

SL No 866/23,

P-833/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 601702

P-2000536926/2023

Certified that this document is  
admitted to Registration. The  
signature sheet and the  
Endorsement sheet attached to the  
document are part of this document.

Additional Dist. Sub Registrar  
Sealdah  
6-3-23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this ...6th...day of  
March....., 2023 (Two Thousand Twenty Three) A.D.

BETWEEN

क्रमांक 18945  
शे ३१  
नाम श्री  
पत्ता  
शाना

27 FEB 2023

Raj Nandini Developer  
Sector B

प्लॉट नं. १०५  
Metropolitan Co-opp  
Housing Society  
No 105

DEBESH DAS ROY  
Stamp Vendor  
A.D.S.R. Office, Dantan  
LIC No. - 2/2007



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist. South 24 Parganas

Anindha Ghosh  
Adrolake  
Shipone Indrages Corridor  
Kolkata 700 025



**SRI DEBABRATA DAS (PAN: AFYPD4613D)(AADHAR NO. 554446323271)**, s/o late Sunil Kumar Das, by Occupation- retired, **AND SRI HIMADRI SEKHAR DAS, (PAN: AXJPD5235C)(AADHAR NO. 513087116966)**, s/o late Sunil Kumar Das, by Occupation- retired, both are by Religion- Hindu, both are by Nationality-Indian, both are residing at P-153B, Sector- "A", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, hereinafter referred to and called as the **"OWNERS"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, Legal representatives and assigns ) of the **"FIRST PART"**;

**AND**

**"M/S. RAJNANNDINI DEVELOPER"** a sole Proprietorship firm having its Principal Place of business at P-88, Sector- "B", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its proprietor namely **SRI JOYDEEP NAG (PAN: AELPN1625F)(AADHAR NO. 4526 7379 4668)**, S/o late Pulak Kanti Nag, residing at P-88, Sector-"B", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, by faith- Hindu, by Nationality- Indian, by Occupation – Business, hereinafter referred to and called as **"DEVELOPER"** (which terms or expression shall be deemed to mean and include his respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**;

**WHEREAS**, under provisions of the Bengal Co-operative Societies Act'1940 (Bengal Acts XXI of 1940) a Co-operative Society had been duly formed under name and style of **"P. C. SEN CO-OPERATIVE HOUSING SOCIETY LTD.** "under registered address at 1, Mangoe lane, Calcutta-700001, Vide



**A.D.S.R., SEALDAH**  
6 MAR 2023  
Dist.-South 24 Parganas

Certificate of Registration No-75/Cal of 1966 [Rule 10(2)] and the bye-Laws filed by the said Society before the authority and the same had been duly Registered;

**AND WHEREAS**, the said "P.C. Sen Co-operative Society Ltd." had been changed its name under style of "Metropolitan Co-operative Housing Society Ltd." from the office of the Assistant Register Co-operative Society, Govt. of West Bengal as per the Memorandum No.- 3852 dated Calcutta the 08.06.1967;

**AND WHEREAS**, the said "Metropolitan Co-operative Housing Society Ltd." hereinafter called "the said Society" having its registered office at 11, Canal South Road, within the jurisdiction of Tiljala police Station, Kolkata-700105 (formerly Kolkata-700039).

**AND WHEREAS**, the Society was formed with *inter alia*, its main object to establish on Co-operative basis Settlements of Housing for its members from persons with moderate income by way of providing them with residential plots of lands at affordable costs and in order to pursue the said objective, under the provisions of its Bye-laws, the said Society was also empowered to raise funds from its members so as to enable the society to acquire and develop low priced marshy lands at the outskirts of the city, to distribute, allot and transfer such plots to its members and also to provide them with financial assistance for construction of their respective houses.

**AND WHEREAS**, by the Deed of Sale dated the 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.- 145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated the 29.04.1969 and Registered on 07.05.1969, entered into Book No-I, Volume No.- 74, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated the 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being No.-2234 for the year 1969, the Deed of Sale dated the 11.06.1969 and Registered on 18.06.1969, entered into Book No-I, Volume No.- 104, Pages from 159 to 168, Being No.-2759 for the year



1969, the D  
entered into  
No. 27



A.D.S.R., SEALDAH  
6 MAR 2023  
Dist.-South 24 Parganas

1969, the Deed of Sale dated the 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book No.I, Volume No.37, Pages from 194 to 207, Being No.-781 for the year 1970, the said Society then Purchaser purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza – Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunj) under the Alipore Collectorate within the District 24 Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of Bheri lands which by local measurement covers a little above 467 Bighas 16 Cottahs and recorded in the District Settlement Khatian No.-21, Dag No.- 31 and 209 of the Dhapa Mouza, corresponding to R.S.Khatian Nos.-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 and 209 of the said Mouza- Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201,141 and 140 of the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.- 407,408,352,353, Dag No- 248,186,187,257/267 of the said Mouza – Nimakpoktan.

