

09/59/22

F-9703/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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10/08/2022
 Q-2002418219/2022
 10-40 P.M.

Notarized that the document is genuine & registration. The document should be submitted along with the stamp and fee of...

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 Ajpore, South 24 Perganas
 22 AUG 2022
 10/8/22
 29/8/22

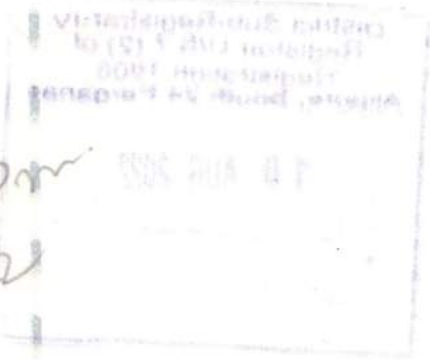
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the
 10th day of August, in the year Two Thousand Twenty
 Two (2022)

BETWEEN

Contd....,P/2

10-40 P.M.
 10/8/22



05 AUG 2022

5228

No.....Rs.-**100/-**- Date.....**S. C. LAHIRI**
Advocate
ALIPUR JUDGE COURT
KOL-27

Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Swaparn Kumar Panda



5878

SAP CONSTRUCTION
Swaparn Kumar Panda

Partner



5879

SAP CONSTRUCTION

Rajan Choudhary

Partner



5880

राजकुमार चौधरी



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
10 AUG 2022

(1) **SMT. PROTIMA ROY**, (PAN – ACHPR6518J) (Aadhaar – 7719 4476 4950) (Mobile – 82405 84487), daughter of Late Birendra Lal Roy and
(2) **SMT. MADHURI LATA ROY**, (PAN – FTTPR1856L) (Aadhaar – 2321 8500 3944) (Mobile - 82405 84487), wife of Late Birendra Lal Roy, both by faith – Hindu, by occupation – Household Work, by Nationality – Indian, presently both are residing at 19E, Baghajatin 'E' Block East, Post Office – ~~Barhajatin~~, Police Station – Patuli, Kolkata - 700086, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective 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) (Mobile – 98300 83350), son of Anil Baran Chowdhury, residing at 706, S.P.D. Block, Baghajatin, Post Office – ~~Barhajatin~~, Police Station – Patuli, Kolkata



5881

Protima Roy

Base der Paul
s/o Late D.C. Paul
Alipore P.O. &
Cant. Kd-27



- 700086 and (2) **SRI SWAPAN KUMAR PANDA**, (PAN – AKZPP3545L) (Aadhaar – 6167 1539 3445) (Mobile – 80177 11721), son of Sasanka Sekhar Panda, residing at 43, Shibaji 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

- a. One Sashi Kumar Biswas by virtue of registered Deed of Bengali Bikroy Kobala, in the year 1956 sold, transferred and conveyed a plot of land measuring an area of 02 Cottahs and 08 Chittacks more or less, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, comprised in Dag No. 109, appertaining to Khatian No. 88, within the limits of the then Corporation of Calcutta, then the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin (Purba), under



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

10 AUG 2022

Police Station – Tollygunge then Jadavpur now Patuli, in the District 24 – Parganas now District South 24 – Parganas, in favour of Birendra Lal Roy (since deceased) which was duly registered in the office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 12, Pages 159 to 162, Being No. 626, for the year 1956.

- b. By way of aforesaid Bengali Kobala the said Birendra Lal Roy (now deceased) became the absolute sole owner of land measuring an area of 02 Cottahs and 08 Chittacks more or less, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, comprised in Dag No. 109, appertaining to Khatian No. 88, within the limits of the then Corporation of Calcutta, then the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin (Purba), under Police Station – Tollygunge then Jadavpur now Patuli, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title and interest over the said plot of land, by construct a tile shed structure thereon.
- c. While having enjoying the aforesaid plot of land, the said Birendra Lal Roy died intestate leaving behind his surviving wife

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

10 AUG 2022

namely Smt. Madhuri Lata Roy and only daughter namely Smt. Protima Roy as his legal heirs and successors who jointly inherit the aforesaid plot of land, by way of Hindu Succession Act, 1956 in equal share from deceased Birendra Lal Roy.

