


2036/2020

I-1849/20



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

L 391945

  
 18/8/20  
 2020

Certified that this document  
 printed at Calcutta  
 and  
 Endorsed by the Government  
 of West Bengal

Additional  
 19.8/20

P. No. 843337/20  
 CRN. 205 388 902-1

REGISTERED DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made on this the 18th day of August 2020 (Two thousand twenty) in

20 JUL 2020

855 5801  
VALU  
DATE  
SOLD TO  
AGU  
SIGNATURE OF STAMP VENDOR  
SRI PRASANTA CHATTERJEE  
VT. LICENSED STAMP VENDOR  
SEALDAH CIVIL COURT  
KOLKATA-700014

RP Teet Developess P...  
175, Hem Chandra  
Nashan Road.  
Kar-10.


20 JUL 2020

- Ranjan Chandra  
 1077  
1509

- Ranjan Chandra  
 1077  
1509

- Indira Chandra  
 1077  
1513

- Anindya Chandra  
 1077  
1512

- Utkarsh Chandra  
 1077  
1511

- Pratik Chandra  
Identified by me -  
Bishnu pada Saha  
S/o late R.G. Saha. 4/85 K.M.N.G. lane



18 AUG 2020  
Dist. Court 24 Parganas



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-005558902-1

GRN Date: 07/08/2020 15:39:29

BRN: IK0AQFXEWO

Payment Mode: Online Payment

Bank: State Bank of India

BRN Date: 07/08/2020 15:40:26

DEPOSITOR'S DETAILS

Id No.: 2000843337/2/2020  
(Query No./Query Year)

Name: Srijib Sunder Adhya

Contact No.:

Mobile No.: +91 9804182673

E-mail:

Address: 1012 S C Road How2

Applicant Name: Mr Gopi Nath Datta

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000843337/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	74520
2	2000843337/2/2020	Property Registration-Registration Fees	0030-03-104-001-16	21

In Words: Rupees: Seventy Four Thousand Five Hundred Forty One only

Total

74541

BETWEEN (1) SRI SAMIR SEN, (PAN: AIRPS3245C, AADHAAR No.8470 0532 9945, Mob. No.9836609401), by faith Hindu, by occupation - retired, by Nationality - Indian, (2) SRI PRABIR KUMAR SEN, (PAN: AIUPS5120R, AADHAAR No.6235 0959 2686, Mob. No.9830499140), by faith Hindu, by occupation - Profession, by Nationality - Indian and (3) SRI MIHIR SEN, (PAN: ALJPS6933J, AADHAAR No.9258 0059 6115, Mob. No.9830217855), by faith Hindu, by occupation - Profession, by Nationality - Indian, all are sons of Late Bacharam Sen and Smt. Sova Sen, all are residing at 25/2/D, now known as Moulana Abul Kalam Azad Sarani, P.O. Phoolbagan, P.S. Belegkata, Kolkata - 700085, District - South 24 Parganas, hereinafter called and referred to as the O W N E R S (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

AND

M/S. RP JEET DEVELOPERS PVT. LTD., (PAN: AAGCR5064A, Mob. No. 9831084051), a Private Limited Concern, represented by its Directors, SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No. 9831084051), s/o Late Ramaprasad Chaudhuri and SRI YUDHAJIT CHAUDHURI, (PAN: AILPC0843M, AADHAR No.5769 5854 9750, Mob. No. 9051202550), s/o Sri Ranajit Chaudhuri, having its registered Office at 75, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata - 700 010, Dist. 24-Parganas (South), hereinafter called the "DEVELOPER / CONFIRMING PARTY" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives, successor-in- office and assigns) of the SECOND PART / OTHER PART.

WHEREAS one Bepin Behari Laha purchased land measuring about 1 bigha 16 Cottahs 9 chitttaks with structure standing thereon in Narkeldanga Main Road at a sale held on 12.03.30 in Execution Case no. 250 of 1930 in execution of Decree in Suit No. 165 of 1929 in the Second court of Subjudge

at Alipore and the sale was confirmed and a certificate of Sale was issued on 21.05.31.

AND WHEREAS by a conveyance dt. 7.9.1932 and registered at Sealdah Registry Office , recorded in Book No.1, Volume No. 28, at pages 63 to 66 being no. 1480 for the year 1932, said Bepin Behari Laha purchased the undivided 1/6<sup>th</sup> share and interest of Tarapada Saha in the said land and structure.

AND WHEREAS by a Bengali Deed of gift dated 09.07.1937 said Bepin Behari Laha bequeathed unto one Sachindra Nath Laha a plot of land and portion of tank measuring about 8 cottah 5 chittaks 23 sq.ft with structure standing thereon out of the above mentioned land.

AND WHEREAS by a Bengali conveyance dt. 13/02/1945 made between Sarashi Ranjan Laha, only heir of said Bepin Behari Laha, sold land measuring about 19 Cottahs 5 chittaks

with land and structure standing thereon out of the aforesaid land in favour of said Sachindra Nath Saha and the said deed of conveyance was registered in the office at A.D.S.R Sealdah and has been recorded in Book no. 1, Volume no. 16, at pages 13 to 15, being no. 270 for the year 1945.

AND WHEREAS said land and building are numbered 126A,B,D &E, Narkeldanga Main Road.