**AND WHEREAS,** by a Deed of Partition dated 29.04.1970 made between the Metropolitan Co-operative Housing Society Ltd., of the one part and Smt. Saibalini Chaudhurani & others of the other part and Registered by the R.A.Calcutta in Book No.-I, Volume No.- 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute vendor of the Western portion of the Taki Estate Bheri Land (Marshy) which was C.S.Dag Nos.- 201,141 and 140 of District Survey and Settlement Khatian Nos.- 2 and 43, corresponding to R.S.Dag Nos.- 248,186,187,167, recorded in the Revisional Settlement Khanda Khatian Nos.- 407,408,352 and 353 of Mouza – Nimakpoktan, P.S.- Jadavpur (old Tollygunj) now P.S. – Pragati Maidan (old Tiljala), Touzi No.- 173,1298/2833, J.L.No.- 1 under the Alipore collectorate, District 24 Parganas as well as the Western portion of the lands of C.S.Dag No.- 81, District Settlement Khatian No.- 21, Touzi No.- 173, J.L.No.- 2, R.S.No.-236 of Mouza – Dhapa in P.S.- Jadavpur



**A.D.S.R., SEALDAH**  
- 6 MAR 2023  
Dist.-South 24 Parganas



(old Tollygunj) now P.S.- Tiljala under the Alipore collectorate, District 24 Parganas corresponding to Western portion of the land covering an area of 17.72 acres included in the R.S.Khatian Nos. 654(khanda), 609 (Khanda), 612(Khanda) of the same Mouza, same P.S. and same R.S. Number under the same Collectorate and District, which corresponds to Western Portion of R.S.Dag Nos. 87 and it was for greater clearance demarcated by a common boundary line passing North to South through the said Dag No. 87.

**AND WHEREAS**, after purchase of the said lands, the said Society caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendments, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town ( Planning and Development) Act.,1976, comprises several allottable plots each measuring more or less 4 Cotthas/ 2 Cotthas/ 3 Cotthas available for allotment to its members.

**AND WHEREAS**, the said Metropolitan Co-op. Housing Society caused Development of the entire plots lands divided into 5 (five) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the said master plan.

**AND WHEREAS**, Smt. Hira Das and Sunil Kumar Das, since deceased had applied in due form to the Metropolitan Co-op. Housing Society for the purpose of allotment of a plot of land as a bonafide joint member of the said Housing Society.

**AND WHEREAS**, said Smt. Hira Das and Sunil Kumar Das, since deceased was allotted a Plot of Land being Plot No-153B in Sector-"A", as per master Plan drawn up by the said Co-operative Housing Society, having an area of 4 Cotthas more or less,



**A.D.S.R., SEALDAH**  
**6 MAR 2023**  
**Dist.-South 24 Parganas**

**AND WHEREAS,** Smt. Hira Das and Sunil Kumar Das, since deceased being the lawful joint Owners of the aforesaid Plot of Land and was in peaceful possession of the same by constructing a three storied building on the same without any disturbances from any corner whatsoever and the building was constructed in the year 1989.

**AND WHEREAS,** Sunil Kumar Das unfortunately died on 11.01.1994 and the said Society transferred the membership as well as shares and other interest in the said society in favour of Smt. Hira Das instead and in place of Smt. Hira Das and Sunil kumar Das, since deceased, on the basis of the nomination recorded by Sunil Kumar Das, since deceased, in his life time vide their letter dated 17<sup>th</sup> day of November'2006

**AND WHEREAS,** while in peaceful possession the said Smt. Hira Das, the said Society executed and registered a deed of conveyance in favour of Smt. Hira Das on 9<sup>th</sup> day of December, 2006, as a general policy of allotting transferring and selling of the said plot to its members at large, which was registered at the office of the Addl. Registrar of Assurances-I, Kolkata and which is recorded in Book No.-I, Volume No.-1, Pages from 1 to 14 being deed No. 1068, for year 2007.

**AND WHEREAS,** while in peaceful possession the said Smt. Hira Das, had duly applied for mutation of her name in respect of the aforesaid Plot of Land along with two storied house before the Kolkata Municipal Corporation and after mutation the property is now known and/or recorded as Municipal Premises No. A/P-153B/A, Canal South Road, Kolkata-700105 under P.S.-Tiljala, KMC ward No. 57, Borough -VII, being Assessee No. 140570201980.

**AND WHEREAS,** while in peaceful possession the said Smt. Hira Das, due to her natural love and affection has transferred the aforesaid Plot of Land along with double storied building in favour of his two sons Sri Debabrata Das and Sri Himadri Sekhar Das by way of deed of gift i.e. Smt. Hira Das executed one deed of gift in favour of Sri Debabrata Das and registered the same on





A.D.S.R., SEALDAH  
6 MAR 2023  
Dist.-South 24 Parganas

27.07.2018 in the office of the A.D.S.R, Sealdah, South 24 Parganas and recorded in Book No.- I, Volume No.-1606-2018, Page from 109882 to 109907, being No.- 160603353, for the year 2018 in respect of entire First floor of the building measuring about 1275 sq. ft. super build up area alongwith proportionate, undivided and impartible share of land in the three storied building being Premises No. A/P-153B/A, Canal South Road, Kolkata-700105.

**AND WHEREAS**, Smt. Hira Das executed another deed of gift in favour of Sri Himadri Sekhar Das and registered the same on 27.07.2018 in the office of the A.D.S.R, Sealdah, South 24 Parganas and recorded in Book No.- I, Volume No.-1606-2018, Page from 109908 to 109934, being No.- 160603352, for the year 2018 in respect of entire flat on the 2<sup>nd</sup> floor measuring 1275 sq. ft. super built up area alongwith proportionate, undivided and impartible share of land in the three storied building being Premises No. A/P-153B/A, Canal South Road, Kolkata-700105.

**AND WHEREAS**, Smt. Hira Das also executed another deed of gift jointly in favour of Sri Debabrata Das and Sri Himadri Sekhar Das and registered the same on 27.07.2018 in the office of the A.D.S.R, Sealdah, South 24 Parganas and recorded in Book No.- I, Volume No.-1606-2018, Page from 109854 to 109881, being No.- 160603354, for the year 2018 in respect of entire ground floor measuring 1200 sq. ft. super built up area alongwith proportionate, undivided and impartible share of land in the three storied building being Premises No. A/P-153B/A, Canal South Road, Kolkata-700105.

