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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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17.05.2023
S-27237760/2023

certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

17 MAY 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the
17th day of May 2023 (Two Thousand Twenty Three)

BETWEEN

(1) MRS. INDRANI DE alias **INDRANI DE (NEE BOSE)** (PAN - ADCPB9504H, Aadhaar No. 4303 3565 1243, Mobile No.9434535920), wife of Sri Saroj Kumar De, daughter of Late Nripendra Narayan Bose, by faith - Hindu, by occupation - Retired Person, residing at CD-26/3, V.K. Nagar, Durgapur, Paschim Barddhaman, West Bengal, Pin - 713210, **(2) MR. SOUMENDRA NARAYAN BOSE** (PAN - AGJPB7415P, Aadhaar No.5097 9279 1507, Mobile No.9831439794), son of Late Nripendra Narayan Bose, by faith - Hindu, by occupation - Retired Person, residing at 3/28/A, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, and **(3) MR. DIPENDRA NARAYAN BOSE** (PAN - AAIPB4556C, Aadhaar No.4670 2181 2447, Mobile No.9810027758), son of Late Nripendra Narayan Bose, by faith - Hindu, by occupation - Self Employed, residing at 3/28/A, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called the **LANDOWNERS** (which

expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

M/S. S.D. CONSTRUCTION (PAN – ADSPD8699K, GST No. 19ADSPD8699K1ZF), a sole proprietorship firm having its office at 8/50, Bijoygarh, Post Office – Jadavpur University Police Station – Golf Green, Kolkata – 700032, represented by its sole proprietor – **SRI SUBHAS DUTTA** (PAN – ADSPD8699K, Aadhaar No. 6455 7811 6947, Mobile No. 9831520973), son of Late Basudev Dutta, by faith – Hindu, by occupation – Business, residing at 3/8A, Bijoygarh, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, hereinafter called the Developer (which expression shall unless excluded by or repugnant to the

context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS by a registered indenture duly executed and registered on 04.01.1994, the Governor of the State of West Bengal as Donor under the disposal of the Refugee Relief and Rehabilitation Department gifted , granted , conveyed and transferred unto and in favour of Smt. Swapna Bose therein mentioned as Donee **ALL THAT** piece and parcel of homestead land measuring more or less 2 Cottahs 0 Chittaks 4 Square Feet comprised in E.P. No.463, S.P. No.1738, C.S. Plot No. 1962 (P), 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road

formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032, the said Deed was duly registered in the office of the Additional District Registrar Alipore and recorded in Book No. I, Volume No. 1, Page 1 to 4, Being No. 1 for the year 1994 and being the Donee said Swapna Bose accepted the said Deed of Gift by endorsing her signature .

AND WHEREAS by virtue of the said Registered Indenture said Swapna Bose became the sole and absolute Owner and absolutely seized and possessed the aforesaid property without any interference and hindrance from any quarter .

AND WHEREAS out of natural love and affection towards her daughter Mrs. Indrani De (Nee Bose), the Landowner No. 1 herein said Swapna Bose transferred and conveyed the said property by a registered Deed of Gift duly executed and registered on 20.06.2007

in the office of the Additional District Sub-Registrar Alipore and recorded in Book No. I, Volume No. 188, Page 23 to 39, Being No. 02502 for the year 2007 and being the Donee the Landowner No. 1 accepted the said Deed of Gift by endorsing her signature.

AND WHEREAS by virtue of the said Registered Deed of Gift the Landowner No. 1 Indrani De (Nee Bose) herein became the sole and absolute Owner and absolutely seized and possessed of the aforesaid property.

AND WHEREAS by another registered indenture duly executed and registered on 04.01.1994, the Governor of the State of West Bengal as Donor under the disposal of the Refugee Relief and Rehabilitation Department gifted, granted, conveyed and transferred unto and in favour of Sri Soumendra Narayan Bose, the Landowner No. 2 herein mentioned therein as Donee **ALL THAT** piece and parcel of homestead land measuring more

or less 1 Cottah 13 Chittaks 10 Square Feet comprised in E.P. No.463/A, S.P. No.1738/1, C.S. Plot No. 1962 (P), 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032, the said Deed was duly registered in the office of the Additional District Registrar Alipore and recorded in Book No. I, Volume No. 1, Page 69 to 72, Being No. 18 for the year 1994 and being the Donee, the Landowner No. 2 accepted the said Deed of Gift by endorsing his signature.

AND WHEREAS by virtue of the said Registered Indenture the Landowner No. 2 Soumendra Narayan Bose became the sole and absolute Owner and absolutely seized and possessed

the aforesaid property without any interference and hindrance from any quarter .

