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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AA 876480

16.1.23
 C-2169499

Certifies that the instrument is deemed to
 register in accordance with the
 provisions of the Registration Act, 1908.

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

16 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 16th day
 of January, Two Thousand Twenty Three, (2023).

BETWEEN

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32544

19 JUL 2022

No.....Rs. 20/- Date.....

Name:.....

Asim Kumar Jana
Advocate
High Court, Calcutta

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Koh- 27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
16 JAN 2023

Gasta Gopon Manna
S/o Late Radha Nath Manna
Occ:- Service

Add:- 224 A, N.S.C. Bose Road

P.O.:- Naktala

P.S.:- Netaji Market

Kolkata - 700047

MR. SANTANU DEB , son of Late Prabhash Chandra Deb , by occupation - Business, PAN - AGOPD9779K, ADHAAR No. - 3357 5607 0022, by faith- Hindu, by Nationality - Indian, residing at 28H, Raja S.C. Mullick Road, P.S.- Jadavpur, P.O.- Jadavpur University, Kolkata -700032, District South 24- Parganas, West Bengal- hereinafter called and referred to as the LAND OWNER/ OWNER (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, successors, executors, agents, legal representatives and administrators and assigns) the party of the FIRST PART:

AND

'ANGEL NEST', a Partnership Firm registered under Partnership Act, having its PAN - ABSFA8553B, it's office address at 2/59/1, Netaji Nagar, P.S.- Jadavpur now Netaji Nagar, P.O.-Regent Estate, Kolkata -700092, District South- 24 Parganas, West Bengal, having it's Partners namely 1) SRI BAPI DAS , son of Sri Bipin Das, by occupation - Business, PAN -AHFPD3158E, ADHAAR No.9597 3428 4869, by faith- Hindu, by Nationality -Indian, residing at 2/53, Netaji Nagar, P.S.- Jadavpur now Netaji Nagar, P.O.-Regent Estate, Kolkata -700092, District South 24 - Parganas, West Bengal and 2) SRI UTPAL GHOSH , son of Sri Sukumar Ghosh, by faith Hindu, by Nationality - Indian, by occupation - Business, PAN -AFDPG8116P, ADHAAR No.-5000 2529 7094, residing at 2/59/1, Netaji Nagar, P.S.- Jadavpur now Netaji Nagar, P.O.-Regent Estate, Kolkata -700092, District South 24 -Parganas, West Bengal, -hereinafter referred to as the DEVELOPER/CONTRACTOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, legal representatives and

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assigns) the party of the SECOND PART.

WHEREAS one Chand Bibi (since deceased) was the sole and absolute Owner of an area of bastu Land measuring 3 Cotthas 8 Chittaks more or less together with a structure standing therein being premises no. 28, Raja S.C. Mullick Road, presently known as K.M.C. premises no. 28 H. Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Calcutta now Kolkata -700032, comprised in Dag No. - 140 and 141 and Khatian no. - 35, Touzi no. -151 and J.L. no.- 35, in Mouza - Jadavpur, within the jurisdiction of Calcutta Municipal Corporation (known as C.M.C.) now Kolkata Municipal Corporation (known as K.M.C.) under ward no. 096, P.S.- Jadavpur, Sub -Registry office Alipore, in the District of South 24 -Parganas, West Bengal.

AND WHEREAS thereafter said Chand Bibi (since deceased) during her lifetime executed a Deed of Settlement wherein it was stated that after her death the aforesaid landed property would devolve upon her two daughter-in-law, namely 1) Meherjan Bibi, wife of her son namely Abdur Rahman Laskar (since deceased) and 2) Jabunessa Bibi, wife of her son namely Abdul Wahab Laskar (since deceased) and the said Deed of Settlement was duly registered in the office of the Sub- Registrar of Alipore, 24 Parganas now South 24-Parganas and duly recorded in it's Book no.-I, Volume No.-109, Pages 169 to 171, Being no. 5716 for the year 1964.

AND WHEREAS subsequently after the demise of the said Chand Bibi, by virtue of the Deed of Settlement as mentioned aforesaid, her two daughter-in-law, namely 1) Meherjan Bibi, wife of Late Abdur Rahman Laskar and 2) Jabunessa Bibi, wife of Late Abdul Wahab Laskar , jointly became the absolute joint Owners of the aforesaid bastu Land measuring 3 Cotthas 8 Chittaks more

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or less together with a structure standing therein being premises no. 28, Raja Subodh Chandra Mullick Road(known as Raja S. C. Mullick Road) , presently known as K.M.C. premises no. 28H, Raja Subodh Chandra Mullick Road(known as Raja S. C. Mullick Road), Calcutta now Kolkata -700032.

AND WHEREAS thereafter while the aforesaid Owners namely 1) Meherjan Bibi, and 2) Jabunessa Bibi, were seized and processed of the said landed property, they as Vendors and Abdul Goffar Laskar, son of Late Abdur Rahman Laskar, as the Confirming Party (as per Late Chand Bibi's executed Deed of Settlement, her grandson) jointly sold and transferred the same (aforesaid bastu Land measuring 3 Cotthas 8 Chittaks more or less together with a structure standing therein being premises no. 28, Raja Subodh Chandra Mullick Road(known as Raja S. C. Mullick Road) , presently known as K.M.C. premises no. 28H, Raja Subodh Chandra Mullick Road(known as Raja S. C. Mullick Road), Calcutta now Kolkata -700032) to Smt. Dipali Deb alias Dipali Dev (since deceased), wife of Dr. Prabhash Chandra Deb (since deceased), then residing at 53/2B, Central Road, P.S. - Jadavpur, Calcutta now Kolkata - 700032, by a registered Deed of Sale (suff Bikroy Kobala in Bengali Language), which was registered in the office of the District Sub-Registrar of Alipore, 24-Parganas and duly recorded in it's Book No. I, Volume no. 160, Pages 221 to 231, Being no.6490 for the year 1982.

