

2525/2022

D-2444/22



28/5/22
M.S

मेदिनीपुर पश्चिम बंगाल WEST BENGAL

AG 756047

2001232240/2022

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

20/5/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 20th day of May, 2022 (Two Thousand Twenty Two) A.D.

BETWEEN

Mridula Bhowmik
Joydeep Roy

02 MAY 2022



15

109

Rajnandini Developer
P-88. Sect B, Metropolitan
Co-op Housing Society Ltd

Vol. 700105

SIGNATURE OF STAMP VENDOR
SRI PRASANTA CHATTERJEE
NOT LICENSED STAMP VENDOR
SEALDAH CIVIL COURT
KOLKATA-700014

02 MAY 2022

[Faint, illegible text]

[Faint, illegible text]



A.D.S.R., SEALDAH
20 MAY 2022
Dist: South 24 Parganas

Diston



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

GRN Details

GRN: 192022230030270498 Payment Mode: Online Payment (SBI Epay)
GRN Date: 19/05/2022 17:28:09 Bank/Gateway: SBIPay Payment Gateway
BRN : 2802464946320 BRN Date: 19/05/2022 17:33:13
Gateway Ref ID: 892182539 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2001232240/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Joydeep Nag
Address: 88, Sec-B, Metropolita Co-op. Housing Society Ltd., Kol-105
Mobile: 9830025946
Depositor Status: Buyer/Claimants
Query No: 2001232240
Applicant's Name: Mr Aniruddha Ghosh
Identification No: 2001232240/6/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001232240/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	39901
2	2001232240/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	30007
			Total	69908

IN WORDS: SIXTY NINE THOUSAND NINE HUNDRED EIGHT ONLY.

MISS MRIDULA BISWAS (PAN: AMPPB6356H) (AADHAR NO.849771615798) daughter of late Chandra Nath Biswas, by Religion- Hindu, by Nationality-Indian and by Occupation- Advocate, presently residing at Plot No- 32, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, hereinafter referred to and called as the **"OWNER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, administrators, Legal representatives and assigns) of the **FIRST PART**;

AND

"RAJNANNINI DEVELOPER", a 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 sole proprietor namely **SRI JOYDEEP NAG (PAN AELPN1625F), (AADHAR NO: 452673794668)** 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**;

Mridula Biswas

Joydeep Nag



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

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 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; 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

Maidula Biswas.

Jaydeep Nag



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

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 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 Vendor 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-

Maidula Biswas .

Joydeep Dasg



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

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, 267, 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 (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 purchased 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.

Meriduh Binnas

Joydeep Nayak



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

AND WHEREAS, the said Metropolitan Co-op. Housing Society has caused Development of the entire plots lands divided into 4 (four) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.

AND WHEREAS, one Manick Chandra Biswas 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 member of the said Housing Society.

AND WHEREAS, the said Manick Chandra Biswas, since deceased, was allotted a Plot of Land being Plot No-32 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,

AND WHEREAS, Manick Chandra Biswas since deceased, being the lawful owner of the aforesaid Plot of Land and was in peaceful possession of the same by constructing a single storied house on the same without any disturbances from any corner whatsoever.

AND WHEREAS, during his peaceful possession and enjoyment of the said plot of land said Manick Chandra Biswas, died testate on 08.01.2004 as bachelor and before his death the said Manick Chandra Biswas, since deceased, made and published his Last Will and Testament executed on 3rd July'2000 and which was registered in the office of the A.D.S.R., Alipore, South 24 Parganas on 14.07.2000 and recorded in Book No.- III, Volume No.-6, Pages from 124 to 129, Being No. 255, for the Year 2000, whereby and where under amongst others he gave bequeathed and devised the entirety of the said Property unto and in favour of his niece Ms. Mridula Biswas, daughter of his brother Chandra Nath Biswas (also since deceased) absolutely and forever.

Mridula Biswas .

Jaydeep Nay



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

AND WHEREAS, In pursuance of an application for probate having been made in the Court of the Ld. District Deligate, alipore, Act 39 Case No. 150 of 2005 (P) probate in respect of the said Will has been granted on 11th May'2006 and the estate of the said deceased has been fully administered.

