

04/07/22

I-2630/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 702095

15/03/2022  
Q-2000755928/2022

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipora, South 24 Parganas  
15 MAR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on  
this 15<sup>th</sup> day of March, 2022 (Two Thousand  
Twenty Two);

- BETWEEN -

18697

9 MAR 2022

No. .... Rs. 100/- Date .....

Name: .....

Address: .....

Vendor: .....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

*Dasgupta*

Advocate

Alipur Judge's Court

Kolkata - 27

*[Handwritten signature]*



*Basu dar Pan  
of Late D.C. Pan  
Alipur Police  
Court, Kol-27*

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

(1) **SMT. SIKHA GHOSHAL**, (PAN- AUEPG1732F), (Aadhaar No: 5409 9441 5503), wife of Late Tapan Ghoshal, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian and (2) **SMT. RIA GHOSHAL**, (PAN- AUMPG6832C) (Aadhaar No: 6315 5755 0598), daughter of Late Tapan Ghoshal, by Religion - Hindu, by occupation - Unemployed, by Nationality - Indian, both are residing at 1/175, Naktala Govt. Sch. No. 1, P.O.- Naktala, P.S.- Netajinagar, Kolkata - 700047, hereinafter jointly called and referred to as the "**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, administrators and legal representatives and assigns) of the **ONE PART**;

**-A N D-**

**M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, being represented by its proprietor namely, **SRI SANTANU SHOME**, son of Sri Sibn Shome, (having PAN- AVNPS6645N) (having Aadhaar No: 3853 4488 9196), by religion - Hindu, by occupation - Business, residing at 1/132,

Naktala, Police Station - Netajinagar, Kolkata - 700047, hereinafter jointly called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors-in-office, administrators-in-office, successors-in-office, representatives-in-office and assigns) of the **SECOND PART**;

**WHEREAS** by an Indenture of Deed of Gift bearing dated 9<sup>th</sup> day of May, 1988 and registered at Additional District Registrar Alipore Office and recorded in Book No. I, Volume No. XVII, Pages from 149 to 152, Being No. 1238, for the year, 1988 ALL THAT a picce and parcel of bastu Land measuring 04 Cottahs be the same and / or a little more or less comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.-Jadavpur, presently Netajinagar, in the District of South 24-Parganas was gifted by the Refugee, Relief and Rehabilitation Department Govt. of West Bengal, to one Tarakeswar Ghoshal mentioned as the Donee therein and morefully described in the Schedule -"A" below.

**AND WHEREAS** thus the said Tarakeswar Ghoshal became the absolute owner therein got the said Bastu Land

measuring 04 Cottahs be the same and / or a little more or less comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur now Netaji Nagar in the District of South 24- Parganas and seized and peaceful possession and enjoyment of the said Land and constructed a one storied dwelling structure standing thereon without any interruption or hindrances from others by mutating his name in Kolkata Municipal Corporation and paying all necessary taxes as sixteen annas owner therein and the said property numbered as the Being K.M.C. Premises No. 348/242, Netaji Subhas Chandra Bose Road, Kolkata - 700047 vide Assessee No: 231000703908.

**AND WHEREAS** the said Tarakeswar Ghoshal died intestate on 1<sup>st</sup> day of December, 2009 leaving behind his surviving one son namely, Tapan Ghoshal and two daughters namely Sibani Banerjee and Uma Chakraborty as his wife namely, Monika Ghosal died intestate on 01/01/2004 as his only legal heirs and successors and claimants to inherit his undivided and un-demarkated share respectively of the said property by way of Hindu Succession Act, 1956.

**AND WHEREAS** thereafter on or about 15/10/2020 said Tapan Ghoshal died leaving behind his surviving wife and one daughter the OWNERS herein as his only legal heirs and successors.

**AND WHEREAS** after the death of said Tapan Ghoshal his wife namely, Sikha Ghoshal and one daughter namely Ria Ghoshal and Uma Chakraborty and Sibani Banerjee became the joint owners of each having undivided and un-demarcated share of land of total landed property along with undivided and un-demarcated share of a ~~two~~ storied dwelling structure measuring about 900 Sq.ft. respectively together with the undivided proportionate share of total landed property measuring 04 Cottahs be the same and/or a little more or less together with a ~~two~~ storied dwelling structure standing thereon measuring about ~~2000~~ 900 Sq.ft. comprising in C.S. Dag as well as C.S. Plot No. 190 (P) of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur, in the District of South 24- Parganas lying and situated within the Ward No. 100 of the Kolkata Municipal Corporation, within P.S.- formerly Jadavpur thereafter Patuli now Netaji Nagar, in the District of South 24- Parganas.

Ria Ghoshal



**AND WHEREAS** that on or about 11.03.2022 said Uma Chakraborty and Sibani Banerjee gifted their undivided proportionate share to the Owners herein and the said Deed was registered in the Office of the D.S.R. [Y. Alipore], District South 24- Parganas, and recorded in Book No: I, Volume No: X, Pages from X to X, Being No: 2616 for the year, 20.22.