AND WHEREAS by virtue of the said registered Deed of Sale (suff Bikroy Kobala in Bengali Language), said Smt. Dipali Deb alias Dipali Dev (since deceased) became the sole and absolute Owner and /or absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and have assessed and mutated her landed property in her name at the C.M.C. now

K.M.C. and recorded as K.M.C. Premises No. 28H, Raja Subodh Chandra Mullick Road(known as Raja S. C. Mullick Road), Calcutta now Kolkata - 700032, and has been paying corporation Taxes regularly under Assessee no. 21-096-08-0119-2.

AND WHEREAS subsequently said Smt. Dipali Deb alias Dipali Dev (since deceased) while she was in possession of the aforesaid Landed property she constructed a two storied pucca building as per the building plan sanctioned by Calcutta Municipal Corporation (known C.M.C.) now Kolkata Municipal Corporation (known as K.M.C.) being sanctioned Plan No. 459 (Br.-10) dated 15/03/1959.

AND WHEREAS subsequently said Smt. Dipali Deb alias Dipali Dev died intestate on 17/12/2016, leaving behind her one and only married daughter namely Mrs. Saswati Dey, and one and only son namely Santanu Deb as her legal heirs, successors, legal representatives and claimants and she left no other heirs at the time of his death and said landed property developed on them jointly by way of inheritance they inherited undivided share of said landed property under the provision of Hindu Succession Act. 1956 and each having undivided 50% or ½ share, provided that Late Dipali Deb alias Dipali Dev's husband namely Dr. Prabhash Chandra Deb (alias Prabhas Ch. Deb) predeceased on 09/04/2011.

AND WHEREAS subsequently said Mrs. Saswati Dey, appointed her brother namely Mr. Santanu Deb as her Constituted Attorney by a General Power of Attorney, duly executed on 26/10/2018, which was authenticated by Sara Tahseen, Notary Public and notarized at JP Morgan Chase Bank, N.A. Grand Parkway 6810 S.Fry Rd., Katy, TX 77494, duly stamped and authenticated by Kolkata Collectorate on 15/11/2018 and they sold and transferred one Garage with tin shed measuring about 169 Sq.Ft. more or less super build -up area at

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the south side on the ground floor with undivided proportionate share of land at K.M.C. Premises No. 28 H. Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Kolkata -700032, to Md. Mossarof Hossain, son of Md. Shiparat Ali , residing at Nayiapara, Madhyapara, ward no.-16, Nayiapara, Diamond Harbour by a registered Deed of Conveyance, which was registered on 13/12/2018, in the office of the Additional District Sub-Registrar of Alipore, South 24-Parganas and duly recorded in it's Book no.-I, Volume no. 1605-2018, Pages 255361 to 255383, Being no. 160507915 for the year 2018 and they sold and transferred another one covered Garage with tin shed measuring about 130 Sq.Ft. more or less at the ground floor with undivided proportionate share of land at K.M.C. premises no. 28 H. Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Kolkata -700032 to 1) Mr. Subal Mandal, son of Late Sudhir Mandal and 2) Mr. Rabi Mondal, son of Mr. Subal Mandal, both of 28H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Kolkata -700032 by a registered Deed of Conveyance, which was executed on 04/01/2019 and registered on 24/01/2019, in the office of the Additional District Sub-Registrar of Alipore, South 24 -Parganas and duly recorded in it's Book no.-I, Volume No. 1605-2019, Pages 16429 to 16457, Being no. 160500402 for the year 2019.

AND WHEREAS subsequently said Mrs. Saswati Dey, gift, transferred her undivided 50% share of the said on the Ground Floor (entire Ground Floor), measuring 1464 Sq. Ft. built -up area more or less, and undivided 50 % share of the said on the First Floor (entire First Floor), measuring 1596 Sq.Ft. super built-up area more or less, and together with undivided proportionate share in the land in the common parts and the right to use the common areas and together with undivided proportionate share in the land and in the common

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parts and the right to use the common areas and being K.M.C. Premises no. 28H, Raja Subodh Chandra Mullick Road, Kolkata -700032 to her biological brother namely Mr. Santanu Deb, by a registered Deed of Gift, which was registered on 15/01/2022, in the office of the Additional Registrar of Assurance -III, Kolkata, West Bengal and duly recorded in it's Book No. I, Volume no. 1903-2022, Pages 126678 to 126708, Being no. 190300468 for the year 2022.

AND WHEREAS subsequently 1) Mr. Subal Mandal, son of Late Sudhir Mondal and 2) Mr. Rabi Mondal, son of Subal Mondal, both of 28H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Kolkata -700032, jointly sold, conveyed and transferred one covered Garage with tin shed measuring about 130 Sq.Ft. more or less at the ground floor with undivided proportionate share of land at K.M.C. Premises No. 28H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Kolkata -700032 to Mr. Santanu Deb, by a registered Deed of Sale, which was registered on 16/01/2023, in the office of the District Sub-Registrar-III of Alipore, South 24 -Parganas and duly recorded in its' Book No. I, Being no. I-160300528....., for the year 2023.

AND WHEREAS subsequently Md. Mossarof Hossain, son of Md. Shiparat Ali of Nayiapara, Madhyapara, ward no.-16, Nayiapara, Diamond Harbour by a registered Deed of Conveyance, sold, conveyed and transferred one Garage with tin shed measuring about 169 Sq.Ft. more or less super built-up area at the south side on the ground floor with undivided proportionate share of land at K.M.C. Premises no. 28H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S.C. Mullick Road), Kolkata -700032 to Mr. Santanu Deb, by a registered Deed of Sale, which was registered on 16/01/2023, in the office of the District Sub-Registrar -III of Alipore, South 24- Parganas and

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Santanu Deb

ANGEL NEST
Partners
Uttal Mukherjee
Partner

duly recorded in its' Book No. I, Being no. I-160300527, for the year 2023.

AND WHEREAS thus Mr. Santanu Deb become the absolute Owner of the said property and in lawful and khas possession of the homestead Land measuring 3 Cottahs 8 Chittaks more or less together with a residential two storied building standing therein as K.M.C. premises no. 28H, Raja Subodh Chandra Mullick Road, K.M.C. ward no. 096, Assessee no. 21-096-08-0119-2, Kolkata -700032, comprised in Dag no. 140 and 141 and Khatian no. 35, Touzi no. 151 and J.L. no. 35, in Mouza - Jadavpur, Sub-Registry office Alipore, in the District of South 24- Parganas, West Bengal.