AND WHEREAS by a Bengali conveyance dt 6<sup>th</sup> March, 1953, which was registered in the office at A.D.S.R Sealdah and has been recorded in Book No.1, Vol no. 35, at pages 81 -83 being no. 824 for the year 1953, said Sachindra Nath Saha sold and transferred the land and structure of Municipal Premises No. 126/3A and 126/3D, Narkeldanga Main Road, to one Bishnupada Siddhanta.

AND WHEREAS, said Sachindra Nath Saha while was in exclusive possession of the land measuring about 3 cottas 15

M. : chhitacks 32 sq.ft. along with structure standing thereon being part of Municipal premises No. 126/3B, Narkeldanga Main Road and the land measuring about 6 cottas 14 chhitacks 33 sq.ft. along with structure standing thereon being part of Municipal Premises No. 126/3E/1A, Narkeldanga Main Road, sold and transferred the said two land and structure of the said two premises in favour of one Smt. Sova Sen i.e the mother of the 1<sup>st</sup> part herein by executing and registering a Deed of Sale on 19.8.1966 and the said Deed of Sale was registered in the office at A.R.A Calcutta and has been recorded in Book No.1. Volume no. 114, at pages 140 to 147, being no. 4513 for the year 1966.

ANDWHEREAS said Bishnupada Siddhanta while was in exclusive possession of land measuring about 8 chittaks 35 sq.ft along with structure standing thereon being Municipal Premises No. 126/3D (formerly 126/3A) Narkeldnga Main Road, sold and transferred the said land and structure of said Premises No. 126/3D, Narkeldanga Main Road in favour of Smt. Sova Sen i.e the mother of the 1<sup>st</sup> part herein by executing and registering a



Deed of Sale on 29.9.1972 and the said Deed of Sale was registered in the office of Sub-Registrar and has been recorded in Book No.1, Volume no. 36, at pages 127 to 134, being no. 1421 for the year 1972.

AND WHEREAS, in the manner aforesaid said Sova Sen i.e the mother of the 1<sup>st</sup> part herein became the absolute owner of the said two land and structures of the said two premises being part of Municipal premises Nos. 126/3B, Narkeldanga Main Road & part of Premises No. 126/3E/1A, Narkeldanga Main Road and also land and structure of Municipal Premiose3s No. 126/3D, Nrkeldnga Main Road. The measurement of the land of the aforesaid premises stood 11 cottahs 7 chittaks 30 sq. ft.

MAKAS

NOW (K...)

AND WHEREAS said Smt. Sova Sen during her such possession of the aforesaid landed property at the aforesaid premises, she had made contact with the party of the 2<sup>nd</sup> part herein and thereby through a registered Development Agreement dated 06.12.2019 had conferred right to the party of the 2<sup>nd</sup> part

herein to raise and construct a masonry building on the aforesaid land being land measuring more or less 11 cottahs 7 chittaks 30 sq. ft. at previous premises no.126/3D at present 126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - 24 Parganas (South) upon obtaining sanction of building plan from the Kolkata Municipal Corporation at the own cost and expenses of the party of the 2<sup>nd</sup> part herein.

It is pertinent to mention here that said Sova Sen simultaneously with the execution and registration of the said registered Development Agreement, she further executed and registered one Power of Attorney on the self-same date in favour of the Directors of the party of the 2<sup>nd</sup> part herein conferring right to do all acts and things for obtaining sanction of building plan from the Kolkata Municipal Corporation and to do and perform all acts in accordance with the construction of the proposed building on the land of the aforesaid premises and had

further conferred right to the Directors of the party of the 2<sup>nd</sup> part herein to transfer 50% of the developer's allocation in the said proposed building as was intended to be constructed on the total land measuring more or less 11 cottahs 7 chittaks 30 sq. at. the said premises.

AND WHEREAS it is further mentioned here that subsequent to the date of execution of the earlier registered Development Agreement as was entered into by and between Smt. Sova Sen and the party of the 2<sup>nd</sup> part herein, the party of the 2<sup>nd</sup> part herein has already amalgamated the aforementioned 3 plots of land into one being premises no. 126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 and at present the aforesaid 3 premises is being known as amalgamated premises no. 126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054.

AND WHEREAS the party of the 2<sup>nd</sup> part subsequent to the date of execution of the said registered development agreement

and registered Development Power of Attorney had already adopted all procedures for obtaining sanction of building plan from the Kolkata Municipal Corporation in respect of the land of the said premises.

AND WHEREAS during the period of continuance of the said registered Development Agreement and registered Power of Attorney, the mother of the party of the 1<sup>st</sup> part herein has executed and registered one Deed of Gift on 19.06.2020 and through the said Deed of Gift, the mother of the party of the 1<sup>st</sup> part herein has gifted away in favour of the party of the 1<sup>st</sup> part herein, the land measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. alongwith 200 sq. ft. of structure out of the total land of the said premises measuring more or less 11 cottahs 7 chittaks 30 sq. ft. and also out of 400 sq. ft. of structure as remain erected. The mother of the party of the 1<sup>st</sup> part herein, Smt. Sova Sen had effected delivery of possession on the very date of execution and registration of the said Deed of Gift in favour of the party of the 1<sup>st</sup> part herein. The said Deed of Gift has been registered in the Office of the A.D.S.R. at Sealdah and has been recorded in Book

No.I, Volume No.1606-2020 at Pages from 56435 to 56472,  
Being No.160601334 for the year 2020.