Ria Ghoshal

**AND WHEREAS** Owners herein became joint absolute owners herein while in peaceful possession desirous and decided to develop the said plot of land measuring 4 Cottahs (more or less) at K.M.C. Premises No. 348/242, Netaji Subhas Chandra Bose Road, Kolkata - 700047 as mentioned in the Schedule hereunder but due to lack of sufficient experience the OWNERS / FIRST PARTY herein have decided to complete such construction works through any Developer who passed sufficient resources and experiences in this regard.

**AND WHEREAS** knowing such intention of the OWNERS / first party herein, the DEVELOPER / second party herein proposed the OWNERS to appoint them as DEVELOPER to do

such construction of G+III storied building in the schedule property and the OWNERS /First Party herein have accepted the proposal and both the parties herein have negotiated between themselves regarding terms and conditions so that the development can be made and have agreed to enter into this agreement under the following terms and conditions.

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

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them :

**ARTICLE - I : DEFINITION**

1. **LAND AND PREMISES** shall mean the plot of land measuring .04 Cottahs be the same and / or a little more or less together with a two storied dwelling structure measuring about 900 Sq.ft. standing thereon and comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur, lying and situated within the Ward No. 100 of the Kolkata Municipal Corporation, being K.M.C. Premises No. 348/242, Netaji Subhas

Ria Ghoshal



Chandra Bose Road, Kolkata - 700 047, vide Assessee No: 231000703908, within P.S.- formerly Jadavpur thereafter Patuli now Netaji Nagar, in the District of South 24-Parganas, (particularly mentioned in the Schedule hereunder written).

2. **LAND OWNERS** : shall mean (1) **SMT. SIKHA GHOSHAL**, wife of Late Tapan Ghoshal, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian and (2) **SMT. RIA GHOSHAL**, daughter of Late Tapan Ghoshal, by Religion - Hindu, by occupation - Unemployed, by Nationality - Indian, both are residing at 1/175, Naktala Govt. Sch. No. I, P.O.- Naktala, P.S.- Netajinagar, Kolkata - 700047, being the OWNERS /First Party herein and their respective legal heirs, executors, successors, representatives, administrators in respect of the property as mentioned in the Schedule hereunder written.
  
3. **DEVELOPER/PROMOTER**: shall mean **M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, being represented by its sole proprietor namely,

**SRI SANTANU SHOME**, son of Sri Sibū Shome, residing at 1/132, Naktala, Police Station – Netajinagar, Kolkata – 700047.

4. **BUILDING** : shall mean the G+ III Storied building to be constructed in the said premises mentioned in the Schedule hereunder written.
  
5. **COMMON FACILITIES AND AMENITIES** : shall include entry gate, corridors, stair-ways, passage ways, balconies, septic tank, pump room, overhead water tank, underground water reservoir, roof, meter space and other space /facilities whatsoever required for the establishment location, enjoyment provision maintenance and management of the building and/or all other parts of the property or normally in common use. However, while computing the super built up area floor area, proportionate area of stair-ways, landings, corridors, under the roof shall be included.
  
6. **SALEABLE SPACE** : shall mean the built up space in the **G+III storied Building both residential and commercial** available for independent use and occupation after

making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.

7. **FIRST PARTY / OWNERS'S ALLOCATION** : shall mean Owners will get **entire First Floor i.e. Two Flats and one Flat on the Ground Floor** of total newly constructed area and beside the above further to get Rs. **10,00,000/-** non refundable, morefully and specifically described and mentioned in the SCHEDULE - hereunder written.
  
8. **DEVELOPER'S ALLOCATION** : shall mean, Developer will get **Entire Second Floor, Entire Third Floor,** and **6 number of Car Parking Space on the Ground Floor** (except the OWNERS' Allocation as mentioned herein above) hereinafter referred to as the DEVELOPER'S Allocation after providing the OWNERS' Allocated portion out of the said G+ III storied building to be raised or constructed over the said schedule premises, morefully and specifically described and mentioned in the SCHEDULE - hereunder written.

Rev. G. K. S. K.

9. **COMMON EXPENSES** : shall mean the expenses to be borne proportionately by the OWNERS and the DEVELOPER or their nominees, who will reside or occupy the building in respect of the repairing and maintenance of the common areas of the building on the pro-rata basis which is particularly described in the Schedule hereunder.
10. **ARCHITECT / ENGINEER** - shall mean ARCHITECT / ENGINEER who will be appointed by the Builder for designing and planning of the Building.
11. **TRANSFER** with the grammatical variation shall include  
A Voluntary transfer of possession and any other means adopted for effecting what is understood as voluntary transfer of space in a building to the intending purchaser or purchasers thereof subject to compliance with the Law later on to regularize the same.
12. **TRANSFeree** : shall mean any person, firm, limited company, association or persons to whom any space of the building together with the undivided proportionate share of land of said premises shall / may be transferred.