AND WHEREAS now Mr. Santanu Deb, being the Land Owner had decided to develop the entire property by raising a multi-storeyed Building thereon the Land Property, but due to insufficiency of man power, experience & fund he had decided to materialize his desire through a competent Developer, on the basis of Building Plan, to be sanctioned by the Competent authorities of the K.M.C. and because of the same the land owner term-named have made approach to the Developer herein named have made approach to Developer herein-named, to take charge of the project to materialize his desire on the basis of some specific terms & conditions be settled by & between the Parties on the basis of mutual discussion.

AND WHEREAS the parties hereto have agreed to record these Agreement between themselves in writing.

AND WHEREAS the Developer will demolish the existing Building at their own cost and shall sell out the old materials and the Owner of plot shall not have any claim thereto.

AND WHEREAS the Owner namely Mr. Santanu Deb shall execute and register a General Power of Attorney in favour of "Angel Nest" the Developer

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ANGEL NEST
Partner

Santanu Deb

herein to run the said construction work and other allied matters.

AND WHEREAS the said construction work on the said plot of land to be completed as per plan by the Developer within 30 (thirty) months from the date of building plan sanction by the K.M.C., in case any unforeseen circumstances may arise then and, in that case, another 6 (six) months will be extended for the completion of the said construction work. If the construction work is not completed in the due time that is 30 (thirty) months as said above the Developer shall be bound to pay the necessary expenses such as accommodation charges to be paid, till the handover of the completed flats to the Owner's allocation until completion of the process .

AND WHEREAS the Owner herein have appointed the Developer for development of the land the Developer has accepted such appointment on the terms and conditions hereunder contained.

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

1. OWNER: shall mean and all the Owner of the Land of the Premises, is the absolute Owner of the property fully described in Schedule 'A' hereunder written and his respective heirs, successors and / or assigns.
2. DEVELOPER/CONTRACTOR: shall mean Developer/ Contractor/ Builder herein and their respective successor -in -interest, successors-in-office and /or assigns as the case may be.
3. PREMISES: shall mean the K.M.C. Premises no. 28 H. Raja Subodh Chandra Mullick Road, (same as known as postal Premises no.28 H, Raja S.C. Mullick Road), Kolkata -700032.
4. TITLE DEED: shall mean all the documents referred to herein above in the recital in respect of landed property at the K.M.C. Premises no. 28 H. Raja Subodh Chandra Mullick Road, (same known as postal Premises no. 28 H,

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Raja S.C. Mullick Road).

5. **BUILDING**: shall mean now building to be constructed G+III in or upon the K.M.C. Premises no. 28 H. Raja Subodh Chandra Mullick Road, (same known as postal Premises no. 28 H, Raja S.C. Mullick Road).
6. **COMMON FACILITIES AND AMENITIES**: shall include ways stairways, stairs, landings, water reservoir or water tank, water pump with motor, lift and other facilities with may be mutually agreed upon and between the parties as required for the establishment location enjoyment provisions maintenance and /or management of the building.
7. **SALEBLE SPACE**: shall mean the space in the building available for independent use and occupation after making due provision for common and the space required therefore other than Owner's allocation portion.
8. **OWNER'S SHARE / AREA**: as specified in schedule 'B' hereunder written.
9. **DEVELOPER / CONTRACTOR'S AREA**: shall mean all the covered area in the premises and/or the building other than the Owner's area together with undivided proportionate share in the land, common portions as specified in Schedule 'C' hereunder written.
10. **TIME**: the construction work on the said land to be completed as per sanctioned plan by the Developer within 30(thirty) months from the date of obtaining sanction building plan, in case any unforeseen circumstances may arise then and in that case another 6 (six) months construction work is not completed in due time as said above then the Developer shall be bound to pay the necessary expanses such as accommodation charges and other allied charges to be paid, till the handover of the completed flats to the Owner's allocation until completion of the process.
11. **BUILDING PLAN**: shall mean the building plan sanction by the K.M.C.

- to be constructed on the premises by the Developer, in pursuance of the terms and contained herein.
12. **COMMON PORTIONS**: shall mean all the common areas and installations to comprise in the building and the premises after the Development, including staircase, lobbies, passages, pathways, boundary walls, service area, etc.
13. **COMMON EXPENSES**: shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the new building of the Premises.
14. **PROPORTIONATE**: with all its cognate variations shall mean such ratio, the super built up area of any unit or units be in relation to the super built up area of all the units in the new building.
15. **UNIT**: shall mean any flat or other covered area in the building which is capable of being exclusive owned, used and / or enjoyed by any unit Owners and which are not the common portions.
16. **UNIT OWNERS**: shall mean any person or persons who acquire hold and /or own any unit in the building and shall include the Owners and the Developer herein, for the units held by them, from time to time.
17. **TRANSFeree**: shall mean the person or persons to whom any space other than the buildings would be transferred.
18. **TRANSFER**: with the grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be share of the flats and car parking spaces and the right to use common spaces, multi-storied building to the purchasers thereof.
19. **ADVOCATES**: shall mean such other advocate/s whom the Owner

and the Developer may, from time to time appoint as the advocates for the project.

20. ARCHITECTS: shall mean such architect or firm of architects whom the Developer may, from time to time, as the Architects for the buildings.

21. WORD: WORD importing singular shall include plural and vice versa. The words importing singular number shall include the plural number and vice versa and words importing masculine gender shall include the feminine gender and neuter gender, similarly words importing feminine gender shall include masculine gender and neuter gender likewise neuter gender shall included masculine gender and feminine gender.