AND WHEREAS by another registered indenture duly executed and registered on 04.01.1994, the Governor of the State of West Bengal as Donor under the disposal of the Refugee Relief and Rehabilitation Department gifted, granted , conveyed and transferred unto and in favour of Sri Dipendra Narayan Bose, the Landowner No. 3[^] herein mentioned therein as Donee **ALL THAT** piece and parcel of homestead land measuring more or less 1 Cottah 9 Chittaks 10 Square Feet comprised in E.P. No.463/B, S.P. No.1738/2, C.S. Plot No. 1962 (P), 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road

being postal address 3/28/A, Bijoygarh, Kolkata - 700032, the said Deed was duly registered in the office of the Additional District Registrar Alipore and recorded in Book No. I, Volume No. 1, Page 21 to 24, Being No. 6 for the year 1994 and being the Donee, the Landowner No. 3 accepted the said Deed of Gift by endorsing his signature.

AND WHEREAS by virtue of the said Registered Indenture the Landowner No. 3 Dipendra Narayan Bose became the sole and absolute Owner and absolutely seized and possessed the aforesaid property without any interference and hindrance from any quarter .

AND WHEREAS though the Landowners of this agreement acquired their respective properties by separate Deeds of Gift but there are no demarcation and boundary in their respective properties and the properties physically remain joint.

AND WHEREAS as the property remain joint the Landowners jointly mutated their names in the record of the Assessment Register of the Kolkata Municipal Corporation vide Assessee No. 21-096-03-2708-1 in respect of Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road, Kolkata - 700032 and have been jointly paying the taxes to the Kolkata Municipal Corporation regularly .

AND WHEREAS in order to avoid any future disputes, differences and ambiguity the Landowners herein executed and registered a Deed of Amalgamation which was duly executed and registered on 15.05.2023 and recorded in Book No. I, CD Volume No. 1603-2023, Being No. 160306522, for the year 2023.

AND WHEREAS by virtue of the said Deed of Amalgamation the Landowners herein have become joint owners and co-sharers of **ALL THAT** piece and parcel of

homestead land measuring more or less 5 Cottahs 6 Chittaks 24 Square Feet togetherwith partly two storied building measuring more or less 1977 Square Feet and partly tin shed kancha structure measuring more or less 120 Square Feet comprised in E.P. No.463, 463/A and 463/B, S.P. No.1738, 1738/1 and 1738/2, C.S. Plot No. 1962 (P), 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032.

AND WHEREAS the Landowners jointly mutated their names in the record of the Assessment Department of the Kolkata Municipal Corporation vide Assessee No. 21-096-03-2708-1 in respect of the said Premises No. 74/3/33, Sri Ram Thakur Road formerly

J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032.

AND WHEREAS being thus in possession of the aforesaid property the Landowners have decided to develop the said Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 morefully and particularly described in the Schedule- 'A' hereunder written and hereinafter called the said property by raising construction of preferably G+4 or G+3 storied buildings according to the sanction building plan upon demolishing the old structure therefrom but having no such experience requisite fund and workmanship the Landowners decided to place the responsibility upon a competent Developer having enough knowledge workmanship and goodwill in the business of Development.

AND WHEREAS the Developer herein is engaged in the business of Development for a long time with goodwill and reputation in the locality and on coming to know such intention of the Landowners made contact with the Landowners and upon going through the proposal the Landowners herein have decided to place the responsibility to the Developer herein to raise construction of preferably G+4 or G+3 storied buildings consisting of several self contained flats and Car Parking Space in the ground floor according to the sanction building plan at the cost and responsibility of the Developer herein.

AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL OF THIS AGREEMENT FOR DEVELOPMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS :

1. The Landowners declare that the Landowners are the absolute owners of **ALL THAT** piece and parcel of

homestead land measuring more or less 5 Cottahs 6 Chittaks 24 Square Feet togetherwith partly two storied building measuring more or less 1977 Square Feet and partly tin shed kancha structure measuring more or less 120 Square Feet comprised in E.P. No.463, 463/A and 463/B, S.P. No.1738, 1738/1 and 1738/2, C.S. Plot No. 1962 (P), 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96, being Assessee No. 21-096-03-2708-1 and being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032. The Landowners further declare that the Landowners have now good right full power and absolute authority to enter into this Agreement for Development with the Developer herein and the said property is not the subject matter of any

suits or proceedings, attachments, liens, lispendens, charge, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

2. The Landowners upon going through the proposal of the Developer, placed the responsibility to raise construction of preferably G+4 or G+3 storied building as per Landowners' proposed design/layout given to the Developer consisting of several self contained flats, Car parking space according to the sanctioned building plan and specification and the developer accepted the responsibility so trusted by the landowners in respect to raise construction of preferably G+4 or G+3 storied buildings according to sanctioned Building Plan at its own cost and responsibility under the terms here under contained.

3. That the landowners with the execution of this agreement grant license to the developer to enter upon

the property of the landowners as aforesaid and also hereinunder mentioned in the Schedule "A" and to take physical measurement of the property and accordingly prepare a site plan and the proposed building plan by a Civil Engineer with structural design and obtain approval and signature of the Landowners and to submit the said building plan with Landowners' proposed Design/Layout to the K.M.C. authority for sanction and upon obtaining sanction from the K.M.C. Authority take all measures for construction of the building with the help of engineer, architect, labour, mason Plumber, electrician and all other experts as would be required for the purpose of construction of the building.