AND WHEREAS, as per registered Will and granted probate, the Owner herein has become entitled to succeed the said Manick Chandra Biswas in respect of his above mentioned as well as Schedule mentioned property and in that respect the Owner herein Smt. Mridula Biswas made an application before the Metropolitan Co-op. Housing Society to accept her as a member as well as a sole Owner of the said Plot of land.

AND WHEREAS, accordingly after compliance and/or completion of all the necessary, required and legal formalities and steps the Metropolitan Co-operative Housing Society Limited transferred the membership along with the allotment of the above mentioned as well as the Schedule mentioned plot of the Housing Society in her name, instead and in place of the said Manick Chandra Biswas since deceased on 28.10.2006 and subsequently the shares of the Society has also been transferred in the name of the Owner herein named, instead and in place of Manick Chandra Biswas on 13.09.2006

AND WHEREAS, by virtue of the said transfer of shares, membership and allotment of plot, the Owner herein Smt. Mridula Biswas has become the Owner in respect of the said as well as Schedule 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 of said Smt. Mridula Biswas, the said Society has executed and registered a deed of conveyance in her favour as a general policy of allotting transferring

Mridula Biswas -

Joydeep Nag





AD.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

and selling of the said plots to its members at large, on 13.02.2007 at the office of the Addl. Registrar of Assurances- I, Kolkata, vide Book No.- 1, Volume No.- 1, Pages from 1 to 14, being deed No.- 08946, for year 2007.

AND WHEREAS, while in peaceful possession the said Smt. Mridula Biswas, had duly applied for mutation of her name in respect of the aforesaid Plot of Land along with single storied house before the Kolkata Municipal Corporation and after mutation the property is now known and/or recorded as Municipal Premises No. A/P-32/A, Canal South Road, Kolkata-700105 under P.S.- Tiljala now Pragati Maidan, KMC ward No. 57, Borough -VII, being Assessee No. 140570208720

AND WHEREAS, the Owner herein, has also decided to make a highrise dwelling house but due to her lack of technical knowledge, experience and expertise in the field of construction, she 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 storied building at Premises No.- A/P-32/A, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Police Station- Tiljala now Pragati Maidan, Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII more fully described in the Schedule "A" hereunder written.

AND WHEREAS, the Developer herein, coming to know the facts of such desire of the Owner herein from a reliable source, have made a proposal in relation to the aforesaid Development of the said property before the Owner. The Owner after necessary investigation and thorough understanding with the Developer herein and satisfied with the credential of the Developer and thereafter both the parties hereto have mutually analyzed, discussed and agreed to execute a Development agreement under certain terms and conditions to satisfy

Mridula Biswas.

Jaydeep Dasg

A.D.S.R., SEALDAH
20 MAY 2022
Dist. South 24 Parganas



the interest of both the parties hereto for development of the said property by making highrise dwelling house as per sanctioned from Kolkata Municipal Corporation. The Owner herein, for her own advantage and benefits, 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 from KMC. The Developer herein, has also agreed to Develop the said property by the constructing the proposed G+IV storied building as per the sanction building plan at his 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 Owner and the Developer herein, that the Owner will be entitled to 50% out of the total FAR of the sanctioned plan of the constructed area which consists of entire 3rd Floor, entire 4th floor and 50% area of the Ground Floor of the new G+IV storied building, 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. 5000000/-** (Rupees Fifty Lakh) only out of which a sum of Rs. 3000000/- (Rupees Thirty lakh) only has paid by the Developer to the Owner at the time of signing this agreement. It is also agreed that the rest 50% out of the sanctioned F.A.R. of the new building shall be vested to the Developer and roof of the said building is common.

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

Mridul Biswas

mudeep roy



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas



hereby enter this Development Agreement for the Development of the said Property.