The Owner have represented to the Developer as follows: -

1. The Owner is the Absolute Owner of the premises, morefully described in the Schedule 'A' hereto, absolutely seized and possessed free from all encumbrances whatsoever.
2. Further declare that he have not encumbered the said landed property in any way either entering into an agreement with any person in writing or orally and no persons other than the Owner have any right of occupancy, easement or otherwise on the premises or any part thereof and there are no suits / or litigations pending in respect of the premises or any part thereof.
3. The premises or any part thereof is at present not effected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
4. Neither the premises nor any part thereof has been attached and / or is liable to be attached under any decree or order of any court of law or due to income Tax, Revenue or any other public demand.
5. The Owner is fully and sufficiently entitled to enter into this agreement.

NOW IT IS HEREBY AGREED AND DECLARED THAT: -

1. THAT this agreement shall deemed to have commenced on with effect from the date of signing of the Agreement for Development.
2. THAT the Owner herein have appointed the Developer for construction work on the land morefully described in the Schedule 'A' hereto.
3. THAT the Owner shall execute and registration this Development Agreement and General Power of Attorney in favour of the Developer herein to run the said construction work and other allied matters.
4. This Agreement is a contract between this Owner and the Developer and is not a Partnership.
5. That nothing herein contained shall be constructed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the developer's allocation as the Developer shall think fit and proper for the beneficial of their and also for this project.

The development of the premises will be in the following manner: -

1. THAT after receiving the peaceful vacant possession of the said land and all legal documents of the premises and execution and registration of this Agreement and General Power of Attorney in favour of the Developer herein, the Developer shall, at their own cost and expenses, cause the plan to be prepared of the said proposed building as per plan/ drawing by the architect and submit to the office of K.M.C. for sanction and the Developer shall be entitled to obtain building plans from the K.M.C. and the Owner shall sign the said building plan and allied papers and documents for the purpose of obtaining sanction of the building plan from the K.M.C. if required.
2. After obtained the Sanction plan from K.M.C. , the Owner shall vacate

the old existing building/premises and shall make over the peaceful vacant possession thereof the Developer as their agent only for the purpose of construction of the new building as per the said sanction plan provided further the Developer shall make necessary alternative residential accommodation to the Owner by allotting one residential flat (2BHK) for his occupation for during the period of construction and until till the completion certificate is obtained by the Developer in respect of the newly constructed building from Kolkata Municipal Corporation.

3. THAT the Developer shall be entitled to hold and remain in possession of the premises and it shall always be deemed that the Developer in the possession of the entirety of the premises in part performance of agreement, during the subsistence hereof for development work.

4. THAT the building shall be for residential and commercial purpose as may be mutually decided by the parties hereto.

5. THAT the Developer hereby agreed and covenant with the Owner to complete the construction of the new building within 30(Thirty) months from the date of building plan sanction by the K.M.C. . Time of construction shall be the essence of the contract. The stipulated period may be extended up to 6(six) months if situation so arises. The Landowner's allocation and completion certificate to be delivered within the stipulated period from the date of building plan sanction by the K.M.C., subject to the peaceful possession of land handover by the Owner to the Developer.

6. That any damages arising from accident or accidents or carelessness of the workmen or engineers or technical hands of other shall be the liability of the Developer and be borne and effectually made good by the Developer at their own costs, charges and expenses and the Owner shall not be liable and responsible with regards thereto.

7. The Developer shall be duty bound to complete the Owner's allocated portion in all respect including domestic water and sewerage connections, electricity connections and point with co-ordination with Owner as well as common areas and facilities and make the same fully habitable for user as per law and the completion certificate within the said period of time as mentioned in this Agreement. That the Owner's each apartment shall have separate Sub-Meter of the CESE authorities, cost of which shall have to be borne by the Owner and the Owner will pay the charges for installation of the separate electric meter in his name as per CESE rules.

That the Owner shall hand over the vacant possession of the 'A' Schedule property to the Developer , after obtained of Sanction Plan from K.M.C. for construction of the G+III storied building as per sanction Plan and the Developer arrange as alternative accommodation till the handing over Owner's allocation and photo copy of completion certificate to the Owner .

8. That the allocation of the Owner's and the Developer's settled herein will be final and binding upon both the Owner and the Developer and there will be no escalation of allocation under any circumstances whatsoever.

9. The Developer shall at its cost & expenses without creating any financial or other liability upon the Land Owner herein construct and complete the said G+ Three Storied building consisting of several units and/ or apartments therein in accordance with the Sanctioned building plan from the K.M.C. or any amendment thereto or modifications thereof made or caused to be made by the Developer and/or engineer with the consent of the Land Owner which has to be sanctioned by the K.M.C. and the Developer will be deliver a copy of sanctioned plan to the Owner within 45 days from obtaining it.

10. In case of death of either of the parties herein, the legal heirs shall

continue and maintain the conditions laid down herein, mutually both side shall abide by the rules or acts of all legal provisions, if the Developer or its legal heirs of Developer shall not to be able to continue, the Owner shall take charges of all probabilities/function.

11. If the Developer shall be in legal problem for any other reasons, the Owner shall not be responsible for the same.

12. The Owner shall not be responsible for the financial litigation of the Developer herein.

13. The Owner shall not be responsible for any local disturbances or accident during the process of work/project.

That the Developer herein has confirmed that in case of sale / transfer of the Developer's allocation (described in the Schedule-C), the Owner shall not be effected directly/indirectly & the Developer herein assured that for any of their action/inaction/is deed, the Developer shall be solely responsible & liable for all such matters & cost & consequences thereof.

14. The Developer shall on its own cost and expenses without creating any financial or other liability on the owner, should construct and complete the building and various units and/or apartments therein in accordance with the building plan or any amendment thereto or modifications thereof made or caused to be made by developer and/or engineer.

15. In case the Developer fail to complete the construction on the said property within the stipulated time and stated hereinbefore in such case the owner shall have the right to cancel this agreement.

16. THAT the after obtaining the sanctioned building plan from the K.M.C. both the parties herein agreed to execute an additional supplementary Agreement if required.

17. THAT the Developer shall be entitled to occupy and use the entirety of

the premises subject to the terms of this agreement for the duration of the project.