**AND WHEREAS**, Sri Debabrata Das and Sri Himadri Sekhar Das jointly had applied to the Society to include their name as a member and shareholder of the said society instead and in place of their mother Smt. Hira Das for the aforesaid Plot of Land and building which is more fully & particularly mentioned in the Schedule "A" hereunder written.

**AND WHEREAS**, accordingly after compliance and/or completion of all the necessary, required and legal formalities and steps the Metropolitan Co-operative

Housing  
with the  
of the



A.D.S.R., SEALDAN  
- 6 MAR 2023  
Dist.-South 24 Parganas



Housing Society Limited through the Secretary transferred the membership along with the allotment of the above mentioned as well as the Schedule mentioned plot of the Housing Society in their name, instead and in place of his mother Smt. Hira Das through a letter Ref. No. MCHSL/046/2020-21, dated 26.09.2020 and subsequently the shares of the Society has also been transferred in the name of Sri Debabrata Das and Sri Himadri Sekhar Das, instead and in place of Smt. Hira Das on 26<sup>th</sup> September' 2020.

**AND WHEREAS**, by virtue of the said transfer of shares, membership and allotment of plot, Sri Debabrata Das and Sri Himadri Sekhar Das have become the allottee in respect of the said as well as Schedule "A" mentioned plot of land and started possessing and enjoying the same without any disturbance and/or hindrance from anybody.

**AND WHEREAS**, while in peaceful possession the said Sri Debabrata Das and Sri Himadri Sekhar Das, had applied for mutation of their name in respect of the aforesaid Plot of Land before the Kolkata Municipal Corporation instead and in place of their mother Hira Das and after mutation their name was recorded in the books of the Kolkata Municipal Corporation.

**AND WHEREAS**, Sri Debabrata Das and Sri Himadri Sekhar Das being the lawful joint Owners of the aforesaid Plot of Land along with three storied house morefully describe Schedule "A" hereunder written and was in peaceful possession on the same without any disturbances from any corner whatsoever.

**AND WHEREAS**, the Owners herein, due to his lack of technical knowledge, experience and expertise in the field of construction, he will construct a G+IV storied building with the help of a most reliable, experienced and a sound developer (both technically and financially) for the purpose of Development and construction of the new G+IV building at the said Premises No.- A/P-153B/A, Canal South Road, Metropolitan Co-op. Housing Society Ltd., P.S.-Pragati Maidan (old Tiljala), Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII.



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist-South 24 Parganas

**AND WHEREAS**, the Developer herein, coming to know the facts of such desire of the Owners herein, have made a proposal in relation to the aforesaid Development of the said property before the Owners. The Owners after necessary investigation and thorough understanding with the Developer herein and being satisfied with the credential of the Developer both the parties hereto have mutually analyzed, discussed and agreed to execute a Development agreement under certain terms and conditions to satisfy the interest of both the parties hereto. The Owners herein, have agreed to appoint the other part herein, as the Developer of the said property for constructing the proposed G+IV storied building as per the sanctioned building plan. The Developer herein, has also agreed to Develop the said property by constructing the proposed G+IV storied building as per the sanction building plan at its own cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein.

**AND WHEREAS**, it is mutually settled by and between the Owners and the Developer herein, that the Owners will be entitled to the entire 2<sup>nd</sup> Floor and entire 3<sup>rd</sup> Floor and 50% area of the back side Ground Floor flat of the new G+IV storied building, along with **2 (two)** Car Parking Space on the Ground Floor along with all common area, facilities and benefit etc., together with proportionate rights on all common areas and facilities of the building particularly mentioned in the Schedule "D" hereinafter written finished as per the building specification along with a forfeit money of **Rs. 3000000/- (Rupees Thirty Lakh) Only** out of which a sum of Rs. 100000/- (Rupees One lakh) only has paid by the Developer to the Owners on or before execution of this agreement. It is also agreed that the remaining entire 1<sup>st</sup> Floor and entire 4<sup>th</sup> Floor and 50% area of the back side Ground Floor flat along with **2 (two)** Car Parking Space on the Ground Floor and car parking spaces on the wider side open space of the new building shall be vested to the Developer and the Owners shall have no objection and/or claim in respect of the Developer allocation and its disposal to the interested buyers/purchasers at any price or total consideration against such transfer.



NOW  
HERE  
ARE A



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas

**NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-**

1. In the Premises and in consideration of mutual advantage and benefits to be receive and derived by both the parties herein, do hereby enter this Development Agreement for the Development of the said Property.
2. That the said Owners do hereby irrevocably appoint, authorize and nominate and empower the said Developer to act as the Developer of the said property and at the costs to be borne and incurred by the said Developer to have a prepared and sanctioned a building plan duly sanctioned by the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter in to the said property and to have the same surveyed and measured with the help of their men, labours, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a building Plan prepared by a qualified Architect/ Engineer/Surveyor.
4. That the Developer shall be entitled to in the name of and on behalf of the Owners and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed G+IV storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from Kolkata Municipal Corporation and for that purpose to sign and grant receipts.
5. That the Owners agrees that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the Development work and to start to commence the construction of the proposed building at the land of the said premises strictly in accordance with the said sanctioned building plan by the KMC authority.
6. That the Developer agrees that, before demolishing the existing building the Developer will make an arrangement of alternative accommodation



A.D.S.R., SEALDAH

6 MAR 2023

Dist.-South 24 Parganas



for the Owners and also the Developer will carry the monthly rent for the alternative accommodation until the Owners repossessed his possession to his allocation to his new Flats at the said premises mentioned in the Schedule-A and the Owners agrees that the Developer is fully entitled to sell the scrap materials including existing doors, windows, window grill, bricks etc to collect the demolition cost of the existing building.