2. That the said Owner do hereby 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 do honestly in the name of and on behalf of the Owner 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 Owner 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, after sanction of the building plan the Developer will make an arrangement of alternative accommodation for the Owner and her brother Mr. Prodyut Biswas too, in separate premises in the locality of the said

Minidula Biswas

Prodyut Biswas

A.D.S.R., SEALDAH
20 MAY 2022
Dist-South 24 Parganas



Premises of Metropolitan Co-operative Housing Society Ltd. and also the Developer will carry the monthly rent for the two separate alternative accommodation taken until the Owner alongwith her brother repossessed their possession to their allocation of new Flats in the newly proposed G+IV storied building at the said premises mentioned in the Schedule-'A' and the Owner 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 Owner agrees that, before execution of the Development Agreement the Owner 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 as well as in this Development agreement.
9. That the Developer hereby undertook to keep the Owner 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 Owner 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 Owner 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, subject to further agreement or otherwise by and between the parties herein.
11. That the Owner will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in her own

Maidula Biswas

Joydeep Nay



A.D.S.R., BEALDAH
20 MAY 2022
Dist.-South 24 Parganas

- 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 and proving the title of the said Owner 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 Owner 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 and otherwise. 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 Owner will get a copy of the said sanctioned plan for her 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 Owner 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 Owner will not be liable to bear and to pay the cost of construction of the entire proposed building in any manner, it will be borne by the Developer herein entirely and the Developer will bear all liabilities for making construction of the proposed building.

Midula Biswas

Jaydeep Dasg



A.D.S.R., SEALDAH
20 MAY 2022
Dist. South 24 Parganas

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 G+IV storied building as per sanctioned building plan at the schedule mentioned premises.
15. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Owner 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 Owner 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 i.e. 30 (Thirty) months from the date of execution of Development Agreement as mutually agreed by and between the parties herein.
16. That the said Owner 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 and will be permitted to be constructed under the building plan in accordance to KMC rules and to be got sanctioned 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

Meindulu Biswas

Jaydeep Singh



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas



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 Owner 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 Owner 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 Owner shall not in any manner object, restrict, obstruct, 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 30 (Thirty) months from the date of execution of the Development agreement along with 6 (Six) months time period for the purpose of **FORCE MAJEURE** like Lockdown, earth quake, Civil communal riot etc.
19. The Owner agrees to pay KMC taxes till execution of this Development Agreement and thereafter the Developer shall pay all taxes of the building.
20. That is agreed, that the Owner and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the Owner 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

Mridula Rainwar

Jaydeep Singh



A.D.S.R., SEALDAH
20 MAY 2022
Dist:-South 24 Parganas



Attorney
and/

Attorney on behalf of the Owner, to be entitled to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings in the name of the owner.

21. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owner 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.

22. That the Owner agrees to defend the title of the said premises and also defend the possession and rights of the Developer or construction the said building and 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.

25. That it is agreed that, the entire consideration amount on sale of the said Developer's allocation shall be received exclusively by the Developer without any right, claim or dispute or objection of the said Owner.

Mehdiul Binwan

For Deep No. 1

26. That the
or char-



A.D.S.R., SEALDAH
20 MAY 2022
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 sell 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 Owner have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owner and / or their predecessor-in-title at her of execution of Agreement and that the Owner is fully entitled to deal with the said property as it's absolute Owner 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 in the name of the Owner as per as necessary to apply for and obtain cement, steel, bricks and other building materials for construction of the said newly proposed building at the land of the said premises and apply and obtain and / or permit for connection of 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 handover of the propsed building to the Owner herein the Developer will do the internal and external repair if any for any defective work for 2 (two) years from the date of handing over the possession of the flat at Developer's cost.
30. That both the parties herein, have mutually agreed that, the name of the proposed G+IV storied building will be "**MRIDULA**" in the Schedule -'A' mentioned Premises.
31. It is agreed by and between the parties herein that, the Developer if possible, may construct flats in the backside of the ground floor of the proposed building out of which 50% area of the flat will be

Mridula Biswas.