18. THAT the Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff.

In connection with aforesaid, it is agreed and clarified as follows:

1. THAT the plan of the building shall be got prepared by the Architect at the cost of the Developer. That decision of the Architects regarding the quality of materials used shall be final. The building shall for all purposes be deemed to be completed as far as the said building is internally completed with the fixtures and fittings affixed thereto as mentioned in the Schedule 'D' hereto and the Developer provides reasonable egress and ingress thereto and water connection therein. All the decisions of the Architects, Land Owners and the Developer regarding all measurement shall be final. That the building shall be deemed to have been completed as and when the same is made for habitation in the view of the Architect.

2. THAT the Developer shall cause such changes to be made in the plan as the Architect may approve and /or as shall be required by the concerned authorities from time to time provided however in so far as the Owner's Area is concerned, such changes shall be made only after written consent from the Owner.

3. THAT the Developer shall be at liberty to do all works at the required for the Project and utilise the existing water, electricity in the premises, at its own cost and expenses.

4. THAT the Developer shall demolish the existing old building of their own cost and expenses and the materials of the demolished of the said

building will be sold by the Developer and be appropriated by them.

5. THAT the Owner and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal otherwise in any manner they deem fit and proper subject however to the general restrictions for mutual advantage inherent in the Ownership flats/units/space schemes. They will also be at liberty to enter into Agreements for sale of their respective areas save that the Owner shall adopt the same covenants as the Developer may adopts in its Agreement with the unit Owner of the Developer's area, at least in so far as the same related to common portions, common expenses and other matters of common interest. The form of such Agreement to be utilised by the parties shall be such as by jointly drawn by the advocates of both the Owner and the Developer but the same shall be in accordance with the practices prevailing in respect of ownership flat Building, Kolkata.

6. THAT the Owner herein shall allow the Developer herein to stock all building materials within the said land at it's own cost & expenses and to take all steps for protection of the same.

7. THAT the Developer herein, subject to the aforesaid terms, shall have the full right & authority to enter into any Agreement for Sale, in respect of the Developer's portion/Developer's flats/unites/space, out of the proposed building, excluding the Land Owner's allocation.

8. THAT the Developer herein shall also be entitled to take earnest money as advance as well as full consideration money, from any intending Purchaser/s in respect of the flats/unites /and other spaces of the building, being the Developer's allocation, morefully described in the schedule-C hereunder written and will also remain eligible to issue necessary receipt for the same. The land Owner herein shall not raise any question or any objection against sale of such flats/unites and other spaces of the building, being the

Developer's allocation, as more fully described in the Schedule 'C' hereunder. The Developer herein shall not raise any question or any objection against sale or transfer of such flats/unites and other spaces out of the Owner's allocation.

9. THAT if required, the Owner shall remain bound to execute Agreement/s & Conveyance /s for sale or transfer concerning the Developer's allocation.

10. THAT it has been agreed by & between the Parties herein that the prospective Purchaser/s in respect of the Developer's allocation may avail loan from any bank and/or any financial institution by creating equitable mortgage, in respect of his/her/their purchasable property, out of the Developer's allocation and in that respect the Owner will not raise any objection, rather, if necessary, will co-operate with the parties, for the materialization of the same.

11. THAT the Owner shall not without the written consent of the Developer assign this Agreement to any other Developer.

1. **The Developer hereby agrees with the Owner as follows: -**

i) Not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and /or disposing of and of the Owner's allocation in the building at the said premises after getting possession thereof.

ii) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Actions with regard to the development of the said building.

2. **The Owner hereby agree and covenant: -** To make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at his own costs and expenses and claims or to the Owner shall not be liable to the Purchaser/s of the flats and space for the

money the Purchaser/s have advanced to the Developer and or for any claim whatsoever and the Developer shall responsible to the said Purchaser/s for their claims.

3. THAT in case of death of any of the parties under this Agreement, the legal heirs and /or successors will be substituted as the Party and he or she or they will be bound to regard and fulfil the terms & conditions set forth in the instant Agreement.

4. THAT it is to be specifically mentioned here that any Supplementary Agreement in connection with this agreement or with this Project, if executed subsequently by & between the Parties herein, the same should and must be considered as the part & parcel of the instant Agreement.

It is further clarified as follows: -

1. THAT the Owner shall pay the electric charges for the Flat/ unite/ space to be consumed from the electric meter to be set up for his name and the Owner shall pay electricity charges of the common parts meter installed proportionately and the Developer shall arrange electricity connection with separate electric meter for the entire of the Building the Owner's area also and the Owner shall be liable to pay all the cost or expenses for installation separate electric meter of the Owner's area to the Developer.

2. THAT all K.M.C. rates, taxes and outgoings, including area in respect of the Premises, if due till the date of delivery of vacant and peaceful possession to the Developer shall be for and to the account of the Owner and the Owner paid all and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and handover the Owner allocated area and thereafter the same shall be borne and paid by the unit Owners, to the extent of their respective areas.

3. THAT the Owner shall at the request of the Developer, grant to the

Developer and/or their nominee Power of Attorney, authorizing the Developer to do all sets as be necessary for the project and /or in pursuance thereof and/or on behalf of the Owner. However, the Owner shall, from time to time, grant such further Powers of authorities to the Developer and/or to their nominee concerning this project, for a the contractor's doing the various works envisaged hereunder, the construction of the Building and/or portions thereof and receiving all amounts in pursuance thereof.

4. THAT all consideration cost will be borne by the Developer and no liability on account of construction cost will be charged from Owner's allocation.
5. THAT the Developer will construct the building as per specification contained in Schedule and shall use standard materials.
6. THAT the Owner shall be exclusively entitled to his allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the Developer shall not have any right claim or interest whatsoever therein or any part thereof and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Owner allocation, subject however to what is provided elsewhere in this agreement.
7. THAT the Developer shall be exclusively entitled to the Developer's allocation in the proposed building with exclusive right to transfer, sale or otherwise deal with or dispose of the same and the Owner shall not have any right claim or interest whatsoever therein or any part thereof and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Developer's allocation, subject however to what is provided in the Agreement.

8. THAT the Owner shall give such cooperation to the Developer and sign such papers, confirmations and /or authorities as may be reasonable required by the Developer, from time to time, for the project, at the costs and the expenses of the Developer.