4. The Developer undertakes that the Developer shall take all steps for amalgamation of the property of the Landowner Nos. 1, 2 and 3 and Developer shall pay all arrear taxes and also pay expenses for Deed of Amalgamation at his own costs and responsibility.

5. The Developer shall be under obligation to pay all Municipal rate bills, Electricity charges and all other outgoings payable in respect of the said property during the period of construction till the handover of the Owners' allocation to the said Landowners after getting completion certificate of the building and all others clearance from the K.M.C. and other authority.

6. The Developer shall demolish the existing structure after receiving sanctioned Building Plan from Kolkata Municipal Corporation at the said premises at his own costs and responsibility and shall appropriate the sale proceeds of the debris without any claim of Landowners. The Developer shall deliver to the Landowners one copy of one set of Certified Agreement Copy, Deed of Amalgamation, Certified Copy of Power of Attorney, a copy of the Sanctioned Building Plan, IB, AR Copy as soon as received from the Kolkata

Municipal Corporation before starting demolition work and start construction work.

7. The Developer shall arrange alternative residential accommodation of 2 (Two) numbers of 3BHK Flats or 3 (Three) numbers of 2BHK Flats with 1 (One) Car Parking Space for the 3 Landowners and shall pay rent for the same during the period of construction till the delivery of Owners' allocation in the proposed newly constructed building.

8. That the Developer shall complete the construction of the new buildings in all manners according to the sanctioned building plan and specification at his own cost and responsibility within 21 (Twenty One) months from the date of obtaining Sanctioned Building Plan and/or vacant possession of the Schedule - 'A' property. In spite of due diligence, if the Developer is prevented due to natural calamity or Act of God such as flood,

earthquake and /or civil war, riot, pandemic, non availability of building materials or any other unnatural acts in completion of the building within the period of 21 months from the date of sanctioned building plan, then in that event the Developer should be allowed extension of time to complete the construction of the building even after 21 months till the normal situation is restored.

9. The Developer shall also complete the common areas and gardening etc. and facilities as would be attached to the building at his own cost and responsibility.

10. That the Developer shall pay all fees, wages, carriage, salary, bonus to the contractor, labour, massions, plumber and the Landowners shall have no liability to pay any such expenses.

11. That all liabilities including the liability of any accident, if any for construction labour, mason, plumber, electrician and or others shall be born by the Developer without creating any liability to the Landowners during the period of construction.

12. The Developer shall procure all building materials as per specification of the building material and construction in Schedule 'F' written hereunder of this agreement and shall pay all cost and dues of such materials without creating any liability of the Landowners.

13. Upon construction of the new building in all manner the Developer shall deliver 50% of the total F.A.R. of the sanctioned building plan to the landowners at first instance. In case the building is sanctioned for G+4 storied then the Developer shall provide 1376 Square Feet more or less built up area each on the First

Floor, Second Floor and Third Floor on the Front Road Side facing East Colony Road and 3 (Three) Car Parking Spaces preferred by Landowners in the Ground Floor and if the building is sanctioned G+3 storied in that event the Developer shall deliver 1412 Square Feet more or less built up area each on the First Floor, Second Floor and Third Floor on the Front Road Side facing East Colony Road and 3 (Three) Car Parking Spaces preferred by Landowners in the Ground Floor. Further in either case of G+4 or G+3 one storage room space measuring more or less 300 Square Feet in favour of the Landowner No. 2 (which will be allocated preferably South-West Corner side i.e. School side on the Ground Floor and ear marked on mutual discussion after obtaining the sanction of the building Plan). The Developer will pay an amount of Rs. 6,00,000/- (Rupees Six Lakhs) only at the time of delivery of possession of the Landowners' allocation which will be adjusted with the difference price for extra/additional area in First,

Second and Third Floor only excluding Storage Room Space as Landowners' allocation in the building in lieu of the land of the Landowners which has been morefully and particularly described in the Schedule - 'B' hereunder written.

14. The Landowners will have to pay to the Developer @ Rs.4,500/- per Square Feet including GST for additional area beyond their allocated 50% share i.e. in case of G+4 storied building then the Landowners have to pay for additional 370 Square Feet built up area more or less as per proposed drawing and in case of G+3 storied building then the Landowners have to pay for 1057.5 Square Feet additional built up area more or less as per proposed drawing excluding Storage Room Space in the Ground Floor to the Developer at the time of delivery/possession of the Landowners' allocation.

15. That save and except the Owners' allocation as stated hereinabove the Developer shall retain the remaining 50% F.A.R. of the new building i.e. in case of

sanction of G+4 storied then the Developer shall retain 503 Square Feet built up area in each First, Second and Third Floor on the Back side towards West and entire Fourth Floor measuring more or less 1879 Square Feet more or less and remaining sanctioned Car Parking Spaces (maximum two to three) in the Ground Floor. If the building is sanctioned for G+3 storied then in that event the Developer shall retain 707 Square Feet built up area in each First, Second and Third Floor on the Back side towards West and remaining Car Parking Spaces (maximum two to three) in the Ground Floor, the description of which morefully and particularly described in the Schedule -'C' hereunder written.