Deep Singh





A.D.S.R. BEALDAH
20/07/2022
Dist. South Devaragere

- owner's allocation and remaining 50% flat area will be of Developer's allocation.
32. It is agreed by and between the parties herein that, the Developer, if possible, may construct flats on the entire 5th floor of the proposed building and the Owner will get 40% area on the North side of the proposed 5th floor and the Developer will get the remaining 60% area on the South side of the proposed 5th floor as Developer's allocation.
33. That the Owner herein has assured and confirmed the Developer herein, that, even in case of her absence/ illness or upon her demise, her nominees namely Tanuja Biswas and Tuhina Biswas, both daughters of late Bidyut Biswas having permanent address at P-32, Sector-A, Metropolitan Co-op. housing Society Ltd., Post office-Dhapa, Police Station-Pragati Maidan, Kolkata-700105, registered in the record of Metropolitan Co-operative Housing Society Ltd., will join the Developer instead of Miss Mridulan Biswas for the purpose of successful accomplishment of the G+IV storied Building as per the sanction building plan and as per the terms and condition as mutually agreed by and between the present Owner 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.
34. That the Developer herein as also assured and confirmed the Owner herein that, even in case of his absence/ illness or upon their demise, his legal heirs will join the Owner for the purpose of successful accomplishment of the G+IV storied Building as per the sanction building plan and as per the terms and condition as mutually agreed by and between the Owner 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

Maidul Biswas.

Jaydeep Roy

the part
A.



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.

35. That after signing this agreement neither the Developer and their legal heirs nor the Owner and her legal heirs are permitted to cancel this Development Agreement without any justified reason.
36. That the Developer is entitled to cover the side open space by temporary shed to use the side open space as car parking space for the Owner and the Developer equally.
37. The Developer has agreed to pay non-refundable amount of Rs. 5000000/- (Rupees Fifty lakh) only to the Owner herein out of which a sum of Rs. 3000000/- (Rupees Thirty Lakh) only will be paid at the time of execution of this agreement, a sum of Rs. 1000000/- (Rupees Ten lakh) only at the time of taking over the physical possession of the building after sanction of the building plan, a sum of Rs. 500000/- (Rupees Five lakh) only after 150 days from the date of sanction of building plan and remaining Rs. 500000/- (Rupees Five lakh) only after 180 days from the date of sanction of building plan to the Owner. Further the Developer shall pay the rent and shifting charges to the Owner and her brother for the rented Premises where the Developer shifted the Owner and her brother.
38. If the Developer cannot complete the construction and/or hand over the keys of the Owner's flat to the Owner within the stipulated period of time i.e. 30 (Thirty) months from the date of execution of this agreement, the Developer will pay a sum of Rs. 40000/- (Rupees Forty Thousand) Only per month to the Owner as liquidated damage/compensation for the delayed period.
39. If the Developer failed to start the work within 8 months from the date of execution of this Development Agreement without any justified reason, the said Agreement shall be automatically

Mridula Bhatnagar

Jaydeep Nag



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

- cancelled and shall have no force at all and the Owner will refund the entire consideration received to the Developer.
40. The Developer will handover the Owner's allocation first to the owner before giving the possession of the Developer's allocation after completion of the said constructed building.
41. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owner, construct and complete the said new building and various units and/or apartments therein and any modification(s) and/or amendment thereto for different pattern and usage thereof made or cause to be made by the Developer. The Developer at his own risk and responsibility accept the earnest money or all consideration money from the intending purchaser/s of the Developer's allocation and the Developer shall bear liabilities relating with the same and the Owner shall in no way to responsible for or liable for the same.
42. The Developer shall not be entitled to mortgage or hypothecate the said property for and on behalf of the Owner for taking loan from any financial institution or individual for the purpose of construction of the said proposed building on the said property.
43. The time is essence of contract.

:-SCHEDULE - 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT piece and parcel of a plot of land and being Plot No. 32, in the Sector No.-"A", Ward No. 57, measuring more or less 4(four) Cottahs along with a small dilapidated structure of about 1600 Sq. ft. standing thereon with 20 years old cemented floor of Metropolitan Co-operative Housing Society Limited 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 No.- 654,

Meindul Panwar

Joydeep Dasg

AND Mouza- Nitt
Nos.- 352 an-
43 co.