- d. By way of inheritance the said Smt. Madhuri Lata Roy and Smt. Protima Roy, became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 02 Cottahs and 08 Chittacks more or less, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, comprised in Dag No. 109, appertaining to Khatian No. 88, within the limits of the then Corporation of Calcutta, then the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin (Purba), under Police Station – Tollygunge then Jadavpur now Patuli, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title, interest and possessed over the landed property, by recorded their names in the B.L. & L.R.O. as absolute joint Owners in respect of the above mentioned landed property.
- e. Being in natural love and affection towards her daughter, the said Madhuri Lata Roy by virtue of registered Deed of Gift gifted,



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

10 AUG 2022

transferred and conveyed a portion of land measuring an area of 01 Cottah and 04 Chittacks more or less, out of entire land measuring about 02 Cottahs and 08 Chittacks, lying and situated at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, comprised in Dag No. 109, appertaining to Khatian No. 88, within the limits of the then Corporation of Calcutta, then the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin (Purba), under Police Station - Tollygunge then Jadavpur now Patuli, in the District 24 - Parganas now District South 24 - Parganas, in favour of her daughter namely Smt. Protima Roy, which was duly registered in the office of the A.D.S.R. at Alipore and recorded in Book No. I, Volume No. 389, Pages No. 265 to 280, Being No. 05890, for the year 2003.

- f. By way of aforesaid Deed of Gift the said Smt. Protima Roy became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 01 Cottah and 04 Chittacks more or less, lying and situated at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, comprised in Dag No. 109, appertaining to Khatian No. 88,



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

10 AUG 2022

within the limits of the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin (Purba), under Police Station – Jadavpur now Patuli, in the District South 24 – Parganas and enjoying the absolute right, title, interest and possessed over the said gifted landed property, free from all sorts of encumbrances.

- g. While having enjoying the aforesaid landed property, the said Smt. Protima Roy mutated her name in the assessment records of the Kolkata Municipal Corporation, as absolute sole Owner in respect of the aforesaid landed property, subsequently the said Corporation, have assessed her name in the assessment records as sole Owner in respect of the said landed property and renumbered as K.M.C. Premises No. 242/1, Baghajatin **E** ' Block East (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore and since then the said Smt. Protima Roy has been paying the relevant rates and taxes to the concerned authority under Assessee No. 311010503363 without delay of default.

- h. Since then the said Smt. Protima Roy, has been absolute seized and possessed over the said land measuring an area of 01 Cottah and 04 Chittacks more or less, lying and situated at

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

10 AUG 2022

Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, comprised in Dag No. 109, appertaining to Khatian No. 88, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 242/1, Baghajatin 'E' Block East (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore, as absolute sole Owner without any kind of claim and/or demand whatsoever, free from all encumbrances.

WHEREAS

- a. After the partition of India a large number of persons residents from former East Pakistan 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.
- b. The Government of West Bengal offered all reasonable facilities to such person for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.
- c. One Smt. Madhuri Lata Roy, wife of Late Birendra who had come to use and occupy a piece and parcel of land, being a



District Sub-Registrar IV
Registrar
Registration
Alipur, South 24-Parganas

10 AUG 2022

refugee displaced from East Pakistan now called as Bangladesh approached the Government of West Bengal for the said land for their rehabilitation purpose.

d. By virtue of a Registered Deed of Gift dated 18/04/1990 the Government of West Bengal with the intent to rehabilitate the Refugees had made a Gift of plot of homestead land measuring about 04 Cottahs, 08 Chittacks and 18 Square Feet more or less, lying and situated at Mouza – Bademasur, J.L. No. 31, E.P. No. 25, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Ward No. 101, Police Station – Jadavpur now Patuli, in the District of South 24-Parganas, in favour of Smt. Madhuri Lata Roy therein and the said Deed of Gift was duly registered Office of the A.D.R. at Alipore and recorded Book No. I, Volume No. 4, Pages No. 265 to 268, Being No. 442, for the year 1990.