13. **UNIT OR SPACE FOR OCCUPATION** : shall mean the space in the Building available for independent use and occupation after making due provision for common facilities equally for all the flats and the space required thereof.
14. **SUPER BUILT UP AREA** : shall mean and include for the determination of the payable area for the intending purchaser only. The Owner / Builder shall take into account the total plinth area of the building, stair-cases, corridors, lobbies and other areas which may be suggested by the Architect of the Builder time to time and in the regard of the decision of the intending Architect. However in no case the Super built up area of the building will not be less than 25% of the total covered or plinth area of the building. It is also noted herein that Super Built up area is not applicable for the Owners' share.
15. **W O R D** : shall mean importing Singular shall include Plural and vice versa.
16. **W O R D S** : shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words

importing feminine genders include masculine and neuter genders and similar word importing genders shall include masculine and feminine genders.

17. **SPECIFICATION** : shall mean specification mentioned in the Specification of works annexed hereto.
18. **COMMON EXPENSES** ; shall mean and include expenses for repair, maintenance, up-keep, save and protect of common areas, common facility, common amenity.
19. **Time is the essence of the Contract.**

**ARTICLE - II :**

**OWNERS' RIGHT AND REPRESENTATION**

1. The OWNERS absolutely seized and possessed and or sufficiently entitled to the schedule mentioned premises which is free from all encumbrances and the OWNERS has a good and clear free marketable title thereof and there is no bar or otherwise for the OWNERS to transfer the said premises. There is no such Agreement has yet been made and executed in any other parties. If it is found, in that case the Owner will only be held



responsible for that and shall bound to compensate the same.

2. That the OWNERS / First Party herein shall be entitled to use the common areas, passage and installations as to be affixed or installed in the proposed Multi Storied building which shall be constructed in the Schedule premises.

### **ARTICLE - III**

#### **OWNERS' RESPONSIBILITIES**

1. That the OWNERS herein shall be liable for the good and free marketable title in respect of the Schedule mentioned property.
2. That the OWNERS herein shall be liable to make over all the dues rates and taxes to the concerned authority in respect of the said property unto the date of handing over possession of the said premises to the DEVELOPER herein.
3. Separate electric meter in the name of the Owner herein will be taken from the said C.E.S.C. Ltd. and entire expenses will be borne by the Owners herein jointly.
4. The layout / construction / materials of the building may be altered if required for cause of betterment and / or

- statutory obligation with the prior permission of the Owner in writing.
5. The Owner / First Party herein also undertake to pay all K.M.C. Taxes if any in connection of the above premises, till handover the possession to the Developer.
  6. That the Owner / First Party herein has issued the necessary permission to fix or install hoarding, sign board etc. in the premises, which is necessary for the purpose development work.
  7. If any other agreement was made by and between the Owners / 1<sup>st</sup> Part herein and any other developer, on that case the owners will solely be liable to take all such liabilities regarding this in future.

#### **ARTICLE - IV**

#### **DEVELOPER'S OBLIGATION**

1. That the DEVELOPER herein shall be liable to pay all the rates, taxes and revenues or other impositions or outgoings in respect of the schedule mentioned property to the concerned authority since getting delivery of possession of the schedule property till dispose of its allocated portion of the said proposed building to the intending purchaser or purchasers.

2. That the DEVELOPER herein shall be fully responsible for entire construction of the proposed Multi Storied building to be raised in the Schedule premises at his own costs, expenses and responsibilities.
3. That the DEVELOPER herein shall be liable to make the construction of the proposed Multi Storied building in the said premises in all respect with all fittings and fixtures of doors, windows, staircase, grill, electrical installations, sanitary fittings, plumbing installations and other amenities for the common use as well as for the exclusive use of the respective allocated portion in the said building.

**ARTICLE V :**

**DEVELOPER'S RIGHT AND RESPONSIBILITIES**

1. After execution of this agreement made in terms hereof, the OWNERS hereby shall grant exclusive right to the DEVELOPER by allowing the DEVELOPER to erect Multi Storied building in the said premises and since then the DEVELOPER shall make payment of all the relevant rates and taxes to the concerned authorities and shall start construction of the proposed G+III storied building in the said premises and complete the same at his own costs

and responsibilities by engaging his men, masons, labour, contractor within a period of 24 (Twenty Four) months to be effected from the date of signing of this agreement or after having Sanction Plan from the K.M.C. which is late (of this agreement) and the period may be extended for further period of six months due to any natural calamity such as floods, heavy rain, earth-quake, labour trouble, lack of materials in open market, political rivalry and other unavoidable circumstances which are beyond control of human being.

2. That the OWNERS herein shall execute a General Power of Attorney in favour of the DEVELOPER empowering the DEVELOPER to appear before any appropriate authority / authorities, to deposit rates, taxes and other necessary works and also to do all other necessary act or acts for the construction and development of the said property including the sale of DEVELOPER'S Allocated portion in respect of the said premises.
3. That the DEVELOPER herein shall abide by all the laws, by-laws, rules, regulations of Government, Semi-Government, local bodies, Municipality or any other competent authorities as the same may be and shall

attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, by-laws, rules and regulations.

4. The OWNERS hereby shall grant, subject to what has been hereinafter provided, the exclusive right to the DEVELOPER, to build, construction, erect and complete the proposed Multi Storied building in the said schedule premises and shall have right to enter into agreement for sale of his allocated portion.