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

AND Mouza- Nimakpaktan, Revisional Settlement Khanda Khatian Nos.- 352 and 353, District Survey and Settlement Khatian No.-2 and 43 corresponding to the entire R.S.Dag Nos.- 248,186,187 and 267 under P.S.-Jadavpur (Old Tollygunge), under Police Station- Tiljala at present Police station Pragati Maidan under the District Collectorate at Alipore, District 24 Parganas (now South 24 Parganas) being Municipal Premises No. A/P-32/A, Canal South Road, also known as Canal South Rd/Chingrighata Village, Kolkata-700105 under Police Station- Pragati Maidan (formerly Tiljala), within the limits of the Kolkata Municipal Corporation, Ward No.-57, Borough No.-VII, Road Zone- Metropolitan Co-op. to Metropolitan Co-op. which is butted and bounded as follows:-

ON THE NORTH : By Plot No. 9

ON THE SOUTH : 30'-0" Wide Road.

ON THE EAST : By Plot No. 31

ON THE WEST : By Plot No. 33

:- SCHEDULE - 'B' ABOVE REFERRED TO :-

(OWNER'S ALLOCATION)

ALL THAT piece and parcel of the 50% area of the newly constructed building which consists of entire 3rd Floor, entire 4th floor, 50% area of the Ground floor of the new G+IV storied building, 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. 5000000/- (Rupees Fifty Lakh) only out of which a sum of Rs. 3000000/- (Rupees Thirty lakh) only has paid as an advance at the time of execution of this Development Agreement which is specifically mentioned in the Memo of Consideration and remaining shall be paid as per clause No. 37.

Mridul Biswas

Jaydeep Roy



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

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

ALL THAT, piece and parcel of the 50% area of the newly constructed building which consists of entire 1st Floor, entire 2nd floor, 50% area of the Ground floor of the new G+IV storied building, 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.

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

- i. Ultimate roof of the new proposed 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. Underground reservoirs and 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. The front side roof of the building, on which the water reservoirs are installed but subject to the covenant that the Flat owners/

Maidul Biswas -

Jaydeep Singh

occupiers
no right to
tempor-



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

occupiers or persons claiming through or under them will have no right to make any construction of any nature, whether temporary or permanent, to place/keep any personal article, use the same as garden, to create any hindrance in the matter of user of the said roof.

- xii. Lift.
- xiii. Caretaker Room & Toilet.

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.). Standard quality material will be used. Iron will be of TMT bar Captain/SRMB/SEL etc. Ultratech, Nuvoco Vistas (Lafarge), A.C.C. etc. Cement will be used.

FLOORING : The floor of each flat will be of marble (Aarna, Nijarna, Morwar @ Rs. 75/- sq. ft.) or vitrified tiles (@ Rs. 75/- sq. ft.) finished with border & design. Skirting will be of 100 mm high with same quality cut piece marble.

DOOR : Main door of the flat will be made of Sal wood frame and Teak (Segun) wood door. Remaining doors will be provided with Sal wood frames and branded Flush doors. All doors will be provided with standard and good quality fittings. Toilet doors will be of P.V.C. made. Collapsible/grill gate at the main entrance door will be provided. Main Door locks of the flat will be Godrej brand.

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

Meridula Biswas.

Jaydeep Prasad

WALLS: All the int
finished with wall pu
Vistas (Lafarge)
finished



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

WALLS: All the internal walls of rooms, staircase, balcony etc. will be finished with wall putty (Birla) over cement plaster {Ultratech, Nuvoco Vistas (Lafarge)}. External walls will be plastered with cement mortar and finished with wall putty with colour paints.

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. 60/- 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. 75/- per 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. 60/- 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. 75/- sq. ft.) or vitrified tiles (600mm X 600mm) finish as desire by the Owner.

INSIDE & OUTSIDE FINISHING: All the internal walls, ceilings, beams Etc. will be finished by Putty. 4th floor inside will be finished by plastic paint and backside flat of 3rd floor will be finished by plastic paint. 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 of 'DYNAMIC' or equivalent made.