e. After the aforesaid Deed of Gift, the said Smt. Madhuri Lata Roy, became the sole and absolute owner of land measuring about 04 Cottahs, 08 Chittacks and 18 Square Feet more or less, lying and situated at Mouza – Bademasur, J.L. No. 31, E.P. No. 25, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of



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

10 AUG 2022

the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Ward No. 101, Police Station – Jadavpur now Patuli, in the District of South 24-Parganas and enjoying the absolute right, title and interest over the said plot of land by constructed one tile shed structure thereon.

- f. While having seized and possessed the aforesaid plot of land, the said Smt. Madhuri Lata Roy, her name in the assessment records of the Kolkata Municipal Corporation, as absolute sole Owner in respect of the aforesaid landed property, subsequently the said Corporation, have assessed her name in the assessment records as sole Owner in respect of the said landed property and renumbered as K.M.C. Premises No. 44, Baghajatin 'E' Block East (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore and since then the said Smt. Madhuri Lata Roy has been paying the relevant rates and taxes to the concerned authority under Assessee No. 311010500441, without delay of default.

- g. Since then the said Smt. Madhuri Lata Roy, has been absolute seized and possessed over the said land measuring an area of



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

10 AUG 2022

04 Cottahs, 08 Chittacks and 18 Square Feet more or less, lying and situated at Mouza – Bademasur, J.L. No. 31, E.P. No. 25, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44, Baghajatin 'E' Block East (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore, as absolute sole Owner without any kind of claim and/or demand whatsoever, free from all encumbrances.



AND WHEREAS the said two Plots of Land with structure, i.e. the land at Premises No. 242/1, Baghajatin 'E' Block East has been absolute seized and possessed by Owner No. 1, namely Smt. Protima Roy, daughter of Late Birendra Lal Roy and the land at Premises No. 44, Baghajatin 'E' Block East has been absolute seized and possessed by Owner No. 2 namely Smt. Madhuri Lata Roy, wife of Late Birendra Lal Roy, are situated side by side adjacent to each other.

AND WHEREAS for more benefit use, occupation and enjoyment the said Smt. Protima Roy and Smt. Madhuri Lata Roy (the Land Owners herein) therein applied for the amalgamation the said two plot of land into one single plot of land, from the Kolkata Municipal Corporation,



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

10 AUG 2022

subsequently the said concerned authority have amalgamated the said two plot of land into single and the said two plot of land became the single plot of land measuring an area of 05 Cottahs, 12 Chittacks and 18 Square Feet more or less and renumbered the said plot of land, as K.M.C. Premises No. 44, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore and since then the said Smt. Protima Roy and Smt. Madhuri Lata Roy (the Land Owners herein) have been jointly paying the relevant rates and taxes to the concerned authority under Assessee No. 311010500441, without delay of default.

AND WHEREAS thus the said Smt. Protima Roy and Smt. Madhuri Lata Roy (the Land Owners herein) thereto became the sixteen annas joint Owners of **ALL THAT** piece and parcel of land measuring an area of **05** Cottahs, **12** Chittacks & **18** Square Feet more or less, along with tile structure thereon, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, being E.P. No. 25, comprised in Dag No. 109, appertaining to Khatian No. 88, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44,



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

10 AUG 2022

Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute ownership rights over the said property, 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 Owners herein, being the absolute Owners and occupiers of the aforesaid property, have made up their mind to develop the said property being admeasuring about **05** Cottahs, **12** Chittacks & **18** Square Feet more or less, along with tile structure thereon, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, being E.P. No. 25, comprised in Dag No. 109, appertaining to Khatian No. 88, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block



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

10 AUG 2022

East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, 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 residential G+3 storied 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 Owners 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 Owners and on subject to verification of title of the Owners, concerning the said property, the Developers namely **SAP CONSTRUCTION**, a Partnership 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



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

10 AUG 2022

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 OWNERS:-** shall mean (1) **SMT. PROTIMA ROY**, daughter of Late Birendra Lal Roy and (2) **SMT. MADHURI LATA ROY**, wife of Late Birendra Lal Roy, hereinafter called and referred to as the Land Owners 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 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.



