner hereby agreed and covenant with the Developer not to be let out, grant, lease and mortgage and / or charge the said premises or any part thereof during the continuance of this agreement or further.

ARTICLE – XII – DEVELOPER OBLIGATION

12.1) The Developer hereby agreed and covenant with the Owner to complete the construction of the new building within 18 (eighteen) months from the date of sanctioned plan which to be obtained from the statutory Authority.

12.2) The Developer hereby agreed and covenant with the owner not to violate or contravene any of the provisions of the rules as stated for the new building shall be constructed in the said premises.



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ARTICLE – XIII- OWNER INDEMNITY

13.1) The Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy the Developer allocated space without any interference and / or disturbance **PROVIDED** that the Developer perform and fulfil all the terms and conditions and / or its part what are to be observed and performed

ARTICLE – XIV – DEVELOPER INDEMNITY

14.1) The Developer hereby undertake to keep the owners indemnified against all third party claims and actions arising out of any sorts of act or omission by the Developer in or relating to construction of the said building.

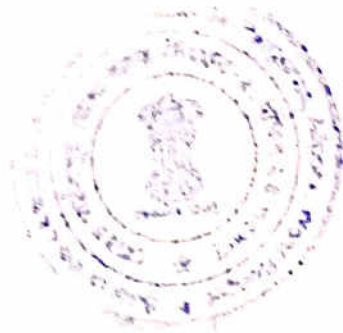
14.2) The developer hereby undertake the Owner and/ or the occupiers of the Owner's allocation shall enjoy their respective allocated portions without any interference / disturbance / hindrance on the part of the Developer or any other person on its behalf.

14.3) The Developer hereby undertake to keep the Owner indemnified against all action., suit, proceeding and claim or any cost that may arising out the Developer action with regards to the development in the said premises as well as the said building and / or any defects thereof.

ARTICLE – XV - MISCELLANEOUS

15.1) The Owner and the developer have entered in to this agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the parties or joint venture between the parties hereto in any manner nor shall the parties constituted as an association of persons.

15.2) It is understood from time to facilitate the construction of the new building by the Developer herein various deeds, matters, and things not herein specified may be required to be done by the Developer and for which the Developer need the authority of the Owner and various applications and other documents may be required to be signed by the owners relating to specific provisions may not have been mention herein the Owner hereby undertake to do all such acts, deeds, matters and things and the



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Owner shall execute an additional power of attorney and / or authorization may required by the developer for that purpose and the owner also undertake to sign all such additional application and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on rights of the Owner and / or go against the spirit of this present provided such requirements are absolutely necessary and / or legal.

15.3) The Owner shall not be liable for any income tax, wealth tax, or any other taxes in respect of the Developer's allocation and the developer shall be liable to make payment of the same and keep the Owner indemnified against all action, suits proceeding, coat charges, expenses thereof.

15.4) The Developer and the owner shall mutually frame scheme for the management and administrations of the said building/s and/or common parts thereof. The Owner hereby agreed to abide by all the rules and regulations to be framed by the holding organization of the Owners or occupiers of the said new building to maintain the management affairs of the said building as well as the common facilities and amenities as provided in the said premises.

15.5) The name of the building shall be determined by and between the Developer and the Owner herein after obtaining the sanctioned Plan.

15.6) In the event of the Kolkata Municipal Corporation or other concern authority permitting any further vertical or horizontal extension of the said building then in that case the developer shall entitle to construct such additional extension shall be divided in between the parties hereto on prorata basis, provided however, in the aforesaid event the Owner shall not liable to contribute any amount for his share in this respect. Similarly for any reason whatsoever the proposed space in the said building will reduce then in that case such reduction of spaces shall be divided and shared by and between the owner and the Developer on prorata basis, that is to say, the Owner's and The Developer's allocation in that case of such reduction of space shall also be reduced.