7. That the Owners agrees that, before commencement of proposed construction work the Owners will pay the up to date KMC Tax.
8. That upon the plan being sanctioned the Developer agrees to construction of the said building in a substantial and works like manner and use standard materials of the size and specification stated in the sanctioned plan.
9. That the Developer hereby undertook to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.
10. That the Owners agrees and undertakes and confirms that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer of the Developer's allocation without any interruption, objection, disputes, interference, hindrance of the said Owners and that the appointment of the said Developer as 'Developer' of the said premises and the rights of the said Developer to construct the said building in terms of the agreement shall always be irrevocable on the part of the said Owners, subject to further agreement or otherwise by and between the parties herein.
11. That the Owners will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in their own custody free from all encumbrances, charges, liabilities and they shall not deal with the same in any manner and shall not deposit the same for securing any money claim and they shall always allow the Developer to have inspection of the said documents as and when require for establishing



**A.D.S.R., SEALDAH**  
6 MAR 2023  
Dist.-South 24 Parganas

and proving the title of the said Owners and they shall allow the Developer to make true copies and extracts and Xerox copies thereof at the cost of the Developer as will be required from time to time. In case of necessity, the Owners shall be bound to show all the original copies of Deeds, documents, certificates, receipts to concerned KMC authorities and any other authorities for the statutory purpose of sanctioning plan etc. It is also agreed that, the original sanctioned building plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owners will get a certified copy of the said sanctioned plan for their own satisfaction, and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned.

12. It is agreed that the Owners shall, also from time to time, sign all other documents and execute, register the same at the cost and expense of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new G+IV storied building on the land of the schedule mentioned premises.
13. That it is clearly agreed and understood by and between the parties herein, that the Owners will not be liable to bear and to pay the cost of construction and kmc taxes, duties and GST or any other taxes or expenses during construction period of the Owners' allocation and other common benefits and facilities, it will be borne by the Developer herein.
14. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labor Contractors and / or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of the completion of the new multistoried building at the schedule mentioned premises.





A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas

15. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Owners shall make over khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portion duly completed under the Developer' allocation. The Owners shall not be entitled to revoke rights of khas possession to be held by the Developer until and unless the new G+IV storied building is not completely finished strictly within the stipulated period of time as mutually agreed by and between the parties herein.
16. That the said Owners do hereby grant, unto and authorize the Developer with exclusive right and power to build upon and exploit of the said land of the said premises and to construct on the land of the said premises, building of such height and of such nature as shall be decided by the said Developer with the consent of Owners and will be permitted to be constructed by the said Developer in terms of the Agreement. It is agreed that, the Developer shall be solely responsible for such construction of the building according to the said building Rule and in compliances with all law, rules and provisions and in strict conformity with the details drawings specifications proposals and features contained in the said plan to be sanctioned, and all necessary cost and expenses in relation thereto till completion of the building, sale and/or transfer/hand over of the flats and car parking spaces to the intending Buyers. The said Developer shall always keep the said Owners indemnified from all claims, processes, responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party claims.
17. That the Owners agrees and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owners shall not in any manner object, restrict, obstruct,



**A.D.S.R., SEALDAH**  
- 6 MAR 2023  
**Dist.-South 24 Parganas**



hinder or impede the said work of construction in the said Building by the said Developer.

18. That the Developer shall unless hindered or impeded or obstructed by circumstances beyond control or any abnormal situation will complete the construction of the said building on the land of the said premises within 24 (Twenty Four) months from the date of commencement of the construction work after sanction of the building plan along with 6 (Six) months time period for the purpose of FORCE MAJEURE.
19. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of Owners's allocation to the said Owners the Municipal rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Owners shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne and paid by the said Owners exclusively.
20. That is agreed, that the Owners and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the Owners shall always sign, execute all documents, Plans, affidavits and undertakings, declaration, that will be required to be filed with the K.M.C. from time to time in connection with the sanction of the said Building Plan. The Developer, will also as the Constituted Attorney on behalf of the Owners, to be entitled to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings in the name of the Owners.
21. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owners nor the Developer nor their respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.



**A.D.S.R., SEALDAH**  
6 MAR 2023  
Dist.-South 24 Parganas

22. That the Owners agrees to defend the title of the said premises and also defend the possession and rights of the Developer or construction of the said building as envisaged in the Agreement.
23. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.(Floor Area Ratio).
24. That the Developer shall be at liberty to sell and/ or allot the Developer's allocation under schedule 'C" with undivided proportionate share of land and the areas thereof in the allocation of the said Development Agreement and to enter into Agreement For Sale and transfer hereof or in its discretion to enter Agreement for the construction of the said Developer's Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for sale of Developer's allocation of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed in accordance to approved plan by the said Developer. The Owners agrees that, they will join to the said Agreement respectively for the sale or also for either sale of the said constructed flat and/or for constructing the flats under Developer's allocation on behalf of the respective intending persons as may be required by the Developer from time to time and the Owners will agree to transfer, to confirm and transfer of the constructed area of the flats under Developer's allocation on behalf of the Purchasers or intending persons.
25. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the cost of constructions of the said flats and the garages under the Developer's allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said Owners.





**A.D.S.R., SEALDAH**  
- 6 MAR 2023  
**Dist. South 24 Parganas**

26. That the Developer shall always have a paramount claim security or charge on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and sale and transfer of Developer's allocation in favour of the Developer or its nominees and / or appointees in terms of the said Agreement.
27. That the Owners have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owners and / or their predecessor-in-title for the execution of Agreement and that the Owners is fully entitled to deal with the said property as it's absolute Owners and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
28. That the Developer shall be entitled and is authorized to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and / or permit connection water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
29. That after completion of construction of the Owners's Allocation the Developer shall give written notice to the Owners intimating the Owners to take possession of the Owners' Allocation in the building within 30 (Thirty) days from the date of completion of the Owners' Allocation.
30. That both the parties herein, have mutually agreed that, the name of the proposed G+IV storied building will be "**SUDIN**" in the Schedule -'A' mentioned Premises.
31. That after completion of the building, any extra work / construction demanded by the Owners herein (other than mentioned in the work schedule) will be borne by the Owners herein, for such extra work or construction in their allocation.
32. That the Owners herein as assured and confirmed the Developer herein, that, even in case of their absence/ illness or upon their demise, their legal heirs will join the Developer for the purpose of successful

accomp  
and cond



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas



accomplishment of the proposed multistoried Building as per the terms and condition as mutually agreed by and between the present Owners and the Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.

