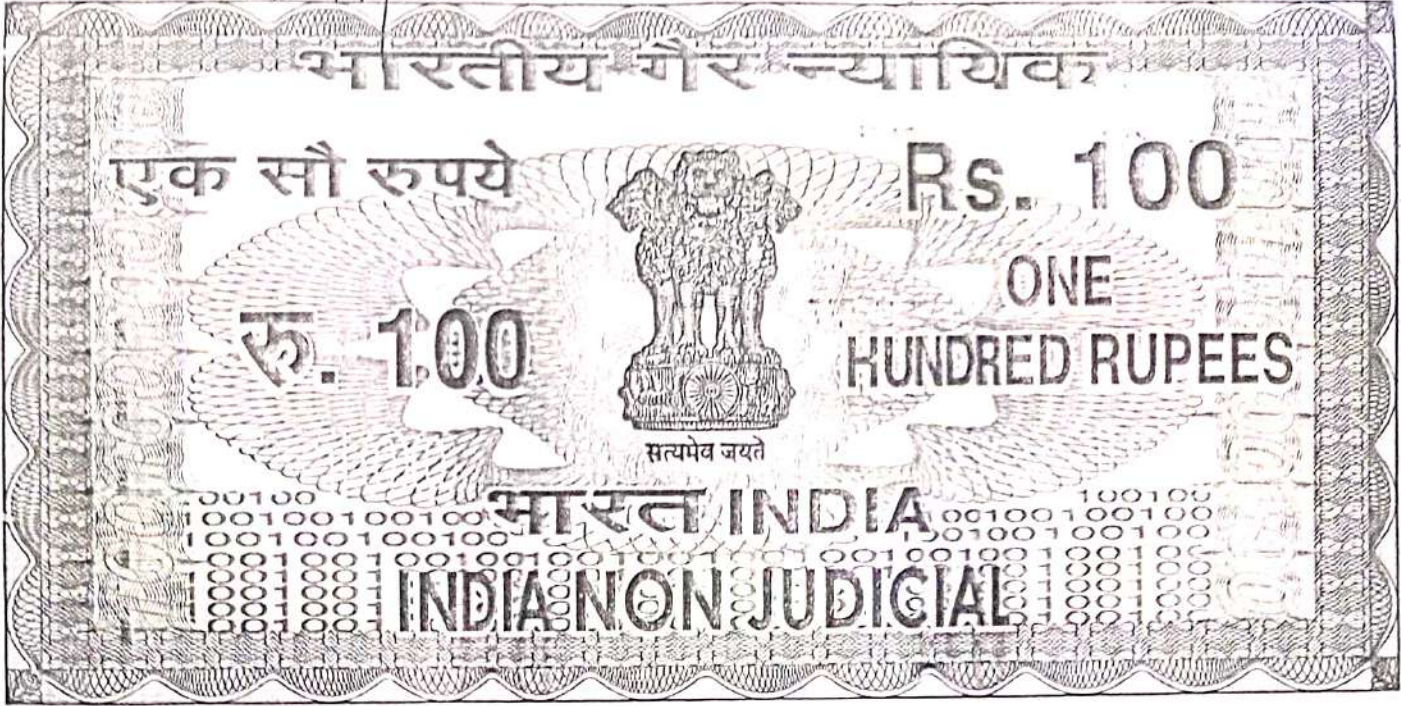


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 200194

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Stamp and the document is certified to be genuine. The stamp is valid and the document is valid with the stamp on the date of certification.

Sub-Registrar-II  
Howrah

20 JAN 2022

### DEVELOPMENT AGREEMENT

\*\*\*\*\*

**THIS DEED** of Agreement is made on this 20<sup>th</sup> day of January, Two Thousand Twenty Two (2022) **BETWEEN, 1) SMT. BABY KAR [PAN. CAUPK4365A, Aadhar No. 2655 7227 3966]** W/o Sri Shaktipada Kar, Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 119/1, Santinagar Sarani, P.O.- D.S. Lane, P.S.- Sankrail, District-