5. The DEVELOPER shall be entitled to transfer or convey all portions of DEVELOPER'S allocation of the building except the OWNERS' allocation as described hereinabove of the said premises together with the proportionate undivided share of land and the common facilities and amenities and the DEVELOPER shall be entitled to enter into sale agreement with the intending buyers for sale and transfer at their respective names and to receive, realize and collect all moneys in respect thereof which nominees shall absolutely belong to the DEVELOPER and the OWNERS hereby give consent to the DEVELOPER to enter into the said agreement and to execute Deed of Conveyance in their favour and the OWNERS also

undertake to convey the DEVELOPER'S allotted portion of the building with said rights to the purchasers as and when called upon by the DEVELOPER after getting possession of OWNERS' allocation in the proposed building.

6. The DEVELOPER shall be deemed to be the agent of the OWNERS and shall be solely and exclusively responsible for construction of the proposed Multi Storied building in the said Schedule premises.
7. Subject to aforesaid facts, the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto. The Owner can inspect the construction of its portion and also can raise objection, if Developer deviate from this Agreement.
8. The DEVELOPER shall provide pump, overhead reservoirs, underground water reservoir, electrification, permanent electric connection, plumbing installation, sanitary fittings, fixtures, pipe lines, drainage system with finish of plastered wall, painting, grill work and other fittings required to be provided in the proposed Multi Storied building and for sale on OWNERSHIP basis.



9. All the costs, charges and expenses including the Architect's fees in the matter of construction works of the proposed Multi Storied storied building to be constructed in the said premises shall be paid, discharged and borne by the DEVELOPER and the OWNERS herein shall have no liability in this context.
10. That the OWNERS herein shall execute and register the Deed of Conveyance in favour of the intending purchaser or purchasers being the DEVELOPER'S nominee or nominees only in respect of the DEVELOPER'S allocated portion of the proposed building after getting possession of OWNERS' allocation with a letter of Possession from the DEVELOPER or DEVELOPER itself could execute the Deed of Conveyance on the strength of the said registered Power of Attorney.
11. The Land OWNERS are entitled to get and alternate accommodation from the DEVELOPER and on and from the date of shifting and alternate accommodation the DEVELOPER are liable to pay the rent/charges of the Land OWNERS' accommodation until the DEVELOPER handed over the possession of the Land OWNERS' Allocation in the new building without any default.

12. Main Meter connection will be taken from the C.E.S.C. Ltd. and water connection will be taken from the competent authority of the municipality and the total expenses for the said purposes will be borne by the Builder herein and all the flat / unit purchasers of the said building proportionately. The Owner herein shall not pay or bear any expenses for the same.

**ARTICLE - VI :**

**COMMON RESPONSIBILITY**

1. After execution of this Agreement, the OWNERS herein shall give authority to the DEVELOPER to make such construction of the proposed Multi Storied building in the schedule mentioned premises and thereafter the DEVELOPER herein shall start the construction of the proposed Multi Storied building in the schedule mentioned premises at his own risks and responsibilities and after completion of construction of the proposed Multi Storied building in the schedule mentioned premises in the DEVELOPER herein shall deliver possession of the OWNERS' allocation to the OWNERS herein in complete

and finished condition in all respect as per specification of construction hereunder written at the own risks and liabilities of the DEVELOPER and keep the balance area i.e. DEVELOPER'S allocation and shall enjoy the same and own, seize, possess and occupy by the Second Party / DEVELOPER herein and both the parties shall be liable to pay the proportion rates and taxes in respect of their respective allocated portions.

2. That the common rights and facilities and enjoyable by the Owner and Builder or their Purchasers of the Flats. None will be entitled to sell common rights and facilities.
3. The Builder shall have the right to sell his allocation i.e. Builder's, Allocation of the said Building in favour of the any intending Purchaser or Purchasers and in that case the said intending purchaser or purchasers shall have every liberty to take financial help from any Govt. / Non-Govt. / Semi-Govt. any nationalized or private bank or any other financial institution. In this regard the Owner herein shall be agreed to co-operate in any manner for getting such financial help by providing the necessary paper (Xerox copy) only.

**ARTICLE - VII**

**HOLDING ORGANISATION**

Upon completion of the construction of the said building and on formation of the Holding Organization or Association for the management and maintenance of the said building shall be vested upon the holding organization or Association. Until such Holding Organization or Association is formed, the Building shall be managed and maintained by the both the parties herein jointly as per super built up area to be occupied by both the parties and the costs of maintenance and other expenses relating thereto shall be payable by the both parties herein according to the ratio of their allocated portion.

**ARTICLE - VIII :**

**EXPLOITATION RIGHT**

After execution of this Agreement made in terms hereof, the OWNERS herein shall grant exclusive right to the DEVELOPER, to start the construction of the proposed Multi Storied building in the schedule mentioned premises by engaging his men, masons, carpenter, electrician, plumbers, painter and other mistries at his risks and responsibilities and the OWNERS / First Party herein shall not claim any part thereof in any manner.