9. THAT if the Developer deviation in construction of the said proposed new building, then the Developer regularises as per K.M.C. building Rule and the completion certificate is obtained from the K.M.C. and all cost for regularization paid by the Developer.

10. THAT if during the period of demolition of the building and construction of a new building thereto any objection, obstruction, injunction or litigation arises in respect of demolition or construction or if any injunction or litigation is imposed and instituted by a neighboured of the locality or by the Owner or occupiers of the adjacent building then the Developer will take all responsibilities to deal with the same and bear all legal and other expenses and the Owner will not bear any expenses for the same.

11. THAT the Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing dues as and from the date of handing over possession of the said premises.

12. THAT the Owner and the Developer shall punctually and regularly pay for their respective allocation the said rate of taxes etc. to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer.

13. THAT the Owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building.

14. THAT the Owner herein shall hand over to the Developer herein after execution of this Agreement, all the documents of Title and other Papers &

Documents relating to the premises under this project, against issuance of a proper receipt for the same by the Developer herein and will remain obliged & responsible to produce all other necessary documents, whenever & wherever required, to enable the Developer herein to give inspection to the K.M.C. Authority or any other Authority or persons for the purpose of anything relating to the construction and to prepare Agreement/Deed of Sale of flats/unites/other space with the intending Purchaser/s etc.

17. THAT in this context it must be mentioned here that the Developer will remain liable to return all the original documents, in relation with the instant Project, to the Competent Authority of the Owner's Association (to be formed), after the completion of the Project as also only after disposing off the entire allocation of the Developer.

18. FORCE MAJEURE: - The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force - Majeure" and shall be suspended from the obligation during the duration of the "Force - Majeure". "Force - Majeure" shall mean flood, earth quake, riot, war, storm, tempest, civic commotion, which is beyond the control of the parties hereto.

19. THAT the Owner herein is at liberty to sue the Developer for specific performance of contract and the Developer also is at liberty to sue the Owner for specific performance of control if the situation so arises.

20. If the Developer does not complete the building within the said stipulated period or fails to complete the building, the Developer will arrange to complete the project by other with the written consent of the Owner on the basis of this agreement. Nothing herein shall continue.

21. After completion & allocation of the portion to Owner (Owner's allocation), if any dispute is found in construction then the Developer will

Contd..P/24

:: 24 ::

repair/reconstruct with their (Developer) own cost up to 6 month from getting possession of his(Owner) allocation.

22. The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

23. Through this Agreement no transfer of right, title or interest in respect of the said property has been assign to the Developer herein absolutely. Save and except this agreement no agreement and/ or oral representation between the parties hereto exists or will have any validity.

24. If the title of the Owners not clear and the construction work may delayed due to the title of the ownership of the Owners, the time bound not to be calculated. And the Owners will solve and take all responsibility to deal with the same and bear all legal and other expenses and the Developer will not bear any expenses for the same and such period of time shall not be consider as the part of stipulate period.

25. That there have the liberty to sell or transfer of Developer Allocation at his own choice.

THE SCHEDULE 'A' ABOVE REFERRED TO

(i.e., the entire premises)

ALL THAT piece and parcel of homestead / bastu land measuring 3 Cottahs 8 Chittaks more or less together with a residential two storied building standing therein (Ground Floor measuring 1464 Sq.Ft. super built -up area more or less , Marble floor and one covered Garage with tin shed measuring 130 Sq.Ft. more or less Cemented floor and one Garage with tin shed measuring 135 Sq. Ft. more or less , Cemented floor and First floor measuring 1596 Sq.Ft. Super built-up area more or less Marble floor) at K.M.C. premises no. 28 H, Raja

Contd..P/25

:: 25 ::

Subodh Chandra Mullick Road, same as known as postal Premises no. 28 H, Raja S.C. Mullick Road), Kolkata -700032, comprised in Dag No. 140 and 141 and Khatian no. 35, Touzi no. -151 and JL. No. - 35 in Mouza - Jadavpur, within the jurisdiction of Kolkata Municipal Corporation (known as K.M.C.) ward no.-096, P.S.- Jadavpur, P.O.- Jadavpur University, Sub-Registry office Alipore, District South 24-Parganas, West Bengal and butted and bounded by:-

ON THE NORTH : By K.M.C. premises no. 28, Raja S.C. Mullick Road;

ON THE EAST : By K.M.C. premises no. 28G, Raja S.C. Mullick Road;

ON THE SOUTH : BY 22 feet wide K.M.C. Road;

ON THE WEST : By K.M.C. premises no. 28E, Raja S.C. Mullick Road.

THE SCHEDULE 'B' ABOVE REFERRED TO

(Owner's Allocation)

The building will be constructed Ground +III storied and the Owner/First Party will be get 50% area sanctioned FAR out of the Sanction Plan, to be sanctioned by the Kolkata Municipal Corporation out of that entire 3rd(third) floor and 50% of 2nd(Second) floor situated at front side and 50% of the Ground floor, the car parking space include one garage/car parking space measuring 135 Sq.Ft. more or less for tenant and one shop(commercial space) measuring 130 Sq.Ft. covered area for tenant.

THE SCHEDULE 'C' ABOVE REFERRED TO

(The Developer's Allocation)

The Building will be constructed Ground +III storied and Developer's allocation shall mean, the Developer will get the remaining all constructed areas of the building sanctioned by Kolkata Municipal Corporation as the Developer's allocation of the said Building except the Owner's allocations.

Contd..P/26

THE SCHEDULE 'D' ABOVE REFERRED TO

(Specification of the construction work)

BUILDING: The building will be of R.C.C. frame structure as per the guidance and decision of the L.B.S. and structural Engineer.

FOUNDATION & RCC WORK : Plain cement concrete thick in levelling courses for foundation bedding, providing and lying concrete mixture with reinforcement as per design foundation. The beams, staircase, Chajja as per guidance and decision of L.B.S.

FLOOR BEDDING : Plain cement concrete floor bedding 4" thick (average) at ground floor, cement to be used for construction is Lafarge/Ambuja / Ultratech.

FLOORING: Marble/ vitrified Tiles floor finishing for floor with 4" heights skirting for whole flats and all stairs.