Howrah :711109 , 2) SMT. SHARMISTHA ROY [PAN. BHMPR6990J, Aadhar No. 5405 8072 7989], W/o Sri Subhendu Roy Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 19/1, Naskar Para 1st Bye Lane, P.O.- Santragachi, P.S.- Shibpur, District-Howrah :711104, 3) SRI. MUKTI PADA KAR [PAN. AMQPK0824L, Aadhar No. 6575 9240 2973], s/o late Manoranjan Kar, Nationality-Indian, by faith-Hindu, by occupation- Business, residing at Goaberia Paschim Para, P.O.- D.S. Lane, P.S.- Sankrail, District-Howrah :711109 and 4) SRI. SOURAV DAS [PAN. AKGPD7609A, Aadhar No. 4702 4845 1664], s/o Sri Samir Das, Nationality-Indian, by faith-Hindu, by occupation- Service, residing at E4/12, Purbasha Housing Estate, 160, Manicktala Main Road, P.O.- Kakurgachi, P.S.- Manicktala, District-Kolkata:700054 herinafter jointly referred to the FIRST PARTIES/ OWNERS/ LAND LORDS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include thier heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

AND

SOUTH CITY RESIDENCY [PAN. AEPFS5687A ], a partnership firm represented by its partners namely (i) SRI. SUBHENDU ROY [PAN. ADDPR7362J, Aadhar No. 6070 2382 2900], S/o Sri Sanjit Kumar Roy, by faith Hindu, by ocpation -Business & (ii) SRI SHAKTI PADA KAR [PAN. AMDPK3471E, Aadhaar No. 9558 6270 6086] S/o late Manoranjan Kar, by faith-Hindu, by occupation business having its registered office at 119/1, Santinagar Sarani, Goaberia Govt. Colony, P.S.- Sankrail, P.O.-D.S. Lane, District- Howrah- 711109, hereinafter referred to as the SECOND PARTY/ DEVELOPER (which expression shall unless excluded by or repugnant to the context be



deemed to mean and include its heirs, executors, legal representatives, administrators and assigns) of the SECOND PART.

**WHEREAS** the parties of the First Part, Owners/Vendors herein are the joint owners and occupiers each having their respective undivided shares now seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of mokarari mourashi bastu land containing a total area measuring about 4 kottah 12 chittack 36 Sq.ft. be the same a little more or less together with R.T. Structure measuring about 100 sq.ft. standing thereon all together with all easement and quasi easement rights attached thereto comprised within Howrah Municipal Corporation premises no. 62, Santinagar School Road, P.S.-Sankrail, District-Howrah, within H.M.C ward no. 45, Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag No. 29, R.S. Khatian No. 13 corresponding to L.R. Dag No. 83 under L.R. Khatian no. 233/7 and also within the jurisdiction of the Office of the District Registration Office at Howrah and Additional District Sub- Registrar at Ranihati, Howrah which is morefully and particularly described in the First schedule hereunder written hereinafter referred to as the "said property".

**WHEREAS** one Smt. Snehalata Nag wife of Akhil Chandra Nag was the absolute owner and occupier of all that the bastu land measuring about more or less 20 cottah or 0.33 decimal with all other easements rights attached thereto by virtue of purchase by a Registered Deed of Sale written in Bengali Vernacular executed by one Nandalal Sardar and Smt. Grreenamoyee Dasi jointly on 16/09/1957 comprised within Mouza - Goaberia, J.L. No. 39, Touzi No. 736, R.S. No. 2006, R.S. Khatian no. 13, R.S. Dag No. 29, P.S.- Sankrail, District-Howrah at an for a valued consideration amount as mentioned thereon and the said document was duly registered with the office of the District

Registrar at Howrah and recorded in Book No. 1, Volume No. 37, Pages from 167-170, Being no. 2903 for the year 1957.

AND WHEREAS since acquired right title and interest in respect of the aforesaid property by purchase said Smt. Snehalata Nag duly mutated her name in the record of B.L. & L.R.O. and got new L.R. Khatian no. 233/7 in L.R. Dag No. 83 recorded as 0.33 decimals- Nature Bastu and since such mutation said Snehalata Nag became the absolute owner and occupier of the aforesaid property and paid the Governement Rents and Taxes to the appropriate authority and enjoying the same without any interruption from any concern.

AND WHEREAS during enjoyment of the aforesaid property said Snehalata Nag wife of late Akhil Chandra Nag at her life time executed a Deed of 'Will' on 3/7/1982 bequeathing her property in favour of her three sons namely Sri. Sunil Chandra Nag, Sri Adhir Chandra Nag and Sri Dilip Kumar Nag which was duly registered on 6/07/1982 in the Office of the District Sub- Registrar at Howrah and recorded in Book no. III, Being no. 45, for the year 1982.