**ARTICLE IX**

**CONSIDERATION AND SPACE ALLOCATION**

1. In consideration of the OWNERS / First Party herein having agreed to grant exclusive right to the DEVELOPER herein to make construction of the proposed Multi Storied building in the Schedule mentioned premises, the OWNERS herein shall be entitled to enter into their respective portion, hereinafter referred to as the **"OWNERS' ALLOCATION"**. The Developer shall by letter inform the owner to take over khas possession in the proposed building. The said OWNERS's allocation of the said building shall be provided by the DEVELOPER.

In consideration of the OWNERS / First Party having agreed to grant exclusive right to the DEVELOPER to start construction of the proposed G+ III Storied building in the schedule mentioned premises, the Second Party / DEVELOPER herein shall get the remaining portion of the said proposed building (except the OWNERS' allocation as mentioned herein above) hereinafter referred to as the **DEVELOPER'S ALLOCATION;**

2. That the OWNERS herein shall be entitled to transfer or dispose of his allocated portion in the said proposed G+III

Storied building to be constructed in the said schedule mentioned premises to his respective nominee or nominees without disturbing the DEVELOPER'S allocated portion situated thereon with the exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the DEVELOPER and DEVELOPER herein or any person or persons lawfully claiming through shall not in any way interfere with or disturb quiet and peaceful possession of the OWNERS' allocation or any person or persons claiming through or nominee / nominees of OWNERS.

3. That the DEVELOPER herein, after completion of the entire construction of the proposed G+III Storied building in the schedule mentioned premises and after delivery the possession of the OWNERS' allocation to the OWNERS herein, shall be entitled to transfer or dispose of the flats of the DEVELOPER' allocation to their nominee or nominees without in any way disturbing the OWNERS' allocation situated thereon with the exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right, claim, demand, interest



whatsoever or howsoever of the OWNERS and the OWNERS or any person or persons lawfully claiming through 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 or the nominee / nominees of the DEVELOPER.

4. That both parties shall regularly pay the said rates to concerned authorities or to such other person or persons or concern as may be mutually agreed between the parties in respect of their respective allocated portion in the proposed building, after peaceful handing over the plots, the Developer is liable to issue Completion Certificate to the Owner.

**ARTICLE - X :**

**MISCELLANEOUS**

- a. That both the parties have entered into this Agreement purely on a principle basis and each party shall keep the other party indemnified from and against the same.
- b. That any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available, be deemed to have been served to the land OWNERS, if delivered by hand or sent by registered post

to the respective persons and shall likewise be deemed to have been sent by the registered post to the registered office of the DEVELOPER.

- c. That nothing in this present shall be construed as a nominee or assignment of conveyance in law of the said premises or any part thereof but only to promote and / or commercially exploit the same as mutually agreed upon.
- d. That on and from the date of completion of the construction of the proposed Multi Storied storied building in the schedule mentioned premises and on delivery of possession of OWNERS' allocation, the DEVELOPER and / or his transferees each shall be liable to pay and bear proportionate charge on account of maintenance, municipal taxes and all other taxes and outgoings payable in respect of their respective areas.
- e. If any dispute or differences between the parties hereto arise regarding any clause referred to above of this agreement or their rights and liabilities hereunder shall be settled through General Land of land.

- f. That the developer will pay Rs. **10,000/-** (Rupees **Ten Thousand**) only to the Owners as Shifting charges.
- g. That during construction of the proposed G+III Storied building in the schedule mentioned premises, if the DEVELOPER enters into any Agreement for Sale with any intending purchaser or purchasers in respect of the flats of their allocated portion, then the DEVELOPER shall be fully liable for the same and the OWNERS herein shall not be held responsible in any manner.
- h. That after execution of this agreement, the OWNERS herein shall hand over all the copy of title deeds and other relevant documents in respect of the schedule mentioned property to the DEVELOPER.
- i. That during construction of the proposed G+III Storied building in the Schedule mentioned premises, the OWNERS herein shall have liberty to cause inspection in respect of the construction of the proposed Multi Storied building in the Schedule mentioned premises at any reasonable hour and shall not cause obstruction in the construction works therein in any manner.

- j. That DEVELOPER shall start construction of the proposed Multi Storied building in the schedule mentioned premises as per the specification of work as noted hereunder and also shall use the good quality building materials and other things in the said building and shall engage all the required men, mistries, electrician, carpenter, plumber and other men as per his own responsibility and also shall bear all the costs therefore.
- k. That the DEVELOPER at first hand over the OWNERS' allocation to the OWNERS / First Party herein and thereafter shall sell the DEVELOPER'S allocated portion of the said Building but in the meantime i.e. during construction works, the DEVELOPER /second party herein shall have right and liberty to enter into any agreement for sale in respect of DEVELOPER'S allocated portion with any third party at his discretion except the OWNERS' allocation.
- l. That both the parties herein abide by all terms and conditions of this agreement sincerely and shall not cause any breach of conditions in any manner.
- m. That in future if the Developer wants to build another floor on the present construction after taking all such

necessary permission from competent authority that floor will be sole right of the Developer only.