16. The Developer shall have all right and liberty to sell his allocated portion in the newly constructed buildings for residential purpose only including sanctioned Car Parking Spaces for only Flat Owners to any intending purchaser/s and also collect the consideration money,

booking money, earnest money from the prospective purchaser/ purchasers without any claim or demand of the Landowners of such booking money, consideration money and earnest money without creating any liability upon the Landowners towards refund thereof.

17. The Developer shall have right and liberty to publish any advertisement in the news paper and fixed any board or hoarding at the site to invite the intending purchaser or purchasers in respect of sale of the Developers allocation in the proposed new buildings with mutual understanding with the Landowners.

18. In spite of due diligence in completion of the construction of the building within 21 months from the date of sanctioned building plan, if the Developer is prevented due to sufficient cause beyond his control in that event the Landowners shall allow or grant an extension of 3 months from the expiry of the said period of 21 months, in spite of such extension of three months

if the developer fails or neglects to complete the construction of the building in all manner and delivery possession of the Owner's allocation in that event, the Developer may be allowed a further extension of three months with a penalty of Rs.2,000/- (Rupees Two Thousand) per day for the said extended three months, inspite of such penal extension. If the Developer fails to complete the construction of the proposed building and deliver possession of the owner's allocation in that event at the option of the Landowners this agreement shall be rescinded or terminated and the Landowners shall have right and liberty to construct the incomplete pending work of the proposed building by their own or by engaging or appointing any other new developer or contractor to complete the incomplete works of the proposed buildings after determination of the accounts by a Chartered Valuer as would be spent by the said Developer for the purpose of the

project, which will be accepted by the new developer, to avoid any delay.

19. Upon completion of the proposed building and completion certificate from the K.M.C. the Developer shall serve a notice in writing to the Landowners and issue Possession Letter to respective three Landowners for taking possession of the Owners' allocation and the Landowners shall be under obligation to take delivery of possession of their allocated portion within 30 days from the date of receipt of such notice. In spite of service of such notice the Landowners fail or neglect to take delivery of possession of their allocation in that event the Developer shall not be liable to pay any taxes, levies, rates, duties and maintenance charges, dues and other outgoings payable in respect of the owners' allocation and the said charges will be apportioned pro-rata with reference to the saleable spaces in the proposed building.

20. The Landowners undertake to sign and execute all agreement for sale to be executed by and between the developer and its prospective purchaser/purchasers in respect of Developer's allocation as confirming party with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the developer and the Landowner further undertake to execute and register all Deed of Conveyances in favour of the nominee or nominees, purchaser or purchasers of the flats and Car Parking spaces of the Developer as the Vendors to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/nominees, purchaser/purchasers of the developer but without any claim or demand of consideration money as would be paid by the purchaser/purchasers to the Developer and the developer shall join in such Deed of conveyance/conveyances as the Confirming Party to admit and

acknowledge the receipt of the consideration money of the Residential Flat/Flats Car Parking spaces of the Developer's allocation. But all expenses for executing the said Agreement for Sale and Deed of Conveyance of the flats of the Developer's allocation will be borne by the Developer or his nominee/nominees, Purchase/Purchases of the said flat of the said building.

21. The Developer shall be entitled to receive collect appropriator or utilize all booking money, earnest money consideration money from any intending purchaser or purchasers in respect of his allocation in the proposed building without creating any liability upon the Landowner towards the refund of such consideration money or against any third party claim. If the Developer takes advance from any intending Purchaser but not construct building there will be no liability on the Landowners to such consideration as would be received from the Purchaser by the Developer

22. The Landowners shall sign and execute and register a Development Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also to sell any flat or flats or Car Parking Space (maximum two to three) of the Developer's allocation for residential purpose to any intending Purchaser/Purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers in respect of the Developer's allocation and also to execute and register necessary Deed of Conveyance in favour of the prospective purchaser/purchasers in respect of the Developer's allocation.

23. The Landowners shall have right and liberty to use the owners' allocation and the common parts of the building morefully described in the Schedule 'D' hereunder. Landowners and the Developer and/or

Purchasers from the Developer's allocation shall be liable to pay the common expenses to maintain the common areas and facilities on equal sharing between all flats' co-owners mentioned in the Schedule - 'E' hereunder. Each residential Flat Owner deposit lump sum of Rs. 10,000/- as sinking fund for emergency maintenance of the building. The Developer will collect from the respective Purchaser at/Flats Owners in his allocation at the time selling Flat/Flats to them.

24. That after completion of the project in all manner and after getting completion certificate from K.M.C. and after delivery of possession of the owners' allocation as well as Developer's allocation in the proposed project an Association of Flat Owners will be formed to run and maintain/security the day to day affairs of the said building.

25. That after completion of the construction of the building in all manners the name of the building shall "BASU VILLA"

26. The Landowners will handover the original Deeds and Documents to the Developer for the development purpose of building and sale purpose of Developer's allocation against accountability letter on Stamp Paper at the time of building sanction. All these original documents will be handed over to Apartment Owners' Association of the said premises at the time of handover by the Developer.