AND WHEREAS the party of the 1<sup>st</sup> part herein being the owner of the land measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. alongwith structure measuring more or less 200 sq. ft. with asbestos shed which is contiguous of the other portion of the land of the said premises no. 126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, measuring 6 cottahs 23.14 sq. ft. of the aforesaid premises, has further made contact with the party of the 2<sup>nd</sup> part herein and thereby approached the party of the 2<sup>nd</sup> part herein to undertake the development job of the said land measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. by construction of masonry building at the own cost and expenses of the party of the 2<sup>nd</sup> part herein. The party of the 2<sup>nd</sup> part on being such approached by the party of the 1<sup>st</sup> part herein had taken a joint sitting with the party of the 1<sup>st</sup> part herein alongwith their mother, Smt. Sova Sen and thereby had discussed all the circumstances mentioned

herein above and thereby the party of the 2<sup>nd</sup> part has accepted the said offer of the party of the 1<sup>st</sup> part herein and has agreed to undertake the development job on the land of the said premises measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. by obtaining sanction of building plan jointly with the land of their mother, Smt. Sova Sen being land measuring more or less 6 cottahs 23.14 sq. ft. Accordingly the party of the 2<sup>nd</sup> part herein has agreed to undertake the development job of the total land measuring more or less 11 cottahs 7 chittaks 30 sq. ft. with the party of the 1<sup>st</sup> part herein alongwith the mother of the party of the 1<sup>st</sup> part herein, Smt. Sova Sen upon obtaining sanction of building plan in respect of the total land measuring more or less 11 cottahs 7 chittaks 30 sq. ft. of the said premises at the own cost and expenses of the party of the 2<sup>nd</sup> part herein and thereby the parties hereto have entered into this agreement on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The owner/1<sup>st</sup> part have engaged the party of the 2<sup>nd</sup> part as Builders/Developers for construction of a proposed building

on the land of the said amalgamated land of premises No.126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani and the party of the 2<sup>nd</sup> part has accepted the said engagement as constructor.

2. That all the cost of construction of the said proposed building will be incurred and borne by the Developer from his own fund.
3. That the construction as is in existence in the said amalgamated premises no. 126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 is in dilapidated condition and it has been agreed upon that the Developer shall demolish the existing structures of the said two premises and shall dispose of all the building materials and debris as would come out upon demolition of the said structure of the said premises for realization of cost of demolition.
4. That the owners shall put their signature on the building plan for submitting the same at the office of the K.M.C. for

obtaining sanction of the same from the concerned department of K.M.C. The owners shall put their signature on the additional /revised plan if any, and/or other applications and documents as would be required to be submitted at the office of the K.M.C. for the purpose of obtaining sanction of building plan from the office of the K.M.C.

5. That the proposed construction shall be constructed and completed within a period of eighteen months from the date of sanction of building plan from the office of the K.M.C. and owing to unavoidable circumstances on the part of the developer to complete the said proposed construction within the said time for completion of the construction may be extended on mutual consent of the parties for another Six months.

6. That the owners shall be allotted 50% of the total constructed area of the said proposed building. The allocation of the owners herein has been more particularly detailed and specified in Schedule "B" hereunder written and the rest portion of the constructed area of the said proposed building i.e rest 50%



constructed area of the said proposed building along with proportionate land interest of the said building shall be regarded to be the allotted portion of the developer. The developer shall be entitled to dispose of his allotted portion to any intending buyer/buyers at his own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration, the developer shall be entitled to execute and register deed of sale in favour of such intending buyer/buyers under and by virtue of a registered power of attorney in respect of share of the Developer which the owner undertakes to execute and register in favour of the developer simultaneously with the execution of this agreement at the cost and expenses of the developer. The allocation of the developer herein has been more particularly detailed and specified in Schedule "C" hereunder written.

7. That the party of the 1<sup>st</sup> part herein declare, assure and undertake that they are the absolute owners of the land and

structure of the said two premises detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc.

8. That the party of the 1<sup>st</sup> part herein further assure that excepting them there is no other co-owner in respect of the said two premises and the party of the 1<sup>st</sup> part herein are legally entitled to enter into this agreement with the party of the 2<sup>nd</sup> part herein and they further assure that no Deed of Transfer or any other development agreement or any other agreement have been executed by them in favour of any person or parties.

9. That the developer shall raise construction on the said proposed building strictly in consistence with the sanctioned building plan and the developer shall not make any deviation to the sanctioned building plan. The developer shall complete the proposed construction within 18 months from the date of obtaining sanction of building plan from the office of the K.M.C.

from time to time and owner shall sign on the building plan before submitting the same to the Municipal authority.

12. That the owners will execute and register a General Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owners for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Schedule-'C' in the said building but all such power of attorney shall be executed and registered by the owners at the cost and expenses of the developer.

13. That the owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction.

14. That the owners shall pay all arrear municipal taxes due and payable in respect of the said property. After the completion

of the proposed building and handing over possession of the owner' allocation to the owners' liabilities in this behalf shall be the joint liability of the owner and developer in proportion to their allocation of the proposed building.

15. That the owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owner in the building may be obstructed.

16. That the allocation of the Developer and the owner has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned in separate sheet and the same shall be regarded to be the part of this agreement.

17. It has been specifically agreed upon that the developer shall first handover the allocated portions of the owners in fully and completely constructed condition in all respect and thereby allow possession of the portions of any areas to prospective buyers.

18. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting

in news paper and other advertising media after sanction of the building plan without any objection from the land owners. The developer will choose the name of the new building.

19. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at their (developers) costs and expenses. The landowner shall not be liable responsible in any manner whatsoever regarding the construction materials used by the developer.

20. The developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers and the owners shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be appropriated by the developers themselves. The consideration

money which ever shall be realized by the developers for the disposal of their allotted portion of the said Building, shall be regarded the income of the developer and the owners shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.

21. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The owners undertake to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

22. The developer and their men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

23. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.

24. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint venture between the owner and developer. Each party shall keep other indemnified from and against the same.

25. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law the owners shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion along with other flat owner of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without any reference to the owners.

26. The apartments in the said housing project excepting those are allotted to the owner shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers. The owners shall not be entitled to interfere with and to raise an objection whatsoever thereto.

27. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.

28. That simultaneously with the execution of this agreement, the owners shall handover all the originals of the documents



relating to the title of the owners in the said property and the owner further undertake to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The owners further assure that the said property is free from all encumbrances. From the date of delivery of possession of the apartment by the developer, the owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owner or by the Association of the Apartment owner to be formed. All the apartment owner shall form the association of the Apartment owner under the provisions of W.B.A.O. Act 1972.

29. From the date of delivery of possession of the apartment, the developer/allottee of respective flats and the owner shall pay the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution

of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer.

30. It is further agreed upon that if the owners are intend to transfer their allotted portion of the proposed building, the developer shall dispose of the said portion of the owners' first and thereby shall pay to the owners the whole amount of consideration of such portion of the owners.

31. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof of the building shall remain in exclusive possession of the owners and the developer.

32. That it is agreed upon that if for any reason the owners cannot execute and register a General Power of Attorney in favour of the developer conferring rights upon the developer to transfer the allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the owners undertake to execute and register deed of sale in favour of intending buyers with regard to the allotted

portion of the developer in the said proposed building and also proportionate land interest of the said building by joining as vendor in the deed of sale.

33. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.

34. That it is further agreed upon that the developer at the time of effecting delivery of possession of the owners' allocation to the owners, shall issue Possession Certificate with copy of the sanctioned building plan for avoiding all sorts of future complications and litigations.

35. That if any additional floor/ floors shall be raised by the developer over the roof of the 3<sup>rd</sup> floor of the newly constructed building, in such case the floor area ration shall be remained between the 1<sup>st</sup> part and 2<sup>nd</sup> part / developer as 50% : 50%.

36. That it is further pertinent to mention here that the mother of the party of the 1<sup>st</sup> part herein had given her consent to the party of the 2<sup>nd</sup> part herein to repay the Municipal rates and taxes to the Kolkata Municipal Corporation and also to spend moneys in some other heads in respect of construction and completion of the said housing project at the said premises no. 126/3E/1A, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 to the tune of Rs.75,00,000/- (Rupees seventy five lac) only. The party of the 2<sup>nd</sup> part herein on the basis of such agreed terms had spent Rs.75,00,000/- (Rupees seventy five lac) only on different heads on behalf of the mother of the party of the 1<sup>st</sup> part herein and the mother of the party of the 1<sup>st</sup> part has acknowledged the said fact as to making payment of Rs.75,00,000/- by the party of the 2<sup>nd</sup> part on different heads.

37. That since the party of the 2<sup>nd</sup> part has spent such amount of Rs.75,00,000/-, the mother of the party of the 1<sup>st</sup> part had agreed to refund the said amount of Rs.75,00,000/- at the time of

taking delivery of possession of her allotted portion in the said housing project at premises no. 126/3E/1A, Narkeldanga Main Road, P.O. Kankurgachi, now known as Moulana Abul Kalam Azad Sarani, P.S. Phoolbagan, Kolkata-700054.

It is further been agreed upon that in case of failure on the part of the mother of the party of the 1<sup>st</sup> part herein to refund the said sum of Rs.75,00,000/- at the time of taking delivery of possession of her allotted portion from the said housing project, she would adjust the said sum of Rs.75,00,000/- to the party of the 2<sup>nd</sup> part herein from her allotted portion @ Rs.5,500/- (Rupees five thousand five hundred) only per sq. ft. Since the said term remain incorporated in the said development agreement dated 06.12.2019, the party of the 1<sup>st</sup> part herein has agreed to reduce the liability of their mother to the extent of Rs.35,00,000/- (Rupees thirty five lac) only and the party of the 1<sup>st</sup> part has thereby agreed to make refund the rest amount of Rs.40,00,000/- (Rupees forty lac) only to the party of the 2<sup>nd</sup> part

herein at the time of taking delivery of possession of their allotted portion in the said housing project.

It is further agreed upon that if the party of the 1<sup>st</sup> part cannot make payment of the said sum of Rs.40,00,000/- to the party of the 2<sup>nd</sup> part herein at the time of taking delivery of possession of their allotted portions in the said housing project, the party of the 2<sup>nd</sup> part shall be entitled to adjust the said sum of Rs.40,00,000/- from the allotted portion of the 1<sup>st</sup> part to the tune of Rs.5,500/- (Rupees five thousand five hundred) only per sq. ft.