**ARTICLE - XI :**

**FORCE MAJEURE**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of "Force Majeure".
2. Force Majeure shall mean earthquake, riot, war, tempest, civil commotion, strike and other act or commission beyond the control of the parties etc.

**SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of bastu land measuring 04 Cottahs be the same and / or a little more or less together with a ~~two~~ storied dwelling structure measuring about 900 Sq.ft. standing thereon and comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur, lying and situated within the Ward No. 100 of the Kolkata Municipal Corporation, being K.M.C. Premises No. 348/242, Netaji

Ukoshal  
Rios

Subhas Chandra Bose Road, Kolkata - 700 047, vide Assessee No: 231000703908, within P.S.- formerly Jadavpur thereafter Patuli now Netaji Nagar, in the District of South 24- Parganas, being butted and bounded by :-

<b>On the NORTH</b>	::	By Road No. 177 ;
<b>On the SOUTH</b>	::	By H.S. Plot No. 315 ;
<b>On the EAST</b>	::	By H.S. Plot No. 176 ;
<b>On the WEST</b>	::	By H.S. Plot No. 174 ;

**SCHEDULE - 'B' ABOVE REFERRED TO**

**(Description of the BUILDING)**

**ALL THAT** the residential a **G+ III storied Building both residential and commercial** having different flats / units together with other construction such as passage, stair case, overhead tank, motor, and pumpset, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as described in the Sanctioned Plan.

**SCHEDULE - 'C'**

**(OWNERS AND DEVELOPER ALLOCATION)**

**OWNERS'S ALLOCATION**

**ALL THAT** shall mean Owners will get **entire First Floor i.e. Two Flats and One Flat on the Ground Floor** of total newly constructed area and beside the above further to get Rs. **10,00,000/-** non refundable.

### **DEVELOPER'S ALLOCATION**

shall mean, Developer will get **Entire Second Floor, Entire Third Floor and 6 number of Car Parking Space on the Ground Floor** (except the OWNERS' Allocation as mentioned herein above) hereinafter referred to as the DEVELOPER'S Allocation after providing the OWNERS' Allocated portion out of the said G+ III storied building to be raised or constructed over the said schedule premises.

### **SPECIFICATION**

- PLASTER :: The outside of the building will have sand and cement plaster.
- DOOR & WINDOWS :: 1. Main entrance door  
a) Commercial Flush Door.  
b) wooden door frame, salwood.
2. Other Doors :  
a) Commercial flush door  
b) Wooden door frame salwood.
3. Main door of the flats shall be of 35mm thick Flush Door



a) **Aluminium** window with guard bar as per approved design of Architect.

b) all windows shall have translucent Glass.

c) all the verandah of the flats will have 3ft height railing.

#### WHITE WASH AND COLOUR WASH

The Building shall be painted externally with snowchem, colourchem. The inside of the flat shall be plastered of paris on the plaster surface.

#### TOILET

:: 1) One European type white commode (Hindware) and one white plastic cistern in each toilet & W.C.

2) One White wash basin.

3) One shower.

4) Two taps.

#### KITCHEN

:: 1. One kitchen steel sink.

2. One Tap

- Kitchen black stone working platform 3'ft height glazed above the working platform with steel sink.
- ELECTRICAL :: Concealed wiring (insolate copper wire of **Havels**).
- BED ROOM :: Two light points, one fan point, one 5 Amp. Plug point.
- DRAWING CUM DINING ROOM :: Three light points, two fan points, one 5 Amp. Plug point and one 15 Amp. Plug point, one fridge point.
- KITCHEN :: One light point in kitchen room, one 15 Amp. Plug point one exhaust pointing.
- TOILET :: One exhaust fan point each
- BALCONY :: One light point
- WATER SUPPLY :: One R.C.C. overhead reservoir will be provided on the Top of the last roof as per design. The suitable electrical pump with motor will be installed as Ground

Floor to deliver water to overhead reservoir made by (Cromton Greaves)

All electrical switches, wires etc. will be made of Havel's / Finolex. There will be provided every one electrical point for all types of electrical equipment in the flat. One A.C. electrical MCB point will be provided in the flat. Electrical safety and protection Device (MCB) will be provided of electrical points in the flat.

**EXTRA WORK** : In addition to the above items if the land owner wants to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if the fulfils the following. An estimate for additional work or the change item, shall be supplied by the builders and the Land Owner have to pay the total amount in advance to carry out these additional / changed items.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

WITNESSES :

- 1) Swarup Mondal  
Son of Sudeb Mondal  
29 Subid Nagar Khanpura  
KOL-700047

Sikha Ghoshal.  
Ria Ghoshal

\_\_\_\_\_  
Signature of the **OWNERS**

- 2) Basu Mondal  
Alpra P.O.  
Cusf. Kd. 27

ORBIT CONSTRUCTION

Santam Ghosh Proprietor  
Signature of the **DEVELOPER**

Drafted and prepared by me  
at my Office

S. Dangupta  
F-1320/2007  
Advocate.

**MEMO OF CONSIDERATION**

**RECEIVED** Rs. 10,00,000/- (Rupees Ten Lakh) towards non refundable amount by the Developer in favour of the Owner in the manner as follows :-