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15.7) Nothing in this presents shall be constructed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer other than an exclusive license in favour of the Developer to commercially exploit the same in terms of this presents **PROVIDED HOWEVER** the Developer shall entitle to borrow money from any bank/s or Financial Institution without creating any financial liability on the part of the Owner's allocation or effecting their estate or interest in the said premises. It is expressly agreed and understood that no event of the Owner or any of their estate shall be responsible or be made liable for the payment of such dues to such bank/s or financial institutes in this regards. The Developer shall keep the Owner indemnified against all such actions, suits, proceedings and the cost charges, expenses or dues in respect thereof.

15.8) As and from the date of completion of the building the Developer and its transferee and the Owner and /or their transferee shall be liable to pay or bear the proportionate charges on account of rates and wealth tax and other taxes in respect of their respective spaces.

15.9) The Owner shall deliver to the Developer the Xerox copies of all original title Deeds, boundary declaration, BLLRO mutation certificate and other papers and documents in relation to the said premises simultaneously with the execution of this presence and shall produce the original thereof for verification as and when necessary and if required the original for the same shall be kept in the custody of the Developer on issuing proper valid receipt for the same.

15.10) The building proposed to be constructed by the developer herein as per the sanction plan obtain from the K.M.C. or shall be made in accordance with the specification mentioned in the Fourth Schedule hereunder written.

ARTICLE – XVI -FORCE MAJURE, COURSE



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16.1) The parties hereto shall not be considered to be liable for any obligations prevented by the existence of Force Majeure and shall be suspended from the obtaining during duration of the force majeure.

16.2) force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act or commission beyond the control of the parties hereto during the period of this Agreement.

16.3) if because of any willful act done by the Developer during the construction period for completion of the said building is delayed without any valid reasons then the Owner may have the right to cancel this Agreement.

16.4) in the event if the Owner commit breach of any act of the terms and conditions of this Agreement herein contained or delaying the delivery of the possession of the said Land as stated in the First Schedule herein after written then the Developer shall be entitled to receive payments from the Owner and the Owner shall liable to pay such losses and compensation as shall determined by the Arbitrators.

ARTICLE – XVII- ARBITRATION

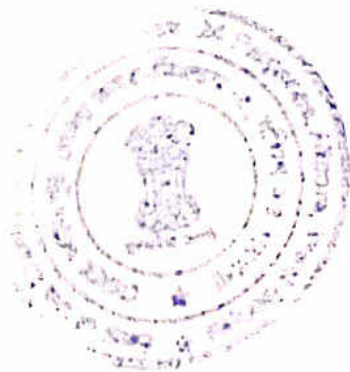
In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement or any of the contain clause/s arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the Arbitration & Conciliation Act, 1996 and its statutory modifications therein.

All the jurisdictions are at Calcutta High Court or its sub ordinate court only.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a



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R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.- 109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas , butted and bounded by-

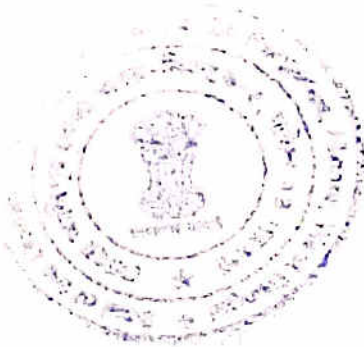
ON THE NORTH- : Premises No.1769/1, Mukundapur
ON THE SOUTH : 12 feet Road .
ON THE EAST : Premises No.298, Mukundapur .
ON THE WEST : Premises No.2015, Mukundapur.

SECOND SCHEDULE
(OWNERS' ALLOCATION)

In consideration the owner have agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new building at the cost and expenses of the Developer, and the owner shall be entitled to get 50% (Fifty) of the sanctioned built-up area consisting of several self contained flats and spaces out of total sanctioned area in the proposed new building vide Sanctioned B.P. No. 2023120432, Dated 03/01/2024 more fully described in the Second schedule hereunder written and including the right to use of common areas on an equitable basis the owner the following flats and a Car Parking space to be allotted for the Owners :-

FLOOR	1/2/3/BHK	FLAT NO.	Supper Built Up Area:-	Orientation
Ground	2 BHK	G-A	712 SqFt.	Western Site ✓
1 st Floor	2 BHK	1-C	730 SqFt.	Western Site ✓
2 nd Floor	2 BHK	2-C	730 SqFt.	Western Site ✓

The owner shall get Rs. 6,00,000/- (Rupees Six Lakh) only towards Non Refundable from the developer. The Developer have paid on the day of registration the sum of Rs. 50,000/- (Rupees Fifty Thousand) Only and rest Rs. 5,50,000/- (Five Lakhs Fifty Thousand) Only to be paid within completion this building. The Owner DOTH hereby and also by the



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memo of consideration admit, accept and acknowledged receipt of the said amount from the developer herein.