SCHEDULE "A" REFERRED TO

ALL THAT piece and parcel of homestead land measuring more or less 5 Cottahs 6 Chittaks 24 Square Feet togetherwith two storied building measuring more or less 1977 Square Feet and tin shed kancha structure measuring more or less 120 Square

Feet comprised in E.P. No.463, 463/A and 463/B, S.P. No.1738, 1738/1 and 1738/2, C.S. Plot No. 1962 (P) , 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 which is butted and bounded by :-

ON THE NORTH: Tank and proposed road (Tank & Passage),


ON THE SOUTH: S.P. 1741 (School)

ON THE EAST : 22.5 Feet Colony Road (22.5 feet wide KMC Road)

ON THE WEST : E.P. No. 464/1 (Tank)

SCHEDULE "B" REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT 50% of the constructed saleable space of Sanctioned Building Plan to the landowners at first instance. In case the building is sanctioned for **G+4** storied then the Developer shall provide **1376 Square Feet** more or less built up area each on the First Floor, Second Floor and Third Floor on the **Front Road Side** facing East Colony Road and and 3 (Three) Car Parking Spaces preferred by Landowners in the Ground Floor. If the Building is sanctioned **G+3** storied in that event the Developer shall deliver **1412 Square Feet** more or less built up area each on the **Front Road Side** facing East Colony Road and 3 (Three) Car Parking Spaces preferred by the Landowners in the Ground Floor. Both the option one storage room space measuring more or less 300 Square Feet will provide in favour of Soumendra Bose (Landowner No. 2). The Landowners will have to pay to the Developer @ Rs.4,500/- per Square Feet including GST for additional area beyond their allocated 50% share



i.e. in case of G+4 storied building then the Landowners have to pay for additional 370 Square Feet built up area more or less as per proposed drawing and in case of G+3 storied building then the Landowners have to pay for 1057.5 Square Feet additional built up area more or less as per proposed drawing excluding Storage Room Space in the Ground Floor to the Developer at the time of delivery/possession of the Landowners' allocation

SCHEDULE "C" REFERRED TO

(Developer's Allocation)

ALL THAT 50% remaining constructed saleable space of Sanctioned Building Plan i.e. in case sanctioned for **G+4 storied** then the Developer shall retain **503 Square Feet** more or less built up area in each First Floor, Second Floor and Third Floor on the **Back Side** towards West and entire Fourth Floor measuring more or less **1879 Square Feet** and remaining Sanctioned Car Parking Spaces (maximum two to three) only Flat Owners' use (Not for Non-Resident/Outsiders) on the Ground Floor. If

the building is sanctioned for **G+3** storied then in the event the Developer shall retain **707 Square Feet** built up area in each First, Second Floor and Third Floor on the Back side towards West, and remaining Sanctioned Car Parking Spaces (maximum two to three) only for Flat Owners' use (Not for Non-Resident/ Outsiders) on the Ground Floor.

SCHEDULE "D" REFERRED TO
(Common Areas and Facilities)

1. Stair, Staircase, Stair Landings on all the floors and stair room (Square steel frame with wooden handle).
2. Lift Automatic (5 person Capacity) 272 kgs. (OTIS, SCHNEIDER or JOHNSON make).
3. Common passage, including main entrance, gardening open space.
4. Drainage system

5. Roof of the said building and roof parapet.
6. Water pump, underground water reservoir, overhead water reservoir, water pipes and other common plumbing installation .
7. Sewerage system with fittings.
8. Boundary wall and Gate (Four sides of premises including School side with Tie beam throughout all boundary walls with approx 6 Feet height. Front Road side boundary wall Consist of one side gate for Common entrance and rest part Square Grill Gate for car passage considering Foundation pillars.
9. Such other common parts, equipments, installations. fixtures, fittings and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.

10. The foundations, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.

11. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, electric connection and telephone connection to the premises.

12. Reservoirs in the Ground Floor and the Top Floor of the building, submersible two pumps, motor, pipes. Steel Ladder/ staircase to access top reservoir.

SCHEDULE "E" REFERRED TO ABOVE

(Common Expenses)

1. The Common expenses to maintain the common areas and facilities for Flat owners in Developer and /or purchasers from Developer allocation & Landowners will

be on equal sharing between all flat Co-Owners for maintaining, repairing, reconstructing and renewing the main structure, lift and in particular thereof the drainage system, main water discharge arrangement and the arrangement for supply of water, electricity and all common areas and services contained in the Schedule "C".

Each Residential Flat owner will deposit Rs 10,000/- (Rupees Ten Thousand) only as **Sinking Fund** for emergency breakdown maintenance of aforesaid building premise. Developer will collect from purchaser / flat owners in Developer allocation at the time of sale.

2. The cost of cleaning and lighting the main entrance of the building and the passages and spaces around the building, lobby corridors, staircase etc.

3. Cost of repairing, Painting and decorating the exterior of the premises.

4. All Municipal Taxes and rates (both Landowner's share and Developer's share) and all outgoing charges, surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereon, till the property sold by this Deed is separately assessed.

5. Salary, wages, fees and remuneration of lawyers, engineers, accountants, durwans, technicians, plumbers, electricians, masons, carpenters for maintenance and protection of the said premises and administrations and management of the affairs thereof.