33. That the Developer herein as also assured and confirmed the Owners herein that, even in case of his absence/ illness or upon his demise, his legal heirs will join the Owners for the purpose of successful accomplishment of the proposed multistoried Building as per the terms and condition as mutually agreed by and between the Owners and the present Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
34. That after signing this agreement neither the Developer and his legal heirs, nor the Owners and their legal heirs, are permitted to cancel this Development Agreement in any circumstances.
35. It is agreed by and between the parties herein that, the Developer will construct flat on of the backside of the ground floor of the proposed building and the Owners will get 50% area of the proposed flat of the ground floor and remaining 50% area of the proposed flat on the ground floor will be vested as Developer's allocation.
36. It is agreed by and between the parties herein that, the Developer may construct flats on the entire 5<sup>th</sup> floor of the proposed building and the Owners will get 40% area of the proposed 5<sup>th</sup> floor (North side) and the Developer will get the remaining 60% area of the proposed 5<sup>th</sup> floor (South side) as Developer's allocation and the Owners will execute registered deed of conveyance in favour of the intending purchaser/s for the Developer's allocation of the proposed 5<sup>th</sup> floor as and when required.



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas

37. That the Developer is entitled to cover the both side open space by temporary shed to use the West side open space as car parking space for the Developer.
38. Sanction of the building Plan may be taken by showing a caretaker room and a toilet in the ground floor but after completion of the building the caretaker room along with the toilet will be constructed in the rear side open space and the sanctioned caretaker room and toilet will be treated as ground floor flat.
39. It is agreed by both the Parties that, there will be no problem from Owners' end if the Developer sell out any flat/ portion of the said building for commercial purpose.
40. In the event of any dispute, arising in connection with the Project under the present offer shall be resolved through an arbitrator under the provision of the Arbitration and Conciliation Act'1996

**-.:SCHEDULE – 'A' ABOVE REFERRED TO:-**  
**(PREMISES)**

**ALL THAT**, piece and parcel of a plot of land measuring about 4 (four) Cottahs more or less butted and bounded by Pucca boundary wall all around along with a three storied building of about 3200 Sq. ft. standing thereon ( i.e. ground floor covered area 1200 sq.ft. more or less, First floor covered area 1200 sq.ft. more or less and Second floor covered area 800 sq.ft. more or less with 12 years old cemented floor) being known and numbered as Plot No. 153B in Sector-A of Metropolitan Co-op. Housing Society Ltd., lying and / or situated in the District- 24 Parganas (Now South 24 Parganas), under Mouza- Dhapa, Touzi No.-173, 1298/2833, J.L.No.-2, R.S.Dag No. 87, Western Part under C.S.Khatian Nos.- 654, AND Mouza- Nimakpoktan, Revisional Settlement Khanda Khatian Nos.- 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S.Dag Nos.- 248,186,187 and 267 under P.S.- Jadavpur (Old Tollygunge) at present Police Station- Tiljala now Pragati Maidan under the District collectorate at Alipore alongwith three storied building being Municipal Premises No. A/P-153B/A, Canal South





A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas

Road/ Chingrighata Village, under Police Station- Pragati Maidan (formerly Tiljala) within the limits of the Kolkata Municipal Corporation, Ward No.57, Borough No.VII, Zone (Metropolitan Co-op. to Metropolitan Co-op.) which is butted and bounded as follows:-

ON THE NORTH : Plot No. 150

ON THE SOUTH : 40'-0" ( 12192 MM ) Wide Road.

ON THE EAST : Plot No. 153A

ON THE WEST : Plot No. 153C

**:- SCHEDULE – 'B' ABOVE REFERRED TO :-**  
**(OWNERS' ALLOCATION)**

**ALL THAT** piece and parcel of the entire 2<sup>nd</sup> floor and entire 3<sup>rd</sup> floor, and 50% area of back side Ground Floor flat along with 2 (two) car parking space on the Ground Floor of the newly constructed G+IV storied building. Apart from the above allocation the Owners shall be entitled to a consideration amount of Rs. 3000000/- (Rupees Thirty Lakh) Only out of which a sum of Rs. 100000/- (Rupees One Lakh) only has to be paid by the Developer to the Owners at the time of signing of this agreement and remaining Rs. 2900000/- (Rupees Twenty Nine Lakh) only will be paid during construction period in some installment.

**:- SCHEDULE – 'C' ABOVE REFERRED TO :-**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT,** piece an parcel of the balanced sanctioned F.A.R. of the G+IV storied building at Schedule –'A' Premises consists of the 50% area of back side Ground Floor flat, entire 1<sup>st</sup> Floor and entire 4<sup>th</sup> Floor consists of several Flats/units along with 2 (two) Car Parking Space on the Ground floor and car parking spaces on the side open space together with the undivided, proportionate share of land and premises and common benefits, facilities, rights, meant for the Flats as more fully and particularly described in the Schedule – 'D'.