The Flats area measurement and location for the above of the owner's allocation will be settled by and between the parties hereto after obtaining the sanctioned building plan from Kolkata Municipal Corporation or any other competent authority.

**THIRD SCHEDULE
(DEVELOPERS' ALLOCATION)**

Shall mean the area of 50% (Fifty) remaining of the constructed area of the said building consisting of several numbers of self contained flats, shops and car parking spaces and other spaces together with the proportionate right, title, interest in common facilities and amenities including the right to use in the said new building vide Sanctioned B.P. No. 2023120432, Dated 03/01/2024 and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, or in any way deal with the same as the absolute owner thereof is more fully described in the Third Schedule hereunder written.

FLOOR	1/2/3/BHK	FLAT NO.	Supper Built Up Area:-	Orientation
Ground	2 BHK	G-B	675 SqFt.	Eastern Site
1 st Floor	2 BHK	1-D	720 SqFt.	Eastern Site
2 nd Floor	2 BHK	2-D	720 SqFt.	Eastern Site

**FORUTH SCHEDULE-
SPECIFICATION**

1.	Structure:	Building designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2.	External Wall :	8" thick bricks wall and plastered with 1 : 5 Cement Moter.

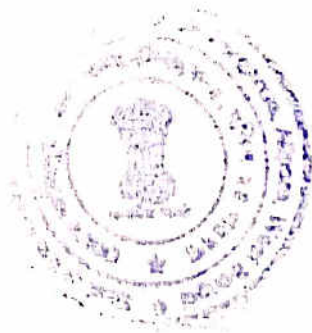


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3.	Internal Wall :	3", 5" thick bricks wall and plastered with 1 : 5 Cement Mortar.
4.	Flooring :	Bed rooms, drawing – cum – dining hall and Toilets – 2'x2' marble In front of stair case
5.	Dado :	The toilet dado 6' – 0" height with glazed tiles.
6.	Kitchen :	Cooking platform and sink (stainless steel) will be of Granite Marble And up to 3' – 0" height glazed tiles above the platform.
7.	Toilet :	Toilets will be of western type Pink commode of Hindware / Peryware brand with Pink PVC cistern Facility. Each toilets will be provided with two bib cock and one shower, two stop cocks of Esco brand and Geyser (in any one toilet) for hot and cold water. Floor Pink Marble.
8.	Verandah :	M.S. box grill will provided at Verandah with Standard design.
9.	Stair Case:	3' – 0" high steel railing.
10.	Doors :	All doors frame of sale wood and shutter will be Phenol bonded door will be wooden (Gamary) panel type Godrej lock provided at the main door. toilet door shutters will be of PVC syntax type.
11.	Windows:	Wooden window with standard M.S. Grill will be provided with 3 mm smoke glass.
12.	Dining Space :	In the dining space one basin will be provided..
13.	Roof Treatment :	Flooring in gray cement with proper water proofing chemical treatment will be provided at roof.