**WITNESSES:**

1) Anand Mandal

2) Basu de Sa












Sikha Ghoshal.  
Ria Ghoshal

.....  
Signature of the **OWNERS**

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					











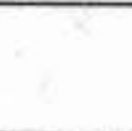
Name SANTANU SHOME

Signature Santanu Shome

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SIKHA GHOSHAL

Signature Sikha Ghoshal

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RIA GHOSHAL

Signature RIA Ghoshal



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

GRN Details

GRN: 192021220205459101  
GRN Date: 15/03/2022 11:14:20  
BRN: CKT1119683  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 15/03/2022 11:03:05  
Payment Ref. No: 2000755928/3/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: Santanu Shome  
Address: 1/132, NAKTALA PIN 700047  
Mobile: 9123358303  
Depositor Status: Others  
Query No: 2000755928  
Applicant's Name: Mr BASUDEV PAUL  
Identification No: 2000755928/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000755928/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2000755928/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>19942</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.





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

*Handwritten signature*

Query No / Year	2000755928/2022	Office where deed will be registered
Query Date	08/03/2022 10:18:45 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	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 92,43,003/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 – Ward No. 100) , Mouza: Dhakuria, Premises No: 348/242, . Ward No: 100 JI No: 18, . Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-190 (RS :-)	LR-175	Bastu	4 Katha	1/-	90,00,003/-	Property is on Road
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>1 /-</b>	<b>90,00,003 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,43,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>900 sq ft</b>	<b>1 /-</b>	<b>2,43,000 /-</b>	



**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Smt SIKHA GHOSHAL Wife of Late TAPAN GHOSAL, 1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. AUxxxxxx2F, Aadhaar No.: 54xxxxxxxx5503, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt RIA GHOSAL Daughter of Late TAPAN GHOSHAL, 1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AUxxxxxx2C, Aadhaar No.: 63xxxxxxxx0598, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ORBIT CONSTRUCTION ( Sole Proprietorship ) , 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. AVxxxxxx5N, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Shri SANTANU SHOME Son of Shri SIBU SHOME 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AVxxxxxx5N, Aadhaar No.: 38xxxxxxxx9196	ORBIT CONSTRUCTION (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr Basudev PAUL Son of Late 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 Smt SIKHA GHOSHAL, Smt RIA GHOSAL, Shri SANTANU SHOME



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-3.3 Dec
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-450 Sq Ft
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-450 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 07-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-04-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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. - II 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





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

भारत सरकार

Unique Identification Authority of India  
Government of India

ভারতীয় পরিচয় আইডি/Enrollment No.: 1040/19865/1351

To  
শিখা ঘোষাল  
Shikha Ghoshal  
1/175 NAKTALA  
NAKTALA, Naktala S.O  
Naktala Kolata  
West Bengal 700047



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5409 9441 5503**

আধার - সাধারণ মানুষের অধিকার



भारत सरकार  
GOVERNMENT OF INDIA



শিখা ঘোষাল  
Shikha Ghoshal  
পিতা : সুধীর চ্যাটার্জী  
Father : SUDHIR CHATTERJEE  
জন্ম বর্ষ / Year of Birth : 1954  
মহিলা / Female

**5409 9441 5503**



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12533381



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
১/১৭৫, নাকতলা, নাকতলা,  
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,  
700047

Address:  
1/175, NAKTALA, NAKTALA,  
Naktala S.O, Naktala,  
Kolkata, West Bengal,  
700047



147  
800 180 1817



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1817,  
Kolkata-700 001

Sikha Ghoshal.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনুমতি/Enrollment No.: ID40/19865/13510

To  
 শ্রী রা ঘোষাল  
 Ra Ghoshal  
 1/175 NAKTALA  
 NAKTALA Naktala S.O  
 Naktala Kolkata  
 West Bengal 700047

28/06/2012



MN125333761DF



আপনার Aadhaar সংখ্যা/ Your Aadhaar No. :

**6315 5755 0598**

आधार - সাধারণ মানুষের অধিকার



भारत सरकार  
 GOVERNMENT OF INDIA



শ্রী রা ঘোষাল  
 Ria Ghoshal  
 পিতা : তপন ঘোষাল  
 Father : Tapan Ghoshal  
 জন্ম তারিখ / Year of Gen. : 1981  
 লিঙ্গ / Female

**6315 5755 0598**



आधार - সাধারণ মানুষের অধিকার

Ria Ghoshal



आयकर विभाग  
INCOME TAX DEPARTMENT  
RIA GHOSHAL



भारत सरकार  
GOVT. OF INDIA

TAPAN KUMAR GHOSHAL

28/04/1981

Permanent Account Number  
AUMPG6832C

Ria Ghoshal

Signature



यह कार्ड मे गंवा / यदि ये प्रस्ता दुपिा करी / अलवा  
असलम केन सेवा प्रदाई. एन एन डी एन  
ऑफिस बरुवा, असादा गेवा,  
बरोर डेविपेन एसादीन के मारुवा,  
बरोर, पुना - 411 005.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Banner Telephone Exchange,  
Borivli, Pune - 411 005.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