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

10 AUG 2022

- C. **SAID PROPERTY**:- shall mean all the documents of entire of homestead land containing by an estimation of more or less **05** Cottahs, **12** Chittacks & **18** Square Feet more or less, along with tile structure thereon, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, being E.P. No. 25, comprised in Dag No. 109, appertaining to Khatian No. 88, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, 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 G+3 storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FOURTH SCHEDULE** 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 G+3 storied residential building upon the aforesaid property according with sanction plan by the Kolkata Municipal Corporation Authority.



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

10 AUG 2022

- 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 Owners of Flat/s.
- H. **SALEABLE SPACE**: - shall mean flats and the space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- I. **OWNERS AND DEVELOPERS**: the Owners and Developers shall include the Owners 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 Owners will be entitled to get 50% of F.A.R. sanction from the Kolkata



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
10 AUG 2022

Municipal Corporation, i.e. (i) 50% of Garage Space, on the Ground Floor, along with One Flat, on the Ground Floor, (ii) on the First Floor, 03 (Three) Flats and (iii) on the Third Floor, 01 (One) Flat at the Back Side, of the proposed G+3 storied building provided by the Developers as their own costs and expenses, together with a sum of Rs.3,00,000/- (Rupees Three Lakh) only as forfeit/non-refundable amount, as fully and particularly set out in the **SECOND SCHEDULE** hereunder written.

K. **DEVELOPER'S ALLOCATION:** - shall mean the Developers will be entitled to get 50% of F.A.R. sanction from the Kolkata Municipal Corporation, i.e. (i) 50% of Garage Space, on the Ground Floor, (ii) on the Second Floor, 03 (Three) Flats and (iii) on the Third Floor, 02 (Two) Flats at the Front Side, of the proposed G+3 storied building, 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 Owners shall execute a Development Power of Attorney to the Developer 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.



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

10 AUG 2022

- M. **TIME:-** Shall mean the constructing shall be completed within **24 (Twenty Four)** 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 provide alternative accommodation for the Land Owners and the entire costs and expenses for the said temporary accommodation for the Land Owners herein borne by the Developers as shifting charges till handover the Owner's 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 Owners declare and represent that they have 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



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

10 AUG 2022

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 Owners 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 Owners hereby undertake to indemnify and keep the Developers indemnified against any Third Party's claim and demands whatsoever with regard to the title and Ownership of the Land Owners and the said property is free from all sorts of encumbrances, charges, liens, lispensens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Land Owners.
- (3) That the Land Owners 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 them 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



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

10 AUG 2022

Developers and the Owners 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 Owners 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 keep the Owners 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 Owners.
- (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 Owners and shall intimate the actual date of commencement to the Owners 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.



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

10 AUG 2022

- (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 Owners grant, exclusive right to the Developers to build upon and to commercially exploit the said plot of land on the basis of the sanctioned plan approved by the Owners by constructing thereon residential flat system building.
2. That the Owners 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 and car parking spaces in respect of the Developer's Allocation. To appear before any registration authority or authorities for registration of the said flat or flats, car parking spaces together with undivided undemarcated proportionate share of the land nominee or



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

10 AUG 2022

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 Owners 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.
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 24 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



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

10 AUG 2022

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 and car parking space mentioned **SECOND SCHEDULE** hereunder written, to the Owners and shall also handover written letter of possession in favour of Owners 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 Owners.