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ALIPORE, SOUTH 24 PGS.
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14.	Painting :	All the interior walls, ceiling, beams etc will be with Plaster of Paris. External surface of the building will be painted with weather coat or equivalent.
15.	Sanitary & Water Supply :	All the soil, waste water, rain water pipes will be of PVC. All the water supply line will be of PVC pipes of approved brand. One over-head water tank, Septic tank will be provided in the Building.
16.	Water reservoir :	One adequate capacity over head and one under ground water reservoir shall be provided.
17.	Electric Works :	<p>(1) Full concealed type wiring with approved brand wire (Finolex /Havels) and ISI standard anchor/havells switches and boards with M. C. B.</p> <p>(2) In Bed rooms : Three light points, Two 5-amp plug point, one fan point and A.C. point (in one bed room Per flat).</p> <p>(3) In Dining space : Three light point, two fan point, One 5-amp plug, one 15- amp plug points.</p> <p>(4) In Kitchen : one light point, one exhaust fan point, and Two 15-amp plug point.</p> <p>(5) In Toilet : one light point, one exhaust fan point, and one 15-amp plug point.</p> <p>(6) In Verandah : One light point. One fan point.</p> <p>(7) One TV line & Cable point will be in dining space.</p> <p>(8) One light point and one calling bell point at main entrance of flat.</p> <p>(9) one telephone point will be in drawing room.</p> <p>(10) Personal Electric meter from CESC will be on account of the Purchasers / Owners.</p>
18.	Common Area :	All passage work will be net cementing. Parking area pavers Tiles.



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their representative hands the day, month and year first above written in presence of the following witnesses .

SIGNED AND DELIVERED

By the above mentioned Owners in presence of

- 1) *Rahul Dhar*
14/4 Nayar
Kol- 75

Growth Seal.
OWNER

- 2) *Swapan K.V. Seal.*

2015 Milan Park, Kal, 99

SIGNED AND DELIVERED

By the above mentioned Developer in presence of

- 1) *Rahul Dhar*
- 2) *Swapan K.V. Seal.*
[Signature]

M/S ANKITA DEVELOPERS
Bidhan ch Swaikar
Proprietor

DEVELOPER

Drafted By:

Bibhas K. Ghosh

(Bibhas Kumar Ghosh)

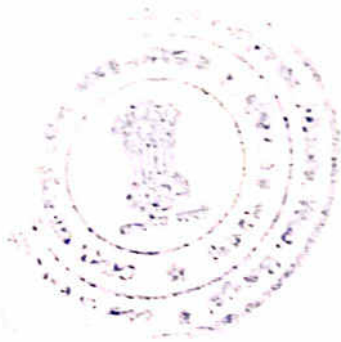
Advocate, Calcutta High Court

Regd. No.-WB/733/1995

Computer typed by-

(Pradip Modak)

70 /2, Hederhat, Kalikapur, Kol-99



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31 JAN 2024

MEMO OF CONSIDARATION

Received of and from the within named developer, a sum of Rs 50,000/- Rupees Fifty Thousand) Only , details as per memo below :-

Date	Cheque No	Bank/Branch	Amount (Rs)
31.01.2024	Cash	-	50,000/-

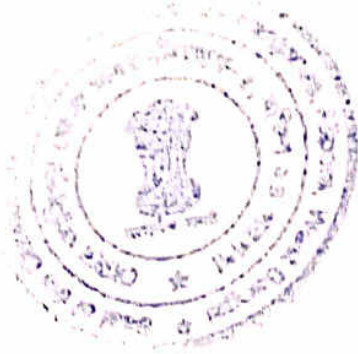
Total Rs.- 50,000/-

(Rupees Fifty Thousand) Only

Witnesses-

1. *Rahul Dhan*
2. *Sdapan kv. Seal*

Govind Seal.
OWNER



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31 JAN 2024

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

Name

Signature



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

Name

Signature *Gouri Saah*



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

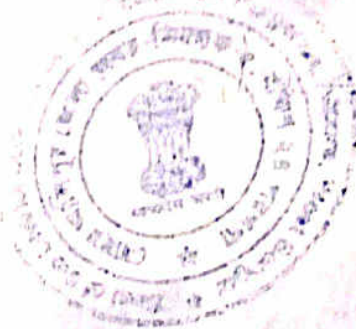
Name

Signature *Bidhan C.H. Sarker*

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

Name

Signature



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DISTRICT SUB REGISTRAR-V
ALMORA SOUTH 24 PGS.