SCHEDULE-"A" ABOVE REFERRED TO :

( Description of the whole property )

ALL THAT land measuring more or less of 5 cottahs 7 chhitacks 6.86 sq. ft. along with structures standing thereon being Municipal premises No. 126/3E/1A, Narkeldanga Main Road, now known as Mouiana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 within the local limits of Kolkata Municipal Corporation, Ward No.30.

SCHEDULE-"B" ABOVE REFERRED TO :

(Allotted portion of the owner)

The owners shall be allotted 50% of the ground floor space (front to back) excepting service area, entire 1<sup>st</sup> floor, one flat consisting of two bedrooms of the 3<sup>rd</sup> floor of the proposed building alongwith proportionate land interest of the said premises.

SCHEDULE-"C" ABOVE REFERRED TO :

(Allotted portions of the developer)

The Developer shall be allotted constructed area of the said proposed building along with proportionate land interest of the said premises i.e. 50% of the ground floor space (front to back) alongwith entire 2<sup>nd</sup> floor and rest constructed portion of the 3<sup>rd</sup> floor i.e. two flats on the south-western portion and north-eastern portion respectively except the allotted portion of owners in respect of one self-contained flat consisting of two bedrooms of the 3<sup>rd</sup> floor of the proposed

building alongwith proportionate land interest of the said premises.

SCHEDULE-"D" ABOVE REFERRED TO :

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas.
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.



6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.

#### BASIC SPECIFICATION OF CONSTRUCTION :

a) Main feature :

- 1) The building shall be designed on R.C.C. foundation and Structure with R.C.C.column,beams and slabs;
- 2) Electrical wiring and switches i.e. provisions for fan, lights and all plug points on board in each room and shall a light in each verandah, toilet, kitchen within the units without fan or light fittings on other electrical gadgets and on 5 Amp. Plug point on switchboard is provided at the height of 1 feet from floor in each living room, toilets.

provided a light point and a 15 Amp. For use of emersion Heater, plug point for the use of heater and a light point in the kitchen are provided. The electricity line shall be wiring with first class materials and connect with the main meter in the ground floor. The developer in the common area shall provide a covered space for electric meters for all the occupiers.

#### FLOORS AND WINDOWS :

1. All doors shutters will be flush door made of seasoned wood.
2. All windows are made with steel window.
3. All doors' frame will be shal wood.
4. All doors and windows painted with synthetic enamel paint.

5. All toilet P.V.C. Door with P.V.C. frame.

6. The grill shall be fixed in each widow.(box grill)

#### FLOORING :

1. All bed rooms, drawing rooms, dining rooms and balcony shall be finished with silver colour cast - in-situ mosaic with multicolored chips.
2. All bath rooms' floor shall be of the Mosaic that the Vertical walls thereof shall be of glazed tiles finished upto a maximum height of 5 feet.
3. Kitchen shall have the Indian patent stone flooring dedo and stainless steel sink and black stone fittings on working platform. White glazed tiles

must be provided on all four sides of the toilet.

### SANITARY AND PLUMBING :

1. Soil pipes in the bathroom and kitchen and qua guard lime beside Kitchen room.
2. All full toilets will be provided with fancy typed pan C.P. shower rose , only will be provided Indian pan, all pipe lines in toilets and kitchen will be supreme pipes, sanitary fittings are of brass C.P. and P.V.C. finished the medium porcelain basin(white) will be provided in dining- cum- drawing room adjacent to bathroom.
3. All bath rooms shall be provided with the following fittings :
  - a) One bathroom in the each flat.
  - b) Choice able colored one number of wash basin without pedestal, one

number of EMC and cistern in each toilet.

- c) Brass taps (one number of each toilet, esseco typed brand)
- d) One COMOD pan in good quality.
- e) One geezer line, hand shower line.

#### WALLS :

General finishing of the interior walls shall be cement sand Plastered (8" - 5" - 3" ) will be provided on the walls to be required thickness over which plaster of Paris will be applied the ceiling plaster (1 : 4 ) and plaster of paris will be applied

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

Signed, sealed & delivered in presence of :-

1) Bishnu pada Sahu  
4/65. R.M.M.G.  
lane.  
KOL - 70010

- 1. Sanjiv Kumar
- 2. Prabhakar Kumar
- 3. Mihir Sen

Signature of the OWNERS

RP JEET DEVELOPERS PVT LTD.

1. Sanjiv Kumar  
DIRECTOR

2) Sambhu Sen  
46, Chandhanditala  
3rd Lane, Vaidya  
Nimta, KOL - 49












Yadav  
RP JEET DEVELOPERS PVT LTD

Signature of the DEVELOPER












Drafted and prepared in my office

Sanjit Kumar  
(SANJIT P KUMAR SIL)  
Advocate. Entrallment No












W.P. - 1165/1997  
Atifon Judges' court  
cal-27

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name SAMIR K. SEN  
 Signature Samir K. Sen

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name PRABIR KUMAR SEN  
 Signature Prabir Kumar Sen

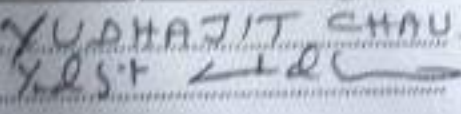
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name MIHIR SEN  
 Signature Mihir Sen

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... BANAJIT CHAUDHARY  
 Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... YUDHAJIT CHAUDHURI  
 Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....  
 Signature .....





Mihir Sen.