WATER SUPPLY : Main water connection from KMC will be provided. All water supply pipe & Soil pipe will be of P.V.C. made. One Overhead tank and One S.U.G.W.R. will be provided. A set of water pump with electric motor will be provided.

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

ROOF TREATMENT: Parapet wall will be made of 3'-3" with finished condition. The roof will be treated with neat cement over 2" thick PCC of quarter chips along with water proofing chemical.

Mridula Biswas.

Joydeep Dasg

FITTING
Flash Vah
(Co)



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

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

DINING: One suitable standard basin with stand with branded company(**JAQUAR (CONTINENTAL)**),) fitting will be provided.

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

LOFT : Loft will be constructed by the developer.

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.

MISCELLANEOUS: The Owner will be responsible to pay the Necessary amount for individual Electric Meter for Owner's allocation including main switch. Proportionate charge for the common Electric meter of Owner's portion will be borne by the Developer.

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

Bedrooms :-

Two light point, one fan point, two 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 fan & Aqua guard, two Plug pts. (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 fridge pt. will be provided.

Verandah

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

Roof: Two light pt., one 5 Amp. plug pt.

Meidula Biswas

Jaydeep Arora



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

Main line wire will be of 220V. For any extra light point 6Amp. Switch Rs. 850/-, for 6 Amp. Plug pt. Rs. 950/-, for 15Amp. Plug pt. Rs. 1250/-, for another A.C. point Rs. 6500/- will be charged extra.

SIDE OPEN SPACE: The side open space will be finished by parking tiles.

EXTRA COST:- i) Electrical Accessories, ii) Individual electric Meter.

COMPULSORY: 1 (5Amp.) plug point, one light point on the roof. 1 light point in every staircase landing, light points in the common passage, parking space will be provided by the Developer.

Mridul Biswas .

Jaydeep Singh





A.D.S.R., SEALDAH
20 MAY 2022
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 OWNER IN PRESENCE
OF FOLLOWING

WITNESSES :-

1. Pradyut Biswas
32 P Metropolitan
CO-OP housing Society
Kolkata-105
2. Tejhina Biswas.
P-32, Sec - A, Metropolitan
CO-OP housing Society
Kolkata - 105

Meidulha Biswas.

SIGNATURE OF OWNER

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

1. Pralamp Mondal,
13 NO Boinchakala,
Dhapa, Kolkata-105.
2. Tejhina Biswas.
same as above

RAJNANNDINI DEVELOPER

Joydeep Mondal
Proprietor

SIGNATURE OF DEVELOPER

Drafted & Prepared by me :-

Anindha Ghosh.
Advocate

Alipore Judges Court, Kolkata-700027

Enrolment No. WB/254/1993



A.D.S.R., SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

MEMO OF CONSIDERATION

Received a sum of Rs. 3000000/- (Rupees Thirty Lakh) only as an advance out of total consideration of Rs. 5000000/- (Rupees Fifty Lakh only) from Rajnanndini Developer as per memo below.

Date	Details of Cheque	Amount (Rs.)
30.04.2022	RTGS	500000/-
18.05.2022	RTGS	2500000/-

Total = Rs. 3000000/-

(Rupees Thirty Lakh) only

Mridula Biswas

SIGNATURE OF THE OWNER

Witness:

1. *P. Biswas*

Pradyot Biswas

2. *Tuhina Biswas.*

Same as above



A.D.S.R. SEALDAH
20 MAY 2022
Dist.-South 24 Parganas

SPECIMEN FOR TEN FINGER PRINTS



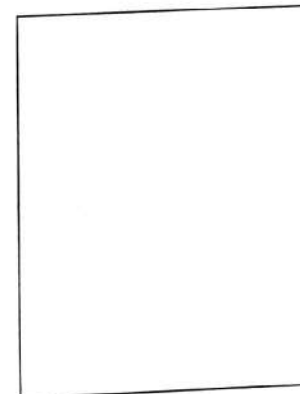
Nandini Biswas

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

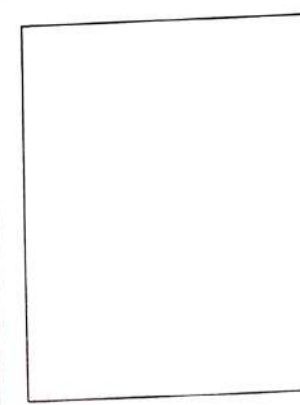


Joydeep Roy

	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					



	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
20 MAY 2022
Dist.-South 24 Parganas