WALLS: All outside wall will be of 8" thick all inside wall will be of 3" & 5" thick.

PLASTER:

1. The inside of the building will have plaster & two coats putty.
2. Outside plastering with weather coated paint.

FRAME & DOOR: Frames will be make shwal wood. The frame will be 3"x3", 3"x2" and also 4"x2" thickness of with 1st rapid. All doors will be 1 ¼ thick commercial types flush doors and also fitted with Godrej lock & eye hole. Toilet will have PVC frame and door.

WINDOWS: Aluminium sliding window (piece) with glass and of box grill guard.

KITCHEN : Granite stone pattern cooking platform. The thickness of Blackstone will be ¼ , 1 ½". The glazed tiles will be fixed over the cooking platform at a 4" height level finishing.

TOILET:

1. Piece marble /vitrified tiles Flooring will be provided.
2. The wall will be 6' height glazed tiles finishing.

SANITARY: Slandered fittings.

- I) **KITCHEN:** 1(one) stainless steel sink, 1(one) tap, over the sink and 1 (one) tap below the sink for washing utensils.
- II) **TOILET:** 1(one) white commode, 1(one) tap near the commode, 1 (one) white cistern , 1 (one) cistern tap, 1 (one) tap over the basin and one stop cock below the basin, 1(one) tap for water, 1(one) shower tap, and 1 (one) Geezer line and 1 (one) whole water stop cock. 1 (one) plug point of washing machine.

DRAINAGE : Soil and rain water lines shall be connected to K.M.C. sewerage / drainage lines.

WATER SUPPLY: As per sanctioned plan water will come through K.M.C. water connection. The water will stored in semi underground reservoir and through pump. The water will be stored at overhead tank installed in the stair roof.

PLUMBING SERVICE: All plumbing service shall be made as per specification of sanction plan approved by the Kolkata Municipal Corporation.

ELECRICAL FINISH: shall be made as per specification of sanction plan approved by the Kolkata Municipal Corporation.

- I) **DRAWING -CUMC-DINING ROOM :**2 (two) fan points, 3 (three) light points, 1 (one) 15 amp socket, 1 (one) T.V. point, 1(one) calling bell point, 1 (One) phone charging point and Finloex / Havells wiring.
- II) **BED ROOMS:** 3 (three) light points, 1 (one) fan point, 1 (one) 15 amp plug point, only 1 (one) bed room 1 (one) A.C. point.

III) KITCHEN: 1 (one) light point, 1 (one) exhaust point and 1 (one) geyser point

IV) TOILET :1 (one) light point, 1 (one) exhaust point and 1 (one) geyser point

LIFT: 4(four) Persons lift of good quality of so -called company.

GENERAL: All the internal approach roads/ passages shall be cement concreted and /or brick soiling with flush pointing, cable point, fridge point, toilet / wall treatment and roof treatment.

The boundary wall of 1.2 m height in all sides shall be provided with brick work with both sides plastered. Necessary grill gate/s shall be provided with boundary wall. A septic tank, a semi underground reservoir, an overhead tank, a pump & motor, all of appropriate capacity, shall be installed or constructed as per instruction of the Engineer-in-Charge. Drains & sewerage lines shall be connected to the K.M.C. duct. That the boundary wall of entire building shall be painted with decorative cement paint. That the Owner's each apartment shall have separate meter of the CESC authorities, cost of which shall be placed at the discretion of the Engineer-in-Charge. The septic tank shall be constructed as per K.M.C. approved plan/direction of the Engineer-in-Charge.

ADDITIONAL/ALTERATION/EXTRAWORK: any thing extra/any additional works will be done as per parties' requirements, extra cost and payment should be made on or before execution. Any addition, alteration, or extra work sought by the Owner is subject to approval of the Engineer-in-Charge and the estimated cost for the same shall be paid by the Owner/s to the Developer in advance.

That the Developer herein will remain eligible to make addition & alterations at the time of construction of the building considering the sanction plan but

that should be as per the Building Rules as in or will be in operation subject to re-sanction and /or regularisation of the same from the completed Authority of the K.M.C.

THE SCHEDULE 'E' ABOVE REFERRED TO

(Common Areas and Facilities)

1. Caretaker Room if any, Common paths, Passages and main Entrances to the Premises and the Building.
2. Common Boundary walls and main gate. Drainage and Sewerage and all pipes and other installations for the same except only those as are installed within the exclusive area of any unit and /or exclusively for its use. Roof, stair cases, stair case landings and /or midland on all floors in the building (except the room). Water pumps, water reservoir, water tanks and all common plumbing installations for carriage of water (save only those as are exclusively within and for use of any Unit) on and / or to and/ or in respect of the building.
3. Lift machine room and lift well.
4. Low tension and /or high-tension electrical installations and its room (if any) and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit and / or exclusively for its use).
5. Such other common parts, equipment, installations, fittings, fixtures and spaces in or about the land and the building as are necessary for passage to and / or user of the Units in common by the Co-Owners but expressly excluding the roof and /or terrace and parapet walls of the building.

THE SCHEDULE 'F' ABOVE REFERRED TO

(Common Expenses)

1. The costs expenses and out goings and obligations for which all

purchaser and Owner are to contribute proportionately.

2. The expenses for maintaining, repairing, maintaining roof and re-decorating and renewing the structure and in particular the drainage system, sewers, rain water discharge arrangement, water supply system, supply of electricity to all common areas mentioned in the schedule 'E' hereto, expenses incurred for maintaining lift,

3. The expenses for maintaining, repairing, white washing and colour washing, the main structures of the building including the building and also the common areas of the building described in the said 'E' above written.

4. The cost of cleaning and lighting the entrances of the building, the passages and spaces around the building corridors, stair case and other common areas. Cost of cleaning the exterior of the premises.

5. Building taxes and other taxes whatsoever as may be found payable on account of the said building.

6. All expenses of common services and is common with common parts and facilities.

7. Such expenses as are necessary for or incidental to the maintenance and up keeping of the premises and of the common areas' facilities and amenities.