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas



**-: SCHEDULE – 'D' ABOVE REFERRED TO :-**  
**(PARTICULARS OF COMMON AREAS AND FACILITIES)**

- I. Top roof of the building.
- II. The open space around the building comprising the entrance therein, the staircase on all floors including the landing thereof.
- III. The foundation columns, gutters, beams, supports, main walls.
- IV. The main entrance of the premises as well as of the building.
- V. Common passage and lobby on the ground floor.
- VI. The electric meter room and the main electric connection in the premises.
- VII. Overhead Tank.
- VIII. Water pump, water tanks, pipes and other common plumbing, installations and all other water supply equipments.
- IX. Drainage and sewerage systems.
- X. Boundary walls and such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the main building as are necessary for passage in user and occupancy of the flats in common and as are specified expressly as common parts after construction of the building.
- XI. Lift.
- XII. Caretaker Room & Toilet in the open space.

**GENERAL SPECIFICATION**

**BUILDING** : Multistory building. The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200mm thick outside wall and 125/75 mm thick partition wall. (Brick/Block with sand cement mortar.)

**FLOORING** : The floor of each flat will be of marble ( Aarna, Nijarna, Morwar @ Rs. 50/- sq. ft.) or vitrified tiles ( @ Rs. 50/- sq. ft.) finished with border & design. Skirting will be of 100 mm high with same quality cut piece marble.

DOOR:  
be provi  
Collapsibl



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist. South 24 Parganas

DOOR : Flush doors will be provided with Sal wood frames. All doors will be provided with normal fittings. Toilet doors will be of P.V.C. made. Collapsible/grill gate will not be provided. One entrance (door) will be provided. Door locks will be provided.

WINDOW : Fully glazed (3.6 mm thick) coloured aluminium (1.2 MM thick) shutter windows will be provided. All window grill will be of 12 mm thick square bar.

KITCHEN : Cooking platform will be of Granite finish of 12'-0" length and the sink will be of stainless steel. Standard quality glazed tiles (range Rs. 35/- per sq. ft.) will be provided up to the top of window level above the cooking platform. The floor will be of marble (Aarna, Nijarna, Morwar @ Rs. 50/- sq. ft.) or vitrified tiles (600mm X 600mm) finish. Skirting will be of 100 mm high of same marble or tiles.

TOILET & W.C. : Standard quality glazed tiles (range Rs. 35/- per sq. ft.) will be provided up to the top of Door height from the floor level. The floor will be of marble (Aarna, Nijarna, Morwar @ Rs. 50/- sq. ft.) or vitrified tiles (600mm X 600mm) finish as desire by the purchaser.

INSIDE & OUTSIDE FINISHING: All the internal walls, ceilings, beams Etc. will be finished by plaster of Paris without painting. External walls of the building will be painted with weather coat (Asian paints apex). No request for choice of colour will be entertain regarding outside painting.

LIFT : One 5 person capacity steel body automatic lift will be provided.

WATER SUPPLY : All water supply pipe & Soil pipe will be of P.V.C. One Overhead tank and One S.U.G.W.R. will be provided.

VERANDAH RAILING : The verandah railing will be provided up to 1000 mm high stainless steel.

ROOF TREATMENT: The roof will be treated with neat cement.

FITTINGS: Wall hang Commode (**PARRYWARE/JAQUAR**)(4000/-), Basin, flash Valve, Wall mixer/Diverter, Bib Cock, Pillar Cock (**JAQUAR (CONTINENTAL)**) will be provided in every flat.

BATHTUB : Bathtub should be supplied by the Purchaser. Fitting charge @ Rs. 9000/-





**A.D.S.R., SEALDAH**

**- 6 MAR 2023**

**Dist.-South 24 Parganas**

LOFT : Loft construction cost should be born by the purchaser @ Rs.550/- per Sq. ft.

EXTRA WORK : Any work or accessories other than our specification will be charged extra and such amount, as decided by our Engineer, will be deposited before the work. Total expenses for the common Electric meter will be borne by the purchasers proportionately.

MISCELLANEOUS: The Purchaser/s will be responsible to pay the Necessary amount for individual Electric Meter including main switch.

ELECTRIFICATION: Entire Electrical works will be concealed. All electrical wires will be copper wire. **(MESCAB)**. Modular Switches will be provided (ORIVA range). Accessories fitting charges like Tube, Fan, light etc. shall be borne by the Purchaser. Telephone wire will provide by the purchaser/s.

Bedrooms :-

Two light point, one fan point, one plug (5Amp.) point, One A.C. point, one T.V. point in one bed room.

In Kitchen

Two light point, two Plug (5Amp.) points for Chimney/ exhaust & Aqua guard, one Plug pt. (15Amp.) for mixer/ microwave.

Toilet :-

Two light point, one exhaust fan pt. and one geyser pt. (15Amp.)

Drawing/Dining room

Two fan pt., 2 light pt., one T.V. pt., one calling bell pt., one Telephone pt., one fridge pt. will be provided.

Verandah

One light pt., one fan pt., one 5 Amp. plug pt.

Main line wire will be of 220V. For any extra light point 5Amp. Switch Rs. 850/-, for 5 Amp. Plug pt. Rs. 1250/-, for 15Amp. Plug pt. Rs. 1450/-, for another A.C. point Rs. 6500/- will be charged extra.

SIDE OPEN SPACE: The side open space will be finished by neat cement.

EXTRA COST:- i) Internal Painting, ii) Electrical Accessories, iii) Individual & common electric Meter.

IN WITNESS  
Seals on the n  
SIC



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas



**IN WITNESS WHEREOF** the parties hereinto put their respective Signature & Seals on the Day Month & Year first above written.

SIGNED, SEALED & DELIVERED  
BY THE OWNERS IN PRESENCE  
OF FOLLOWING

WITNESSES :-

1. Chhalei Das

153 B, Sec A  
Metropolitan  
1201-105

Himadri Sekh Das.

Debabrata Das.