ARTICLE - VI:

CONSIDERATION AND SPACE ALLOCATION

1. In consideration of the Owners having flats and car parking spaces in the proposed new building, the Owners have agreed to grant the exclusive right to the Developers to commercially exploit the said premises by constructing G+3 storied building thereon, as per sanctioned building plan from the Kolkata Municipal Corporation.
2. That the Owners shall be entitled to transfer or dispose of the Owner's Allocation to their 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



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

10 AUG 2022

peaceful possession of the Owner's Allocation or any person or persons claiming through of the nominee or nominees of the Owners.

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 Owners and the Owners or any person or persons claiming through them shall not 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 Builder's Allocation in the said 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 Owners 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 Builder's Allocation. The said rates



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

10 AUG 2022

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 Owners 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 of the management, society / association / holding organization envisaged herein before in this behalf.
2. That the Owners or Developers or any of their transferees shall permit the Owners/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 Owners 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 Owners shall be exclusively responsible for payment of all Corporation



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

10 AUG 2022

Taxes and other taxes and other impositions whatsoever payable in respect of their 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 Owners and Developers herein shall abide by all the amended Rules and Regulations as per Law and all the expenses should be borne by the Developers.

ARTICLE - IX:

MISCELLANEOUS

1. The Owners 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 flats and car parking spaces 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 and car parking spaces out of the Developer's Allocation and to deliver possession of the said flats and car parking spaces in favour of the said intending purchaser or purchasers subject to the prior delivery of flats and car parking spaces to the Owners in respect of the Owner's Allocation mentioned hereinabove.



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

10 AUG 2022

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 Owners. The Developers shall indemnify or keep indemnified the Owners from the Third Party non-payment.
3. That the Developers shall indemnify and keep indemnified the Owners 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 Owners shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by their 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 Owners 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



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

10 AUG 2022

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 Owners shall negotiate with the Engineer and the Advocate appointed by the Developers, but however the Owners shall also be at liberty to deal with the matters touching the matters relating to this Agreement and construction with their 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 Owners shall not be responsible in this context.



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

10 AUG 2022

10. That the Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building at their own discretion.
11. That the Flats of the Owners shall be completed as per specification attached herewith this Agreement but any 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 Owners 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 his 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 Owners shall not interference in any manner whatsoever.
15. The Owners 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 Owners interference, objection, obstruction, claim and/or demand whatsoever from the Developer in that



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

10 AUG 2022

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

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 land measuring about **05** Cottahs, **12** Chittacks & **18** Square Feet more or less, along with tile structure thereon, lying and situated at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, being E.P. No. 25, comprised in Dag No. 109, appertaining to Khatian No. 88, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44,



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

10 AUG 2022

Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station - Patuli, Kolkata - 700086, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, Assessee No. 311010500441, 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** : Three storied Building.
ON THE SOUTH : 12'-0" wide Road.
ON THE EAST : Premises no- 18E, Block East.
ON THE WEST : 20E, Block East.

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

ALL THAT the Owner's Allocation will be entitled to get 50% of F.A.R. sanction from the Kolkata Municipal Corporation, i.e. (i) 50% of Garage Space, on the Ground Floor, along with One Flat, on the Ground Floor, (ii) on the First Floor, 03 (Three) Flats and (iii) on the Third Floor, 01 (One) Flat at the Back Side, of the proposed G+3 storied building provided by the Developers as their own costs and expenses, together with a sum of Rs.3,00,000/- (Rupees Three Lakh) only as forfeit/non-refundable amount, i.e. (i) on the day of signing of this Agreement the said Developer shall pay a sum of Rs.1,00,000/- (Rupees One Lakh) only and (ii) on the day of starting the construction work the said



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

10 AUG 2022

Developers shall further pay a sum of Rs.2,00,000/- (Rupees Two Lakh) only, together with proportionate common easement rights, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, being E.P. No. 25, comprised in Dag No. 109, appertaining to Khatian No. 88, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS'S ALLOCATION)