भारत सरकार  
GOVERNMENT OF INDIA



মিহির সেন  
Mihir Sen  
পিতা : বোচা রাম সেন  
Father : BACHA RAM SEN  
বর্ষ জন্ম / Year of Birth : 1954  
পুরুষ / Male



9258 0059 6115

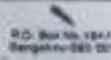
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
25/2-বি, নারকেলডাঙ্গা সেন  
মোড়, কলকাতা, জেলা কলকাতা,  
পশ্চিমবঙ্গ, 700054

Address:  
25/2/D, NARKELDANGA  
MAIN ROAD, Kankurgachi  
S.O, Kankurgachi, Kolkata,  
West Bengal, 700054



Mihir Sen

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIUPS5120R



नाम /NAME

PRABIR KUMAR SEN

पिता का नाम /FATHER'S NAME

BACHA RAM SEN

जन्म तिथि /DATE OF BIRTH

02-10-1954

हस्ताक्षर /SIGNATURE

*Prabir Kumar Sen*

*B. Sen*

आयकर आयुक्त, प.पं.-11

COMMISSIONER OF INCOME-TAX, W.B. - II



भारत सरकार  
GOVERNMENT OF INDIA



প্রবীর কুমার সেন  
Prabh Kumar Sen  
পিতা : বেচা রাম সেন  
Father : BACHA RAM SEN  
জন্ম বর্ষ / Year of Birth : 1954  
লিঙ্গ / Male



6235 0959 2686

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিষদ  
UDHAAR (UNIQUE IDENTIFICATION AUTHORITY OF INDIA)

ঠিকানা:  
25/2-ডি, নারকেলদাঙ্গা সেন  
রোড, কানকুর্গাচি, কোলকাতা,  
পশ্চিমবঙ্গ, 700054

Address:  
25/2/D, NARKELDANGA  
MAIN ROAD, Kankurgachi  
S.O, Kankurgachi, Kolkata,  
West Bengal, 700054

1447  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
Dankur-480 001



GOVERNMENT OF INDIA



যুগ্মিত চৌধুরী  
Yashraj Chaudhuri  
পিতা : রমিত চৌধুরী  
Father : Ranajit Chaudhuri  
জন্ম বার / Year of Birth : 1990  
পুংসক / Male



5769 5854 9750

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা সংগঠন  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৭৫, হেম চন্দ্র নস্কর রোড,  
বেলেঘাটা, কোকড়া, বেলেঘাটা,  
পশ্চিমবঙ্গ, ৭০০০১০

Address:  
75, HEM CHANDRA  
NASKAR ROAD,  
BELEGHATA, Beloghata  
H.O. Beloghata, Kokhata,  
West Bengal, 700010



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru-560 001

Yashraj Chaudhuri



भारतीय निर्वाचन आयोग  
 Election Commission of India  
 IDENTITY CARD

ILJ1511856



निर्वाचक नाम : युधकिश चौधरी  
 Elector's Name : Yudhaji Chaudhuri  
 पिता नाम : रामकिश चौधरी  
 Father's Name : Ranaji Chaudhuri  
 लिंग / Sex : पुरु / M  
 जन्म तिथि / Date of Birth : XX / XX / 1991

ILJ1511856

पिनकोड  
 75 00010

Address:  
 75 C.I.T. ROAD, KMC KOLKATA 700010

*(Handwritten signature)*

Date: 08/02/2019  
 164-एलएचसी निर्वाचन क्षेत्र, बिहार  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 164-Balighata Constituency

निर्वाचक नाम में परिवर्तन करने के लिए यह  
 कार्ड नए निर्वाचन क्षेत्र में परिवर्तन करने  
 की प्रक्रिया शुरू करें। निर्वाचक नाम में परिवर्तन  
 In case of change in your name mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

*(Handwritten signature)*



प्राप्तकर्ता को प्रेषित करने के लिए  
संबंधित व्यक्ति को सूचित करने के लिए  
संबंधित व्यक्ति को सूचित करने के लिए  
98-411 216

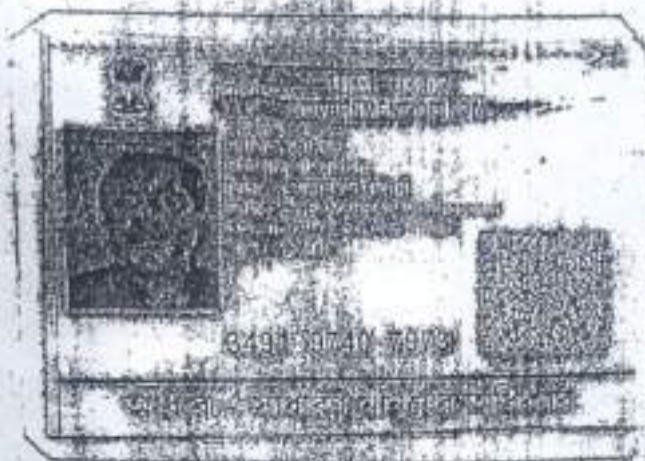
If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax EAM Services Unit, NIEL,  
30 Road, Mather Building,  
Flourish 341, Survey No. 877B,  
Maddur Colony, Near Durgam Cheruvu,  
Bangalore - 560 080.