\_\_\_\_\_  
SIGNATURE OF OWNERS

2. Bigaya Das

153 B, Sec - A  
Metropolitan  
1201-105

SIGNED, SEALED & DELIVERED  
BY THE DEVELOPER IN PRESENCE  
OF FOLLOWING

1. Chhalei Das

- Same member -

RAJNANNDINI DEVELOPER

Jaydeep Nag  
Proprietor

2. Bigaya Das

Same member

\_\_\_\_\_  
SIGNATURE OF DEVELOPER

Drafted & Prepared by me :-



Advocate

Alipore Judges Court, Kolkata - 700029.

Enrolment No. WB/254/1993

*[Faint handwritten text, possibly a name and address]*

ADDITIONAL DEVELOPER  
Proprietor



**A.D.S.R., SEALDAH**  
- 6 MAR 2023  
Dist.-South 24 Parganas

MEMO OF CONSIDERATION

Received a sum of Rs. 100000/- (Rupees One Lakh) only by an A/c payee cheque as an advance out of total consideration amount of Rs. 3000000/- (Rupees Thirty Lakh) only from M/s Rajnanndini Developer in the following manner.

- Rs. 50000/- (Rupees Fifty Thousand) only vide Cheque No. 074256 of Axis Bank Ltd., Metropolitan Branch, dated 03.03.2023 in favour of Debabrata Das
- Rs. 50000/- (Rupees Fifty Thousand) only vide Cheque No. 074258 of Axis Bank Ltd., Metropolitan Branch, dated 03.03.2023 in favour of Himadri Sekhar Das

Himadri Sekhar Das  
Debabrata Das.

---

SIGNATURE OF THE OWNERS

WITNESS:

1. Chhali Das

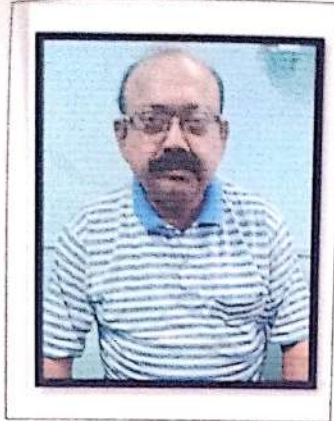
2. Bijaya Das





**A.D.S.R., SEALDAH**  
**6 MAR 2023**  
**Dist.-South 24 Parganas**

# SPECIMEN FOR TEN FINGER PRINTS



Debabrata Das.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Himadri Sekhar Das.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Joydeep Nayak

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



A.D.S.R., SEALDAH  
- 6 MAR 2023  
Dist.-South 24 Parganas





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020320232031847072

### GRIPS Payment Detail

GRIPS Payment ID:	020320232031847072	Payment Init. Date:	02/03/2023 14:58:23
Total Amount:	40908	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0136638538033	BRN Date:	02/03/2023 14:58:54
Payment Status:	Successful	Payment Init. From:	Department Portal

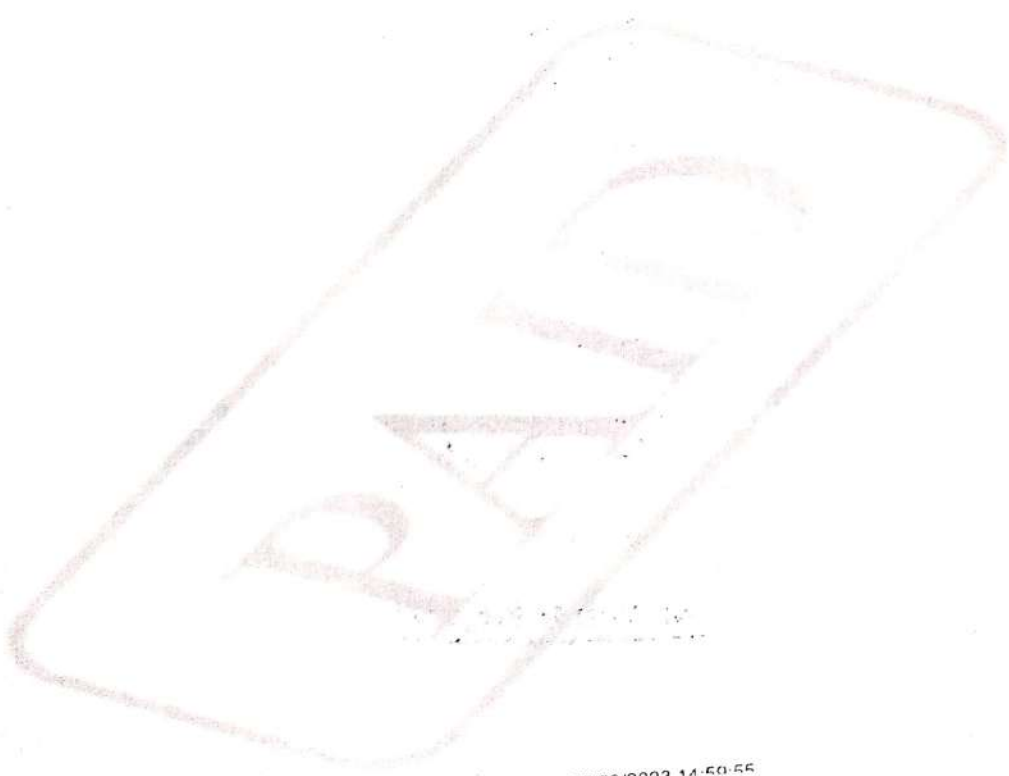
### Depositor Details

Depositor's Name: Mr Joydeep Nag  
Mobile: 9830025946

### Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230318470748	Directorate of Registration & Stamp Revenue	40908
<b>Total</b>			<b>40908</b>