Ria Ghoshal





Santanu Shome



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

পরিচয়ের আইডি / Enrollment No. : 1040/19839/05251

To  
 Santanu Shome  
 বাড়ি নং  
 1/119  
 NAKTALA  
 Naktala S.O  
 Naktala, Kolkata  
 West Bengal - 700047  
 9931021342



KL260179793DF

26017079



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3853 4488 9496**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
**GOVERNMENT OF INDIA**



নাম  
 Santanu Shome  
 পিতা: Shome San  
 Father: SHIBO PRASAD SHOME  
 জন্ম তারিখ (of Birth): 1971  
 লিঙ্গ/Male



**3853 4488 9496**

আধার - সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

**INFORMATION**

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- আধার সারা দেশে বৈধ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

ঠিকানা: ১০৪০, পশ্চিমবঙ্গ, ৭০০০৪৭  
 কলকাতা, পশ্চিমবঙ্গ, ৭০০০৪৭

Address: 1/119, NAKTALA,  
 Naktala S.O, Naktala,  
 Kolkata, West Bengal,  
 700047

1947  
 1990 152 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
 Bangalore 550 197

*Santanu Shome*

### Major Information of the Deed

Deed No :	I-1604-02630/2022	Date of Registration	15/03/2022
Query No / Year	1604-2000755928/2022	Office where deed is registered	
Query Date	08/03/2022 10:18:45 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,43,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



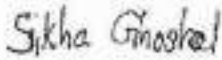


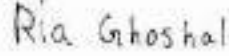
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 – Ward No. 100) , Mouza: Dhakuria, Premises No: 348/242, , Ward No: 100 JI No: 18, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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<b>Grand- Total :</b>				6.6Dec	1 /-	90,00,003 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,43,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		900 sq ft	1 /-	2,43,000 /-	



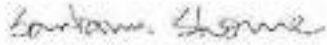
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt SIKHA GHOSHAL</b> Wife of Late TAPAN GHOSAL Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office	<b>Photo</b>  15/03/2022	<b>Finger Print</b>  LTI 15/03/2022	<b>Signature</b>  15/03/2022
1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxxx2F, Aadhaar No: 54xxxxxxxx5503, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office				
2	<b>Name</b> <b>Smt RIA GHOSAL</b> Daughter of Late TAPAN GHOSHAL Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office	<b>Photo</b>  15/03/2022	<b>Finger Print</b>  LTI 15/03/2022	<b>Signature</b>  15/03/2022
1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx2C, Aadhaar No: 63xxxxxxxx0598, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office				



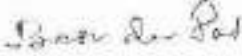
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature	
1	<b>ORBIT CONSTRUCTION</b> 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 . PAN No.:: AVxxxxxx5N,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
	<b>Shri SANTANU SHOME</b> <b>(Presentant)</b> Son of Shri SIBU SHOME Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office	 <small>Mar 15 2022 1:58PM</small>	 <small>LTI 15/03/2022</small>	 <small>15/03/2022</small>
1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxx5N, Aadhaar No: 38xxxxxxxx9196 Status : Representative, Representative of : ORBIT CONSTRUCTION (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Basudev PAUL</b> Son of Late D C PAUL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 <small>15/03/2022</small>	 <small>15/03/2022</small>	 <small>15/03/2022</small>
Identifier Of Smt SIKHA GHOSHAL, Smt RIA GHOSAL, Shri SANTANU SHOME			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-3.3 Dec
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-3.3 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-450.00000000 Sq Ft
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-450.00000000 Sq Ft



On 15-03-2022

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

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

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

Presented for registration at 12:37 hrs on 15-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SANTANU SHOME .

**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 92,43,003/-

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

Execution is admitted on 15/03/2022 by 1. Smt SIKHA GHOSHAL, Wife of Late TAPAN GHOSAL, 1/175, NAKTALA GOVT SCH NO I, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt RIA GHOSAL, Daughter of Late TAPAN GHOSHAL, 1/175, NAKTALA GOVT SCH NO I, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Basudev PAUL, . . Son of Late 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 15-03-2022 by Shri SANTANU SHOME, PROPRIETOR, ORBIT CONSTRUCTION (Sole Proprietorship), 1/132, NAKTALA, City:-, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Basudev PAUL, . . Son of Late 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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053/- ( B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2022 11:16AM with Govt. Ref. No: 192021220205459101 on 15-03-2022, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT1119683 on 15-03-2022, Head of Account 0030-03-104-001-16

**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 18697, Amount: Rs. 100/-, Date of Purchase: 09/03/2022. Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2022 11:16AM with Govt. Ref. No: 192021220205459101 on 15-03-2022, Amount Rs: 9,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT1119683 on 15-03-2022, 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 113692 to 113743  
being No 160402630 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.03.28 15:45:48 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*  
(Anupam Halder) 2022/03/28 03:45:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)