8. Ultimate roof will be used jointly with other Co-owners of the said building and maintenance and repairing charges of the ultimate roof will be borne by the purchaser with the other Co-owners and Purchaser proportionately.

9. Electricity charges of common area.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

EXECUTED AND DELIVERED BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF,

WITNESSES:

- 1) Dibak ~~Prasad~~
224 A, N.S.C. Base Road
Kolkata-700047


(SIGNATURE OF THE OWNER)


- 2) Gosta Gopal Manna
224A, N.S.C. Base Road
Kolkata-700047

ANGEL NEST
 
Partner Partner

(SIGNATURE OF THE DEVELOPER)

Drafted by me as per directions of

The parties hereto and read over, explained


(ASIM KUMAR JANA)

ADVOCATE

(Enrolment No.- WB/663/2000)

High Court, Calcutta.

COMPUTER PRINTED BY :

Gosta Gopal Manna



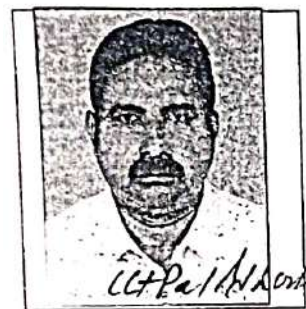
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... SANTANU DEB
 Signature...



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

Name... BAPI DAS
 Signature...



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

Name... LITAL GHOSH
 Signature...

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

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



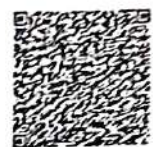
ভারতীয় বিচার ব্যবস্থা
ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভুক্তিকার্তৃক নম্বর/Enrolment No.: 2189/71241/13066

To
 গোষ্ঠী গোপাল মন্না
 Gosta Gopal Manna
 S/O: Radha Nath Manna
 224 A
 N S C BOSE ROAD
 Naktala
 Kolkata Naktala
 West Bengal - 700047
 9874079338

Download Date: 12/06/2017
 Generation Date: 08/06/2017

Signature Not Verified



আপনার আধার সংখ্যা / Your Aadhaar No. :
7395 2081 7347
 আমার আধার, আমার পরিচয়

- উদ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

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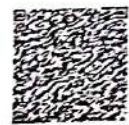
- আধার সত্রা দেশ মাত্র।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রদানের সহায়ক হবে।
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ভারত সরকার
 Government of India



গোষ্ঠী গোপাল মন্না
 Gosta Gopal Manna
 জন্মতারিখ / DOB: 22/11/1926
 লিঙ্গ / GENDER: MALE



7395 2081 7347

আমার আধার, আমার পরিচয়



ভারতীয় বিচার ব্যবস্থা
 Unique Identification Authority of India

ঠিকানা:
 S/O: রাধা নথ মন্না, 224 এ,
 এন এস সি বোস রোড, নাকতলা,
 কোলকাতা,
 পশ্চিম বঙ্গ - 700047

Address:
 S/O: Radha Nath Manna, 224
 A, N S C BOSE ROAD,
 Naktala, Kolkata,
 West Bengal - 700047

7395 2081 7347



help@uidai.gov.in

www.uidai.gov.in

Gosta Gopal Manna

Major Information of the Deed

Deed No :	I-1603-00529/2023	Date of Registration	16/01/2023
Query No / Year	1603-2000069499/2023	Office where deed is registered	
Query Date	09/01/2023 1:19:49 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,34,46,538/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,040/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 28H, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak	1/-	1,07,72,998/-	Width of Approach Road: 22 Ft.,
Grand Total :				5.775Dec	1 /-	107,72,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3060 Sq Ft.	1/-	26,16,300/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1464 Sq Ft., Residential Use, Marble Floor, Age : 0 Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1596 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	265 Sq Ft.	1/-	57,240/-	Structure Type: Covered Garage
<p>Gr. Floor, Area of floor : 265 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
Total :		3325 sq ft	2 /-	26,73,540 /-	




Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANTANU DEB Son of Late PRABHASH CHANDRA DEB Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	 16/01/2023	 LTI 16/01/2023	 16/01/2023
28H, RAJA S.C. MULLICK ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9K, Aadhaar No: 33xxxxxxxx0022, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	ANGEL NEST 2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ABxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BAPI DAS Son of Mr BIPIN DAS Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 Jan 16 2023 11:39AM	 LTI 16/01/2023	 16/01/2023
2/53, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8E, Aadhaar No: 95xxxxxxxx4869 Status : Representative, Representative of : ANGEL NEST (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr UTPAL GHOSH (Presentant) Son of Mr SUKUMAR GHOSH Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 <small>Jan 16 2023 11:40AM</small>	 <small>LTI 16/01/2023</small>	 <small>16/01/2023</small>
2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6P, Aadhaar No: 50xxxxxxxx7094 Status : Representative, Representative of : ANGEL NEST (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	 <small>16/01/2023</small>	 <small>16/01/2023</small>	 <small>16/01/2023</small>

Identifier Of Mr SANTANU DEB, Mr BAPI DAS, Mr UTPAL GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DEB	ANGEL NEST-5.775 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DEB	ANGEL NEST-3060.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DEB	ANGEL NEST-265.00000000 Sq Ft

On 16-01-2023

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 10:43 hrs on 16-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr UTPAL GHOSH .,

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 1,34,46,538/-

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

Execution is admitted on 16/01/2023 by Mr SANTANU DEB, Son of Late PRABHASH CHANDRA DEB, 28H, RAJA S.C. MULLICK ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 16-01-2023 by Mr BAPI DAS, PARTNER, ANGEL NEST (Partnership Firm), 2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 16-01-2023 by Mr UTPAL GHOSH, PARTNER, ANGEL NEST (Partnership Firm), 2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/01/2023 4:39PM with Govt. Ref. No: 192022230250309438 on 11-01-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 9865355737822 on 11-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 20.00/- by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32544, Amount: Rs.20.00/-, Date of Purchase: 19/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/01/2023 4:39PM with Govt. Ref. No: 192022230250309438 on 11-01-2023, Amount Rs: 20,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9865355737822 on 11-01-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 30892 to 30931

being No 160300529 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.01.18 18:14:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/18 06:14:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)