6. The cost of working and maintenance and pump and service charges.

7. All expenses of common services and in connection with common area and facilities on equal sharing by all flat co-owners.

8. Premium for insurance of the premises against earthquake and fire, if any.

9. Such expenses as are necessary for or incidental to the said maintenance and upkeep of the premises and of the common areas, facilities and amenities including Fire fighting provision with Extinguisher.

SCHEDULE 'F' REFERRED TO

(Specification of building material & construction)

All cost of the material of this Schedule will be borne by the Developer.

General	:	The Building Shall be R.C.C. framed structure as per the design of the architect and engineer.
Excavation	:	Earth work is excavation of foundation trenches or drains in all sorts of soil including

		removing, spreading or stacking the soils as directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete.
Earth Filling	:	Earth work in filling in foundation, trenches, plinth etc. with good earth in layers not exceeding 6" at a time including watering and ramming etc. layer by layer complete.
Foundation Bedding	:	P.C.C [1:3:6]3" thick in leveling course for foundation bedding.
R.C.C. Work	:	Providing and laying concrete mix (1:1'2:3 / 1:2:4 with reinforcement as per design in foundation, tie-beams, lintels, columns floor beams, floor slabs, stair case, chajja, drop

		wall etc. Piling at back tank side irrespective of soil testing.
Brick Wall	:	All exterior brick work shall be 8" thick with bricks of approved quality and C.M. [1:6]. All partition walls shall be 5" thick with bricks of approved quality and CM. [1:4], Flooring bedding: P.C.C. (1:3:6] floor bedding, 4" brick flat soling at ground floor.
Floor Finish, Skirting, Dado Etc.	:	(1) The height of the Ground Floor level Minm 300 mm from the existing road height. All the floors will be finished with Marble/Vitrified Tiles (Kajaria /Johnson make, size 4 ft x 2 ft). Skirting minm 4 inch in bedrooms, drawing and dining etc in Same level with wall finish. (2) 3-0 ft high glazed tiled dado

	<p>will be provided over cooking platform in kitchen and the cooking platform is casting slab and on top Granite (Colour to confirm by the Landowners).</p> <p>(3) In toilets floor will be anti skid tiles on floor provided with 6 ft high skirting for all four walls complete glazed tiles.</p>
Plaster	<p>: The outside of the building will have plaster 3/4" thick (Average) whereas the inside plaster will be 1/2 "thick (Average) with reputed company make Putty on surface and Royal Matt finish all Three floors of Landowners.</p>
Door and Windows	<p>: 1. Main Entrance Door:</p> <p>(a) Polished Segun door with Godrej Lock with inner Morris Lock & magic eye hole and collapsible Gate (only for the</p>

	<p>landowners);</p> <p>(b) Three Land owners and the other doors will be of Pine Wood Bathroom with baby lock.</p> <p>(c) One handle from outside.</p> <p>2. Other Doors : Will be of Pine Wood.</p> <p>3. Windows :</p> <p>(a) Box type window with sliding door and square outside grill, Almirah Groove inside all bedrooms each flats of Landowners. Also overhead Loft in walls bedroom, kitchen, outside toilet wherever maxm possible.</p> <p>(b) Window Palla will be of High density Aluminum Sliding from reputed brand (Life coat etc).</p>
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	<p>(c) All windows shall have frosted glass (Saint Gobain make).</p> <p>(d) The windows of toilets shall have transiucem glass.</p> <p>(e) All windows will be provided with M.S. Square Grill approved by the Architect /Engineer.</p> <p>(f) Verandah will be covered with Grill 10 Square MM Solid Bar.</p>
<p>White Wash & Colour Wash</p>	<p>The building shall be painted externally with weather coats Asian / Berger Paints (minm 2 coats after 1 coat primer) . The inside wall of Building shall have putty on surface and Royal Matt finish for Individual Three Land owners only.</p>

<p>Toilet & Kitchen</p>	<p>: 1. Toilet : Each Toilet consist:</p> <p>(a) One European type commode</p> <p>(b) One shower</p> <p>2. Bathroom Fittings:</p> <p>(i) Two bedrooms 22"x 16" white Covered basin on granite slab (Jaguar/paragya)</p> <p>(ii) Master bedroom attached bathroom (26" x 20" inch) Covered basin on Granite slab (preferably Jaguar /paragya)</p> <p>(iii) Bathroom basin Covered (26"x 20"inch) (preferably Jaguar/paragya)</p> <p>(iv) Kitchen basin (26"x20" inch) & SS Double sink (32" X 18" inch)</p> <p>(v) One Dining Covered basin (22" X 16")</p> <p>(d) Two taps for hot & cold water all bathrooms & kitchen</p>
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		<p>(preferably Jaguar/Parry ware)</p> <p>(e) Geyser line all bathrooms</p> <p>(2) Kitchen:</p> <p>(a) One kitchen Stainless steel Double sink with hot/cold water tap (32' x 18")</p> <p>(b) One cooking slab will Granite top with support base on casting slab (colour to confirm by Landowners).</p> <p>(c) Dining space, one Covered standard basin.</p>
Stair Case	:	<p>(1) Stair case wall will be provided with grill window glass for light/and ventilation as per design by the Architect.</p> <p>(2) Meter Room for Electric Meter.</p>
Roof	:	The height of the roof of each