Tel: 91-20-2722 2722 / 2722 2722 / 2722 2722  
e-mail: [eam@nil.gov.in](mailto:eam@nil.gov.in)

Agg

RP JEET COLLEGE PVT LTD  
*Ranjit Chahal*  
Director

RP JEET COLLEGE PVT LTD  
*Yadav* ← → *SL*  
Director





PERMANENT ACCOUNT NUMBER  
A0123456789



RAMAPRASAD CHAUDHURI

PERMANENT ACCOUNT NAME  
RAMAPRASAD CHAUDHURI

DATE OF BIRTH  
21/01/1942

PERMANENT SIGNATURE

EXPIRES

ISSUED AT

ISSUED BY

*Ramaprasad Chaudhuri*



ELECTION COMMISSION OF INDIA

ভাৰতীয় নিৰ্বাচন কমিছন

IDENTITY CARD

WB / 22 / 105 / 222243

পৰিচয় পত্ৰ



Elector's Name	Chaudhuri Ranajit
নিৰ্বাচকৰ নাম	চৌধুৰী ৰাজিৎ
Father/Mother/ Husband's Name	Ramprasad
পিতৃ/মাতৃ/স্বামীৰ নাম	ৰামপ্ৰসাদ
Sex	M
লিংগ	পুৰুষ
Age as on 1.1.1995	30
১.১.১৯৯৫-ত বয়স	৩০

*Ranjit Chaudhuri*

Address

W/149 Hem Chandra Neekar Road, Calcutta.

বিত্ত

১৪৯/১৪৯ হেম চন্দ্ৰ নেকাৰ ৰোড, কলিকতা ।

Facsimile Signature  
Electoral Registration Officer  
নিৰ্বাচন নিৰ্বাহক অফিচাৰ

For 158-BELIAGHATA  
Assembly Constituency

১৫৮, বেলাঘাট  
নিৰ্বাচন নিৰ্বাহক অফিচ

Place	Calcutta
স্থান	কলিকতা
Date	24.08.95
তাৰিখ	২৪.০৮.৯৫



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



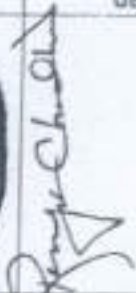


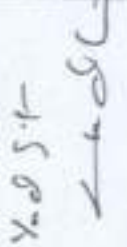


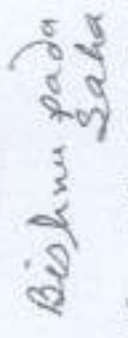
OFFICE OF THE A.D.S.R. SEALDAH, District Name : South 24-Parganas


Signature / LTI Sheet of Query No/Year 16062000843337/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Samir Kumar Sen 25/2/D, Narikel Danga Main Road, P.O.- Phoolbagan, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Land Lord			 18/08/20
2	Mr Prabr Kumar Sen 25/2/D, Narikel Danga Main Road, P.O.- Phoolbagan, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Land Lord			 18/08/20
3	Mr Mihir Sen 25/2/D, Narikel Danga Main Road, P.O.- Phoolbagan, P.S.- Narikeldanga, District -South 24- Parganas, West Bengal, India, PIN - 700054	Land Lord			 18/08/20

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Ranajit Chaudhuri 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700010	Representative of Developer [RP Jeet Developer 's Private Limited]			 18-08-2020
5	Mr Yudhajit Chaudhuri 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700010	Representative of Developer [RP Jeet Developer 's Private Limited]			 18-08-20
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bishrupada Saha Son of Late Radhagobinda Saha 4/65, R. M. M. G. Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010	Mr Samir Kumar Sen, Mr Prabir Kumar Sen, Mr Mihir Sen, Mr Ranajit Chaudhuri, Mr Yudhajit Chaudhuri			 18-08-2020

  
(Kaushik Ray)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal



*Samir Kumar Sen.*


 भारत-सरकार  
 Government of India


 सनी कुमर सेन  
 Samir Kumar Sen  
 डेट ऑफ बर्थ: 03/06/1950  
 लिंग: MALE



8470 0532 9945  
 UID - 8470 0532 9945 1000

आलाख आलाख, आलाख आलाख

*Samir Kumar Sen*


 भारत-सरकार  
 Unique Identification Authority of India

नाम:  
 सनी कुमर सेन, सनी कुमर सेन,  
 पता:  
 25/20 - 700034

Address:  
 25/20, NARBEIDANGA MAIN ROAD,  
 Kankurpuchi S.O. Kolkata,  
 West Bengal - 700034



8470 0532 9945  
 UID - 8470 0532 9945 1000



Yud S.T. ← →

### Major Information of the Deed

Deed No :	I-1606-01849/2020		Date of Registration :	19/08/2020
Query No / Year	1606-2000843337/2020		Office where deed is registered	
Query Date	22/07/2020 6:54:51 AM		1606-2000843337/2020	
Applicant Name, Address & Other Details	Gopi Nath Datta Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN-700014, Mobile No. : 9874878433, Status :Deed Writer			
Transaction	[0110] Sale, Development Agreement or Construction agreement		Additional Transaction :	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value			Market Value	Rs. 3,75,61,067/-
Stampduty Paid(SD)	Rs. 75,020/- (Article:48(g))		Registration Fee Paid	Rs. 21/- (Article:E, E)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)			

#### Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narkeldanga Main Road, Road Zone : (Rail Bridge (W-30) -- Phool Bagan More) , , Premises No: 126/3E/1A, , Ward No: 030 Pin Code : 700054