31 JAN 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310120242036481266

GRIPS Payment Detail

GRIPS Payment ID:	310120242036481266	Payment Init. Date:	31/01/2024 07:47:44
Total Amount:	7442	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2832832544219	BRN Date:	31/01/2024 07:48:43
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr BIBHUTI BHUSAN DAS
Mobile: 9831575731

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240364812678	Directorate of Registration & Stamp Revenue	7442
Total			7442

IN WORDS: SEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240364812678

GRN Details

GRN:	192023240364812678	Payment Mode:	SBI Epay
GRN Date:	31/01/2024 07:47:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2832832544219	BRN Date:	31/01/2024 07:48:43
Gateway Ref ID:	IGAQUETIM7	Method:	State Bank of India NB
GRIPS Payment ID:	310120242036481266	Payment Init. Date:	31/01/2024 07:47:44
Payment Status:	Successful	Payment Ref. No:	2000268254/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr BIBHUTI BHUSAN DAS
Address:	P-42, BLOCK-A, SATABDI PARK, P.O.- MUKUNDAPUR, P.S.- PURBA JADAVPUR, KOLKATA-700099
Mobile:	9831575731
EMail:	livegagan2148@gmail.com
Period From (dd/mm/yyyy):	31/01/2024
Period To (dd/mm/yyyy):	31/01/2024
Payment Ref ID:	2000268254/1/2024
Dept Ref ID/DRN:	2000268254/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000268254/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	621
2	2000268254/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	7442

IN WORDS: SEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1630-00301/2024	Date of Registration	31/01/2024
Query No / Year	1630-2000268254/2024	Office where deed is registered	
Query Date	30/01/2024 9:11:29 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, 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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 45,88,170/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 553/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 2017, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 2 Chatak 2.43 Sq Ft	1/-	45,61,170/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.1618Dec	1/-	45,61,170 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Gouri Seal Wife of Shri Swapan Kumar Seal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	 <small>31/01/2024</small>	 Captured <small>LTI 31/01/2024</small>	(Gouri Seal) <small>31/01/2024</small>
6C/24, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: gaxxxxxx71, Aadhaar No: 46xxxxxxxx6323, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ANKITA DEVELOPERS 1996, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: ayxxxxxx2n, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Bidhan Chandra Sarkar (Presentant) Son of Late Nakul Chandra Sarkar Date of Execution - 31/01/2024 , , Admitted by: Self, Date of Admission: 31/01/2024 , Place of Admission of Execution: Office	 <small>JAN 31 2024 12:21PM</small>	 Captured <small>LTI 31/01/2024</small>	Bidhan Chandra Sarkar . <small>31/01/2024</small>
1996, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ayxxxxxx2n, Aadhaar No: 90xxxxxxxx9600 Status : Representative, Representative of : ANKITA DEVELOPERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:-, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075		 Captured	
	31/01/2024	31/01/2024	31/01/2024

Identifier Of Smt Gouri Seal, Bidhan Chandra Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Gouri Seal	ANKITA DEVELOPERS-5.16182 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Gouri Seal	ANKITA DEVELOPERS-100.00000000 Sq Ft

Endorsement For Dood Number : I - 163000301 / 2024

On 31-01-2024

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 12:07 hrs on 31-01-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Bidhan Chandra Sarkar .,

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 45,88,170/-

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

Execution is admitted on 31/01/2024 by Smt Gouri Seal, Wifo of Shri Swapan Kumar Seal, 6C/24, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, . , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 31-01-2024 by Bidhan Chandra Sarkar, Proprietor, ANKITA DEVELOPERS (Sole Proprietorship), 1996, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, . , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553.00/- (B = Rs 500.00/- ,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 521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2024 7:48AM with Govt. Ref. No: 192023240364812678 on 31-01-2024, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 2832832544219 on 31-01-2024, Head of Account 0030-03-104-001-16

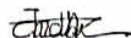
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2870, Amount: Rs.100.00/-, Date of Purchase: 29/01/2024, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2024 7:48AM with Govt. Ref. No: 192023240364812678 on 31-01-2024, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 2832832544219 on 31-01-2024, Head of Account 0030-02-103-003-02



Jaldeb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 7433 to 7468

being No 163000301 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.02.01 17:07:39 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 01/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.