	<p>floor 10 feet.</p> <p>(1) Roof of the building shall be I P of approved quality.</p> <p>(2) 4 feet high parapet wall will be provided all around the roof.</p> <p>(3) P.V.C. rain water pipe (PHENOLEX, Supreme) for proper drainage of water from roof.</p>
<p>Electrical Installation</p>	<p>: (1) Common electric meter and common electric line (main line) as per requirement of all flats including Developer's portion of the proposed building will be provided by Developer at his own cost.</p> <p>(2) Separate electric meter from</p>

	<p>the common electrical line (main line) for Individual Three Landowners will be provided by Developer. Rest flats owners of Developer portion by respective flat owners at own cost.</p> <p>(3) In Bedroom: 2 (Two) Fan, 2 (Two) light, night lamp point , 2 (Two) switch & Sockets 5 & 15 Amp., Computer point, Side Table 2(Two) switch & socket, 1 (One) A.C. Power Point switch & socket, computer point;</p> <p>(4) Drawing Room : Two(2) Fan points, four (4) light points, 3 (Three)switch & Sockets 5 & 15 Amp., Power points with switch & sockets for T.V and A.C;</p> <p>(5) Dining : 1 (One) Fan point, 2 (Two) Light points, 2 (Two) switch &</p>
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	<p>Sockets 5 & 15 Amp, 2 (Two) Power points with switch & sockets for Fridge and A.C.</p> <p>(6) Kitchen : 1 (one) fan point 2 (two) light points, 2 (two) switch & sockets 5 & 15 amps., Exhaust fan and 4 (four) power points for micro oven, chimney, dishwasher, mixer, washing machine.</p> <p>(7) Bathroom : 2 (Two) Light points, switch and Sockets 5 & 15 Amp., Power point for Geyser with switch & sockets.</p> <p>(8) Balcony : 1 (One) Light point, switch & sockets 5 & 15 Amp. And Power point switch & socket, fan point.</p> <p>(9) Storage Room: 1 (One) Fan point, 2 (Two) Light</p>
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	<p>point, 3 (Two) Power points switch & sockets for A.C , T.V and Computer.</p> <p>(10) Rest Areas for sufficient light like Staircase, passage. Roof top ,G.F Caretaker room as per standard.</p> <p>(11) All wiring will be concealed and made of Havells. All wires inside building will be concealed power supply.</p>
<p>Water Supply</p>	<p>: (1) Brick Underground Water Reservoir minm with Sensor arrangement and Two Submersible Motors & pumps and R.C.C. Overhead Water reservoir capacity as per sanctioned plan.</p> <p>(2) R.C.C. over head reservoir will be provided at the stair roof as per design. Steel ladder to be provided at the stair roof for access to reservoir.</p> <p>(3) Main Water line 1 Inch</p>

	<p>Ferrule as per KMC rules and Distribution of Water through 1.5 Inch Pipe.</p> <p>(4) 4 Inch Rain Water Pipe with master track</p>
<p>Compound</p>	<p>: (1) The C.C. Camera reputed Company make will be provided inside the premises with 3 monitors for individual 3 land owners.</p> <p>(2) (a) After completion of the building new construction boundary wall all four side of premises thorough out Tie beam with pillar or beams as per existing minm 6 ft height.</p> <p>(b) Plinth foundation complete flat soiling with brick layering.</p> <p>(c) Front roadside boundary wall consists of one side gate common entrance ^{and rest} gate for car passage considering foundation</p>

		pillars.
Lift	:	Automatic Lift will be provided for 5 persons 272 kgs, (Otis /Schender /Johnson make)
General	:	<p>Rod : Tata Steel/Sail/JSPL</p> <p>CEMENT: Ultratech</p> <p>Sand: Coarse for concrete foundation and Medium Coarse sand for Plaster.</p> <p>BRICK: No. 1 fully burnt. (No broken bricks)</p> <p>PVC PIPE: Finolex/ Ascrol/ Supreme</p> <p>SINK & BASIN: (22" X 16") Stainless steel Double sink with hot/cold water tap (32' x 18")</p> <p>One Caretaker Room with Toilet</p>

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED. SEALED & DELIVERED

In the Presence of :

WITNESSES :

1. Jagamba Mondal *Indrani De . Alias
Indrani De (Nee Bose).*
Alipore Judges Court
Kolkata-27. *Soumendra Narayan Bose
Dipendra Narayan Bose*

SIGNATURE OF THE LANDOWNERS

2. Raju Mondal *Sudhakar Das*
Alipore Road
Kolkata-27

SIGNATURE OF THE DEVELOPER

Drafted by :
Debraj B Saha
Advocate *WB/105/1517*
Alipore Judges' Court
Kolkata - 700 027

Computer Print by :
Soma Ghosal.
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name INDRANI DE ALIAS INDRANI DE (NEE BOSE)
 Signature Indrani De (Nee Bose)