**IN WORDS: FORTY THOUSAND NINE HUNDRED EIGHT ONLY.**  
**DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**





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



192022230318470748

GRN Details

GRN: 192022230318470748  
GRN Date: 02/03/2023 14:58:23  
BRN : 0136638538033  
Gateway Ref ID: 923049164  
GRIPS Payment ID: 020320232031847072  
Payment Status: Successful

Payment Mode: SBI Epay  
Bank/Gateway: SBIePay Payment Gateway  
BRN Date: 02/03/2023 14:58:54  
Method: Axis Bank-Retail NB  
Payment Init. Date: 02/03/2023 14:58:23  
Payment Ref. No: 2000536926/3/2023  
[Query No \* Query Year]

Depositor Details

Depositor's Name: Mr Joydeep Nag  
Address: P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata-700105  
Mobile: 9830025946  
Period From (dd/mm/yyyy): 02/03/2023  
Period To (dd/mm/yyyy): 02/03/2023  
Payment Ref ID: 2000536926/3/2023  
Dept Ref ID/DRN: 2000536926/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000536926/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39901
2	2000536926/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1007
Total				40908

IN WORDS: FORTY THOUSAND NINE HUNDRED EIGHT ONLY.



A.D.S.R., SEALDAH  
= 6 MAR 2023  
Dist-South 24 Parganas



## Major Information of the Deed

Deed No :	I-1606-00833/2023	Date of Registration	06/03/2023
Query No / Year	1606-2000536926/2023	Office where deed is registered	
Query Date	27/02/2023 6:05:13 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aniruddha Ghosh Mainiktala, Thana : Manicktola, District : Kolkata, WEST BENGAL, Mobile No. : 9830025946, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,08,88,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article:48(g))	Rs. 1,007/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op – Metropolitan Co.Op) , , Premises No: A/P-153B/A, , Ward No: 057 Pin Code : 700105



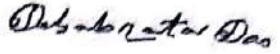


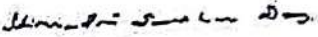
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha		1,88,99,999/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				6.6Dec	0/-	188,99,999 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	0/-	19,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 800 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		3200 sq ft	0/-	19,89,000 /-	



**and Lord Details :**



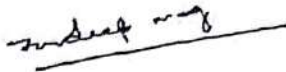
SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Debabrata Das</b>                      Son of Late Sunil Kumar Das                      Executed by: Self, Date of Execution: 06/03/2023                      , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/03/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 06/03/2023</p>	<p><b>Signature</b></p>  <p>06/03/2023</p>
<p>153B, Sector-A, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx3D, Aadhaar No: 55xxxxxxxx3271, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr Himadri Sekhar Das</b>                      Son of Late Sunil Kumar Das                      Executed by: Self, Date of Execution: 06/03/2023                      , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/03/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 06/03/2023</p>	<p><b>Signature</b></p>  <p>06/03/2023</p>
<p>153B, Sector-A, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AXxxxxxx5C, Aadhaar No: 51xxxxxxxx6966, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office</p>				

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Rajnanndini Developer</b>                      P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AExxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Joydeep Nag (Presentant)</b> Son of Late Pulak Kanti Nag Date of Execution - 06/03/2023, , Admitted by: Self, Date of Admission: 06/03/2023, Place of Admission of Execution: Office	 Mar 6 2023 11:40AM	 LTI 06/03/2023	 06/03/2023
P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5F, Aadhaar No: 45xxxxxxxx4668 Status : Representative, Representative of : Rajnanndini Developer (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Anirudha Ghosh</b> Son of Late N B Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026			
	06/03/2023	06/03/2023	06/03/2023
Identifier Of Mr Debabrata Das, Mr Himadri Sekhar Das, Mr Joydeep Nag			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Debabrata Das	Rajnanndini Developer-3.3 Dec
2	Mr Himadri Sekhar Das	Rajnanndini Developer-3.3 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Debabrata Das	Rajnanndini Developer-1600.00000000 Sq Ft
2	Mr Himadri Sekhar Das	Rajnanndini Developer-1600.00000000 Sq Ft



On 06-03-2023

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:29 hrs on 06-03-2023, at the Office of the A.D.S.R. SEALDAH by Mr Joydeep Nag ,

**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 2,08,88,999/-

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

Execution is admitted on 06/03/2023 by 1. Mr Debabrata Das, Son of Late Sunil Kumar Das, 153B, Sector-A, Metropolitan Co-op. Housing Society Ltd., P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Retired Person, 2. Mr Himadri Sekhar Das, Son of Late Sunil Kumar Das, 153B, Sector-A, Metropolitan Co-op. Housing Society Ltd., P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Retired Person

Identified by Mr Anirudha Ghosh, , Son of Late N B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-03-2023 by Mr Joydeep Nag, Proprietor, Rajnandini Developer (Sole Proprietorship), P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Anirudha Ghosh, , Son of Late N B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,007.00/- ( B = Rs 1,000.00/- , E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 2:58PM with Govt. Ref. No: 192022230318470748 on 02-03-2023, Amount Rs: 1,007/-, Bank: SBI EPay ( SBlePay), Ref. No. 0136638538033 on 02-03-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18945, Amount: Rs.100.00/-, Date of Purchase: 27/02/2023, Vendor name: DEBESH DAS ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 2:58PM with Govt. Ref. No: 192022230318470748 on 02-03-2023, Amount Rs: 39,901/-, Bank: SBI EPay ( SBlePay), Ref. No. 0136638538033 on 02-03-2023, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1606-2023, Page from 25731 to 25763  
being No 160600833 for the year 2023.



Digitally signed by AMITAVA GHOSAL  
Date: 2023.03.13 12:55:40 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Amitava Ghosal) 2023/03/13 12:55:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)