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF IN

JOYDEEP NAG

PULAK KANTI NAG

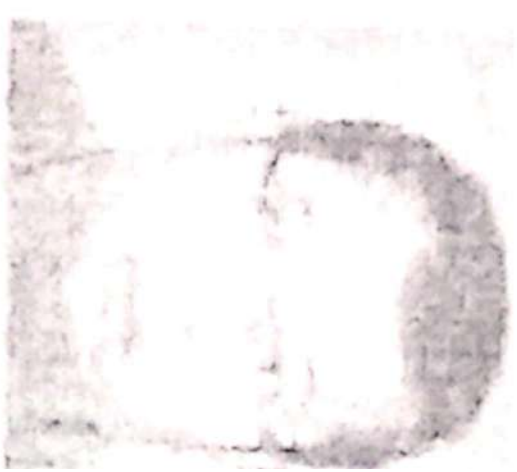
06/01/1976

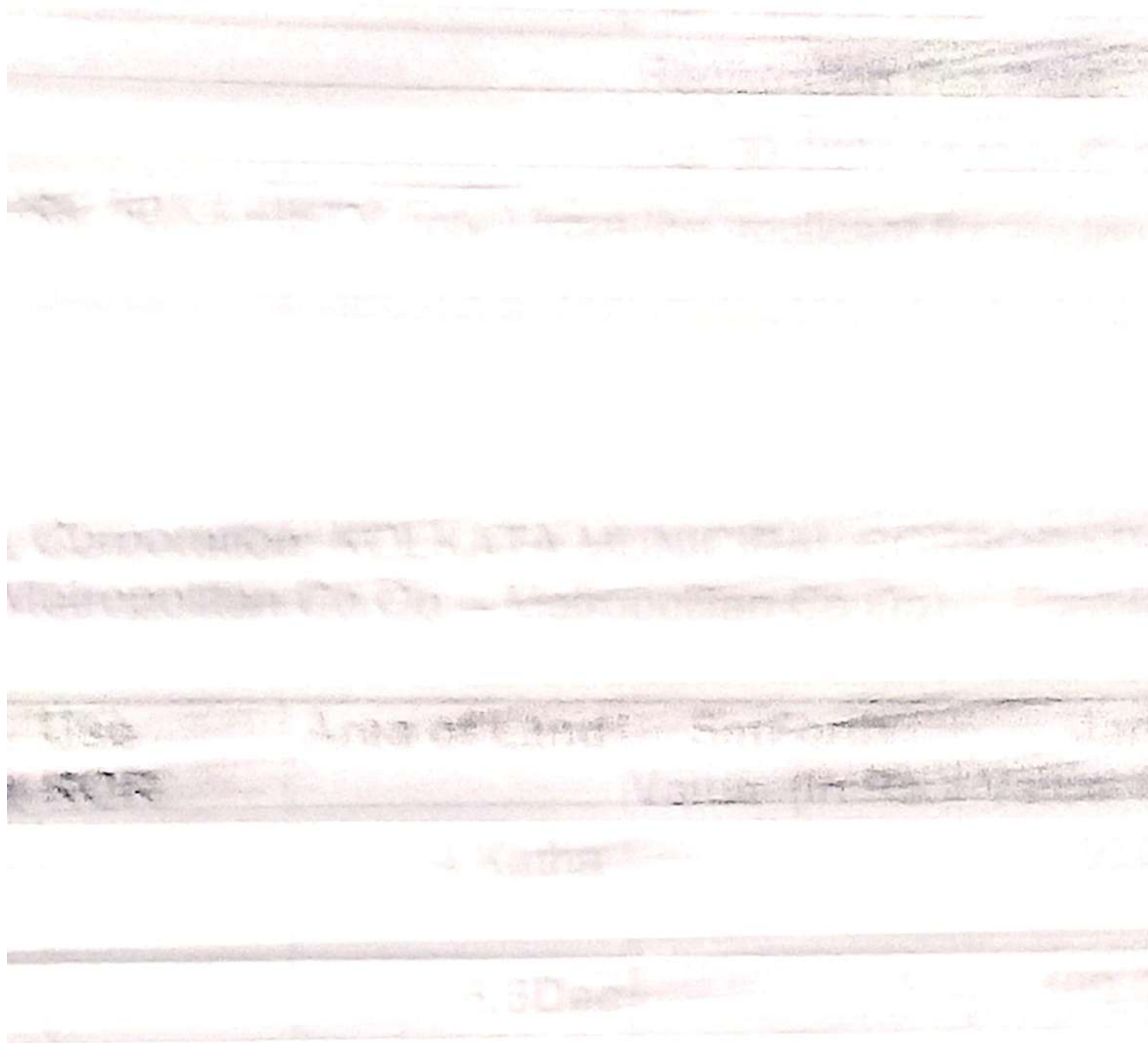
Permanent Account Number

AELPN1625F

Joydeep Nag

Signature





Major Information of the Deed

Deed No :	I-1606-02444/2022	Date of Registration	20/05/2022
Query No / Year	1606-2001232240/2022	Office where deed is registered	
Query Date	24/04/2022 8:20:36 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 : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,89,99,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article:48(g))	Rs. 30,007/- (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 32/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		1,80,00,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				6.6Dec	0 /-	180,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	9,99,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	0 /-	9,99,000 /-	


Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss Mridula Biswas Daughter of Late Chandra Nath Biswas Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office			
		20/05/2022	LTI 20/05/2022	20/05/2022
P-32, 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: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AMxxxxxx6H, Aadhaar No: 84xxxxxxxx5798, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Rajnandini Developer 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Joydeep Nag (Presentant) Son of Rev Pulak Kanti Nag Date of Execution - 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office			
		May 20 2022 12:19PM	LTI 20/05/2022	20/05/2022
P-88, Sector-"B", Metropolitan Co-operative 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 : Rajnandini Developer (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anirudha Ghosh Son of Late N B Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700026			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Miss Mridula Biswas, Mr Joydeep Nag			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Miss Mridula Biswas	Rajnannndini Developer-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Miss Mridula Biswas	Rajnannndini Developer-1600.00000000 Sq Ft