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SOUMENDRA NARAYAN BOSE
 Signature Soumendra Narayan Bose



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name DIPENDRA NARAYAN BOSE
 Signature Dipendra Narayan Bose



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SUBHAS DUTTA
 Signature Subhas Dutta

Major Information of the Deed

	I-1603-06706/2023	Date of Registration	17/05/2023
Year	1603-2001237760/2023	Office where deed is registered	
Date	15/05/2023 7:35:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 55,05,000/-	Rs. 1,28,83,513/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road (Bijoygarh Colony). , Premises No: 74/3/33, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak 24 Sq Ft	50,00,000/-	1,16,19,154/-	Width of Approach Road: 23 Ft.,
Grand Total :				8.9238Dec	50,00,000 /-	116,19,154 /-	

Structure Details :



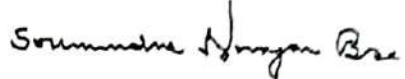
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1977 Sq Ft.	5,00,000/-	12,34,389/-	Structure Type: Structure
Gr. Floor, Area of floor : 971 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1006 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	120 Sq Ft.	5,000/-	29,970/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2097 sq ft	5,05,000 /-	12,64,359 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs Indrani De, (Alias: Mrs Indrani De(Nee Bose)) Daughter of Late Nripendra Narayan Bose Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023

CD-26/3,v.k.narar, Durgapur, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: Adxxxxxx4h, Aadhaar No: 43xxxxxxxx1243, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Soumendra Narayan Bose Son of Late Nripendra Narayan Bose Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023

3/28/A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: Agxxxxxx5p, Aadhaar No: 50xxxxxxxx1507, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Dipendra Narayan Bose Son of Late Nripendra Narayan Bose Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023

3/28/A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: Aaxxxxxx6c, Aadhaar No: 46xxxxxxxx2447, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office










etails :

,Address,Photo,Finger print and Signature



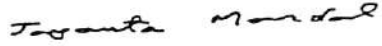
CONSTRUCTION

50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executive
oy: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office</td><td> May 17 2023 1:03PM</td><td> LTI 17/05/2023</td><td> 17/05/2023</td></tr></tbody></table> <p>3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx9k, Aadhaar No: 64xxxxxxxx6947 Status : Representative, Representative of : S.D.CONSTRUCTION (as Sole proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office	 May 17 2023 1:03PM	 LTI 17/05/2023	 17/05/2023
Name	Photo	Finger Print	Signature						
Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office	 May 17 2023 1:03PM	 LTI 17/05/2023	 17/05/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 17/05/2023	 17/05/2023	 17/05/2023

Identifier Of Mrs Indrani De, Mr Soumendra Narayan Bose, Mr Dipendra Narayan Bose, Mr Subhas Dutta

Transfer of property for L1

From	To. with area (Name-Area)
Mrs Indrani De	S D CONSTRUCTION-2 97458 Dec
Mr Soumendra Narayan Bose	S D CONSTRUCTION-2 97458 Dec
Mr Dipendra Narayan Bose	S D CONSTRUCTION-2 97458 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Indrani De	S D CONSTRUCTION-659 00000000 Sq Ft
2	Mr Soumendra Narayan Bose	S D CONSTRUCTION-659 00000000 Sq Ft
3	Mr Dipendra Narayan Bose	S D CONSTRUCTION-659 00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Indrani De	S D CONSTRUCTION-40 00000000 Sq Ft
2	Mr Soumendra Narayan Bose	S D CONSTRUCTION-40 00000000 Sq Ft
3	Mr Dipendra Narayan Bose	S D CONSTRUCTION-40 00000000 Sq Ft

Endorsement For Deed Number : I - 160306706 / 2023

2023

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

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

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

Presented for registration at 12:15 hrs on 17-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta ..

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 1,28,83,513/-

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

Execution is admitted on 17/05/2023 by 1. Mrs Indrani De, Alias Mrs Indrani De(Nee Bose), Daughter of Late Nripendra Narayan Bose, CD-26/3, v.k.narar, Durgapur, P.O: Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession Retired Person, 2. Mr Soumendra Narayan Bose, Son of Late Nripendra Narayan Bose, 3/28/A, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 3. Mr Dipendra Narayan Bose, Son of Late Nripendra Narayan Bose, 3/28/A, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Professionals

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-05-2023 by Mr Subhas Dutta, Sole proprietor, S.D.CONSTRUCTION (Sole Proprietorship), 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/05/2023 8:13PM with Govt. Ref. No: 192023240056211748 on 16-05-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9875378901638 on 16-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 19,970/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 516, Amount: Rs.50.00/-, Date of Purchase: 15/05/2023, Vendor name: Swarup Chandra
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/05/2023 8:13PM with Govt. Ref. No: 192023240056211748 on 16-05-2023, Amount Rs: 19,970/-, Bank: SBI EPay (SBlePay), Ref. No. 9875378901638 on 16-05-2023, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 190383 to 190445
being No 160306706 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.18 10:38:35 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/18 10:38:35 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)