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 7 Chatak 6.86 Sq Ft		3,75,61,067/-	Property is on Road
<b>Grand Total :</b>				<b>8.9876Dec</b>	<b>0 /-</b>	<b>375,61,067 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger:print and Signature
1	<b>Mr Samir Kumar Sen</b> Son of Late Becharam Sen 25/2/D, Narikel Danga Main Road, P.O:- Phoolbagan, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. : Axxxxxx5C, Aadhaar No: 84xxxxxxxx9945, Status :Individual, Executed by: Self, Date of Execution: 18/08/2020 . Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2020 . Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence
2	<b>Mr Prabir Kumar Sen</b> Son of Late Bacharam Sen 25/2/D, Narikel Danga Main Road, P.O:- Phoolbagan, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: Axxxxxx0R, Aadhaar No: 62xxxxxxxx2686, Status :Individual, Executed by: Self, Date of Execution: 18/08/2020 . Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2020 . Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence



**3 Mr Mihir Sen**

Son of Late Bacharam Sen 25/2/D, Narikel Danga Main Road, P.O:- Phoolbagan, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALxxxxxx3J, Aadhaar No: 92xxxxxxxx6115, Status :Individual, Executed by: Self, Date of Execution: 18/08/2020  
 , Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2020  
 , Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RP Jeet Developers Private Limited</b> 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ranajit Chaudhuri (Presentant )</b> Son of Late Ramaprasad Chaudhuri 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3M, Aadhaar No: 34xxxxxxxx7973 Status : Representative, Representative of : RP Jeet Developers Private Limited (as Director)
2	<b>Mr Yudhajit Chaudhuri</b> Son of Mr Ranajit Chaudhuri 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3M, Aadhaar No: 57xxxxxxxx9750 Status : Representative, Representative of : RP Jeet Developers Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger-Print	Signature
<b>Mr Bishnupada Saha</b> Son of Late Radhagobinda Saha 4/65, R. M. M. G. Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010			

Identifier Of Mr Samir Kumar Sen, Mr Prabir Kumar Sen, Mr Mihir Sen, Mr Ranajit Chaudhuri, Mr Yudhajit Chaudhuri

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Samir Kumar Sen	RP Jeet Developers Private Limited-2.99587 Dec
2	Mr Prabir Kumar Sen	RP Jeet Developers Private Limited-2.99587 Dec
3	Mr Mihir Sen	RP Jeet Developers Private Limited-2.99587 Dec

Endorsement For Deed Number : I - 160601849 / 2020

On 18-08-2020

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

Presented for registration at 17:15 hrs. on 18-08-2020, at the Private residence by Mr Ranajit Chaudhuri.

**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 3,75,61,067/-.

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

Execution is admitted on 18/08/2020 by 1. Mr Samir Kumar Sen, Son of Late Becharam Sen, 26/2/D, Road: Narikel Danga Main Road, P.O: Phoolbagan, Thana: Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Retired Person, 2. Mr Prabir Kumar Sen, Son of Late Bacharam Sen, 25/2/D, Road: Narikel Danga Main Road, P.O: Phoolbagan, Thana: Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Professionals, 3. Mr Mihir Sen, Son of Late Bacharam Sen, 25/2/D, Road: Narikel Danga Main Road, P.O: Phoolbagan, Thana: Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Professionals

Identified by Mr Bishnupada Saha, Son of Late Radhagobinda Saha, 4/65, R. M. M. G. Lane, P.O: Beliaghata, Thana: Beliaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Private Service


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

Execution is admitted on 18-08-2020 by Mr Ranajit Chaudhuri, Director, RP Jeet Developers Private Limited (Private Limited Company), 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Mr Bishnupada Saha, Son of Late Radhagobinda Saha, 4/65, R. M. M. G. Lane, P.O: Beliaghata, Thana: Beliaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Private Service

Execution is admitted on 18-08-2020 by Mr Yudhajit Chaudhuri, Director, RP Jeet Developers Private Limited (Private Limited Company), 75, Hemchandra Naskar Road, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Mr Bishnupada Saha, Son of Late Radhagobinda Saha, 4/65, R. M. M. G. Lane, P.O: Beliaghata, Thana: Beliaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Private Service



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 19-08-2020

**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 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2020 3:40PM with Govt. Ref. No: 192020210055589021 on 07-08-2020, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IKQAQFXEWD on 07-08-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for the document is Rs. 10,000/- and Stamp Duty paid by Stamp No. 50001 to 50100 - Rs. 10,000/-

Description of Stamp  
1 Stamp: Type: impressed, Serial no. 500, Amount Rs. 1000, Date of Purchase: 20/07/2025, Vendor name: **MADHUKAR GADGIL**

Description of Online Payment using Government Receipt Portal System (GRPS): Finance Department, Govt. of MH (Link: [grps.mh.gov.in](#)) - Linked with Govt. Ref No: 14000010000000001 on 07-08-2025, Amount Rs. 10,000/- Bank: **State Bank of India (SBIC0000001)**, Ref No: **5000000000** on 07-08-2025, Head of Account: **0215-02-103-000-00**



**Kavitha Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DELHLY**  
**South 24 Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2020, Page from 85668 to 85730

being No 160601849 for the year 2020.



Digitally signed by KAUSHIK ROY  
Date: 2020.08.28 13:20:07 +05:30  
Reason: Digital Signing of Deed.

*Kaushik Ray*  
(Kaushik Ray) 2020/08/28 01:20:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)