On 20-05-2022

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

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

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

Presented for registration at 12:03 hrs on 20-05-2022, 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 1,89,99,000/-

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

Execution is admitted on 20/05/2022 by Miss Mridula Biswas, Daughter of Late Chandra Nath Biswas, P-32, 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 Advocate

Indetified by Mr Anirudha Ghosh, , , Son of Late N B Ghosh, Alipore Judges Court, P.O: Dhapa, Thana: Tiljala, , 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 20-05-2022 by Mr Joydeep Nag, Proprietor, Rajnannini 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

Indetified by Mr Anirudha Ghosh, , , Son of Late N B Ghosh, Alipore Judges Court, P.O: Dhapa, Thana: Tiljala, , 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 30,007/- (B = Rs 30,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2022 5:33PM with Govt. Ref. No: 192022230030270498 on 19-05-2022, Amount Rs: 30,007/-, Bank: SBI EPay (SBlePay), Ref. No. 2802464946320 on 19-05-2022, 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/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: P CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2022 5:33PM with Govt. Ref. No: 192022230030270498 on 19-05-2022, Amount Rs: 39,901/-, Bank: SBI EPay (SBlePay), Ref. No. 2802464946320 on 19-05-2022, 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 1606-2022, Page from 87459 to 87494
being No 160602444 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.05.24 13:18:52 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/05/24 01:18:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)