ALL THAT the Developer Allocation will be entitled to get 50% of F.A.R. sanction from the Kolkata Municipal Corporation, i.e. (i) 50% of Garage Space, on the Ground Floor, (ii) on the Second Floor, 03 (Three) Flats and (iii) on the Third Floor, 02 (Two) Flats at the Front Side, of the proposed G+3 storied building, including proportionate share in the common facilities and amenities, together with common easement right in common areas, lying and situated at Mouza – Bademasar, J.L. No. 31, Pargana – Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 & 1518, being E.P. No. 25, comprised in Dag No. 109, appertaining to Khatian No. 88, R.S. Plot No. Nos. 153(P) & 789(P), within the limits of the



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

10 AUG 2022

Kolkata Municipal Corporation, at and being K.M.C. Premises No. 44, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), under Ward No. 101, Police Station – Patuli, Kolkata – 700086, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, on pro-rata basis, to be sold to the intending Purchasers from Developers' Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(CONSTRUCTION)

ALL THAT the residential Ground plus Three Storied Building, having several flats on the different floors and car parking spaces in ground floor, together with other constructions such as passage, stair-case, ultimate roof, lift for five persons, 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.

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

1. Motor pump for water lifting.
2. Meter room.
3. Elevator for 5 persons & Lift room upto roof top.
4. Underground & Overhead Reservoir.
5. Sewerage and drainage connection.



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

10 AUG 2022

6. Water pipe line and rain water pipe line connection.
7. 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.
8. Stair, Staircase, ultimate roof of the building will collapsible gate at the entrance of the staircases.
9. Common passage and lobby at ground floor except car parking space and other vacant common space/spaces at ground floor.
10. Common walls and boundary wall.
11. Other common portion of the building.
12. One common toilet with tap connection at the ground floor and one tap connected also on the roof.
13. Septic Tank.
14. One common light point on the roof. Necessary provision of electric light point at the common passage as per required.
15. Caretaker room and toilet.



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

10 AUG 2022

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 Owners 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 Owners 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 Owners and other co-owner of the flats will pay the proportionate share of building tax in respect of their allocation till separation and mutation of flats with their names at the office of the Kolkata Municipal Corporation.

SPECIAL CONDITIONS/STIPULATIONS

The Owners and the Developer are agreed that

1. If the Developer herein fails or is unable to complete the total construction of the proposed G+3 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-I,
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

10 AUG 2022

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 Owners 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 Owners, 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-I,
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

10 AUG 2022

- # 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 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-I,
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

10 AUG 2022

- # WINDOWS: Square Bar Grill with Aluminium 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-I,
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

10 AUG 2022

- 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 Owners 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 they fulfill the following. An estimate for additional work or the change item shall be supplied by the Developers and the Land Owners have to pay the total amount in advance to carry out these additional / changed item's within their allocation.



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

10 AUG 2022

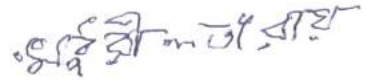
IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

- 1) Base der Paul
Alipore Police
Court - K-27



Protima Ray

**SIGNATURE OF THE
LAND OWNERS**

- 2) Anil Roy
19/E Block - East
Po - Baghajatin
Kolkata - 700086

SAP CONSTRUCTION
Swapnil Kumar Panda
Rabbar Chowdhury
Partner

**SIGNATURE OF THE
DEVELOPERS**

Drafted by:
Amitabha Ray
Advocate
Alipore Police Court
K-27 W.B. 28/1/84
PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.
S. Ahmed
Sarfaraz Ahmed.



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

10 AUG 2022

MEMO OF CONSIDERATION

RECEIVED from the within named **DEVELOPERS** the within mentioned sum of **Rs.1,00,000/- (Rupees One Lakh)** only, as forfeit/ non-refundable amount, out of total refundable amount of Rs.3,00,000/- (Rupees Five Lakh) only.

DATE 10/8/2022 By Cash . 1,00,000 = 00

BANK :

BRANCH :

CHEQUE :

AMOUNT : **Rs.1,00,000/- (Rupees One Lakh) only**

(RUPEES ONE LAKH) ONLY

WITNESSES:

1. Basu der Pan

শান্তিনীলয় দেব

2. Anallay

Protina Roy

**SIGNATURE OF THE
LAND OWNERS**



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

10 AUG 2022



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MADHURILATA ROY
Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PROTIMA ROY
Signature Protima Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PRABAL CHOWDHURY
Signature Prabal Chowdhury



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SWAPAN KUMAR PANDA
Signature Swapan Kumar Panda



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

10 AUG 2022

10-40



23/8/22

23/8/22

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2002418219/2022	Office where deed will be registered
Query Date	08/08/2022 5:12:31 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BASUDEV PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status :Deed Writer	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction
Set Forth value	Rs. 1,00,000/-	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 3,00,000/-]
Total Stamp Duty Payable(SD)	Rs. 10,021/- (Article:48(g))	Market Value
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 71,15,767/-
Remarks		Total Registration Fee Payable
		Rs. 3,021/- (Article:E, E, B)
		Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-

Land Details :

District: South 24-Parganas, Thana: Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 44, , Ward No: 101, Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 12 Chatak 18 Sq Ft	73,000/-	70,88,767/-	Property is on Road
Grand Total :				9.5288Dec	73,000 /-	70,88,767 /-	

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.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	



Query No: 2002418219 of 2022, Printed On : Aug 8 2022 5:12PM, Generated from wbregistration.gov.in



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

GRN Details

GRN: 192022230095067431
GRN Date: 10/08/2022 11:40:39
BRN : IK0BVKFY03
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 10/08/2022 11:41:26
Payment Ref. No: 2002418219/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BASUDEV PAUL
Address: ALIPORE POLICE COURT ALIPORE KOLKATA 700027
Mobile: 9123358303
Depositor Status: Others
Query No: 2002418219
Applicant's Name: Mr BASUDEV PAUL
Identification No: 2002418219/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002418219/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002418219/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3021
			Total	12942

IN WORDS: TWLEVE THOUSAND NINE HUNDRED FORTY TWO ONLY.












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002418219/2022



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PROTIMA ROY 19E, BAGHAJATIN, Block/Sector: E, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			 10/8/2022
2	MADHURI LATA ROY 19E, BAGHAJATIN, Block/Sector: E, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			
3	PRABAL CHOWDHURY 706, S.P.D BLOCK, BAGHAJATIN, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Represent ative of Developer [SAP CONSTR UCTION]			

Handwritten text, possibly a signature or name, written vertically on the left side of the page.



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	SWAPAN KUMAR PANDA 43, SHIBAJI ROAD WEST RAJAPUR, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Developer [SAP CONSTRUCTION]			<i>Swapan Kumar Panda. 10/8/2022</i>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	BASUDEV PAUL Son of D C PAUL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	PROTIMA ROY, MADHURI LATA ROY, PRABAL CHOWDHURY, SWAPAN KUMAR PANDA			<i>Basudev Paul. 10/8/2022</i>

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



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Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	PROTIMA ROY Daughter of Late BIRENDRA LAL ROY,19E, BAGHAJATIN, Block/Sector: E, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACxxxxxx8J, Aadhaar No.: 77xxxxxxxx4950,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	MADHURI LATA ROY Wife of Late BIRENDRA LAL ROY,19E, BAGHAJATIN, Block/Sector: E, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. FTxxxxxx6L, Aadhaar No.: 23xxxxxxxx3944,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAP CONSTRUCTION (Partnership Firm) ,16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 PAN No. ABxxxxxx9J, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	PRABAL CHOWDHURY Son of ANIL BARAN CHOWDHURY706, S.P.D BLOCK, BAGHAJATIN, 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	SAP CONSTRUCTION (as PARTNER)
2	SWAPAN KUMAR PANDA Son of SASANKA SEKHAR PANDA43, SHIBAJI ROAD WEST RAJAPUR, 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	SAP CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
BASUDEV PAUL Son of D C PAUL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of PROTIMA ROY, MADHURI LATA ROY, PRABAL CHOWDHURY, SWAPAN KUMAR PANDA



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PROTIMA ROY	SAP CONSTRUCTION-4.76438 Dec
2	MADHURI LATA ROY	SAP CONSTRUCTION-4.76438 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	PROTIMA ROY	SAP CONSTRUCTION-50 Sq Ft
2	MADHURI LATA ROY	SAP CONSTRUCTION-50 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-09-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-09703/2022	Date of Registration	22/08/2022
Query No / Year	1604-2002418219/2022	Office where deed is registered	
Query Date	08/08/2022 5:12:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BASUDEV PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 71,15,767/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,053/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 44, , Ward No: 101 Pin Code : 700086

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	5 Katha 12 Chatak 18 Sq Ft	73,000/-	70,88,767/-	Property is on Road
Grand Total :				9.5288Dec	73,000 /-	70,88,767 /-	

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.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PROTIMA ROY Daughter of Late BIRENDRA LAL ROY 19E, BAGHAJATIN, Block/Sector: E, City:- , P.O:- BADEMASORE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx8J, Aadhaar No: 77xxxxxxxx4950, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence</p>
2	<p>MADHURI LATA ROY Wife of Late BIRENDRA LAL ROY 19E, BAGHAJATIN, Block/Sector: E, City:- , P.O:- BADEMASORE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FTxxxxxx6L, Aadhaar No: 23xxxxxxxx3944, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence</p>

Developer Details :

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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PRABAL CHOWDHURY Son of ANIL BARAN CHOWDHURY 706, S.P.D BLOCK, BAGHAJATIN, 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)</p>
2	<p>SWAPAN KUMAR PANDA (Presentant) Son of SASANKA SEKHAR PANDA 43, SHIBAJI ROAD WEST RAJAPUR, 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)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>BASUDEV PAUL Son of D C PAUL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			

Identifier Of PROTIMA ROY, MADHURI LATA ROY, PRABAL CHOWDHURY, SWAPAN KUMAR PANDA

Endorsement For Deed Number : I - 160409703 / 2022

On 10-08-2022

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

Presented for registration at 22:40 hrs on 10-08-2022, at the Private residence by SWAPAN KUMAR PANDA ,

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 71,15,767/-

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

Execution is admitted on 10/08/2022 by 1. PROTIMA ROY, Daughter of Late BIRENDRA LAL ROY, 19E, BAGHAJATIN, Sector: E, P.O: BADEMASORE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. MADHURI LATA ROY, Wife of Late BIRENDRA LAL ROY, 19E, BAGHAJATIN, Sector: E, P.O: BADEMASORE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by BASUDEV PAUL, , , Son of D C PAUL, ALIPORE POLICE COURT, 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 10-08-2022 by PRABAL CHOWDHURY, PARTNER, SAP CONSTRUCTION (Partnership Firm), 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

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

Execution is admitted on 10-08-2022 by SWAPAN KUMAR PANDA, PARTNER, SAP CONSTRUCTION (Partnership Firm), 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

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

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 22-08-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2022 11:41AM with Govt. Ref. No: 192022230095067431 on 10-08-2022, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVKFY03 on 10-08-2022, Head of Account 0030-03-104-001-16

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PROTIMA ROY	SAP CONSTRUCTION-4.76438 Dec
2	MADHURI LATA ROY	SAP CONSTRUCTION-4.76438 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PROTIMA ROY	SAP CONSTRUCTION-50.00000000 Sq Ft
2	MADHURI LATA ROY	SAP CONSTRUCTION-50.00000000 Sq Ft

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5228, Amount: Rs.100/-, Date of Purchase: 05/08/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2022 11:41AM with Govt. Ref. No: 192022230095067431 on 10-08-2022, Amount Rs: 9,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BVKFY03 on 10-08-2022, Head of Account 0030-02-103-003-02

(Signature)

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 1604-2022, Page from 284504 to 284559
being No 160409703 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.08.24 15:37:18 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/08/24 03:37:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)