AND WHEREAS in the said ' Will' it was mentioned by said Snehalata Nag that her third son namely Sunil Chandra Nag will get 1/2 th share (8 annas), fifth son namely Adhir Ranjan Nag will get 1/4 the ( 4 annas) share and sixth son namely Dilip Kumar Nag will get 1/4th (4 annas) share in respect of the aforesaid property.

AND WHEREAS after demise of said Snehalata Nag on 04.12.1991 her said three sons namely Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag got probate of the said 'Will' on 23/12/2013 from the Ld. District Delegate Court at Howrah vide



probate case No. 123/2013 and thus said Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag became the joint owner and occupier each having their respective share in respect of all that the bastu land measuring more or less 20 cottah or 0.33 decimal with R.T. Structure standing thereon comprised within Mouza-Goabheria, J.L.No. 39, appertaining to R. S. Dag No. 29, under R.S. Khatian No. 13, corresponding to L.R. Dag No. 83, L.R. Khatian No. 233/7, P.S.-Sankrail, District-Howrah :711109.

**AND WHEREAS** since acquired right, title and interest in respect of the said property said Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag duly mutual their names jointly in the records of the Howrah Municipal Corporation and got new holding no. as 62, Santinagar School Road, Ward No. 45, P.S.- Sankrail, District-Howrah and the said property has been recorded ad measuring 19 kottah 03 chittak 07 sq.ft. of bastu land and enjoying the same thereby paying taxes in their own names.

**AND WHEREAS** at the time of peaceful enjoyment of the aforesaid property jointly said Dilip Kumar Nag died intestate on 13/08/2012 leaving behind him surviving his widow namely Smt. Bandana Nag, one son namely Sri Dipankar Nag and only married daughter namely Smt. Surasree Sarkar as his legal heirs and successors in respect of all estate property left by said Dilip Kumar Nag according to Hindu Succession Act., 1956 and thus the <sup>said</sup> owner's ~~successors~~ became the joint owners and occupiers in respect of the aforesaid property along with said Sunil Chandra Nag and Adhir Ranjan Nag.

**AND WHEREAS** it is mention herein that the said owners/ ~~owners~~ jointly executed one General Power of Attorney on 19/05/2014 there by appointing of Sri Sandip Nag son of Sri Sunil Chandra Nag resident of 21, Andul Road, P.S.- Previously

Shibpur at present A.J.C. Bose Botanical Garden, District-Howrah :711109 to do all acts and deeds in respect of their said property and the said document was duly registered at the office of the D.S.R. at Howrah and recorded vide Book No. IV, CD Volume no. 2, pages from 571 to 581, Being no 00525 for the year 2014.

**AND WHEREAS** during enjoyment of the said property jointly said Sri Sunil Chandra Nag, Sri Adhir Ranjan Nag, Smt. Bandana Nag, Sri Dipanakar Nag and Smt. Surasree Sarkar for their better and peaceful enjoyment of the properties separately, have amicably executed one Registered Deed of Partition on 24.06.2014, which was duly registered in the office of the District Sub-Registry at Howrah and recorded in Book No.1, CD Volume No.19, Pages from 717 to 736, Being No. 05635 for the year 2014.

**AND WHEREAS** in terms of the said Registered Deed of Partition written in Bengali Vernacular said Smt. Bandana Nag, Sri Dipankar Nag and Smt. Surasree Sarkar being the Third Party Therein were absolutely allotted 04 Cottah 12 Chittaks 36 Sq.ft. of Bastu Land together with 100 sq.ft. of R.T. Structure standing thereon described in Schedule- 'Gha' demarcated as 'Lot-C' and more specifically delineated and depicted by 'BLUE' border lines in the partition sketch plan or Map lying and situated at Mouza-Goaberia, J.L.No. 39, L.R. Dag No. 83, under L.R. Khatian no. 233/7, P.S.- Sankrail, District-Howrah within the limit of Howrah Municipal Corporation Premises no. 62, Santinagar School Road, Ward No. 45, and also within Jurisdiction of the District Registration office at Howrah an Additional District Sub-Registrar at Ranihati, Howrah.

**AND WHEREAS** by virtue of the aforesaid Deed of Partition said Owners namely Smt. Bandana Nag, Sri Dipankar Nag and Smt. Surasree Sarkar became the joint owner's



and occupiers each having respective undivided shares of all that the Bastu land measuring more or less 4 kottah 12 chittack 36 sq.ft with R.T. Structure standing thereon comprised within Mouza-Goaberia, J.L.No. 39, L.R. Dag No. 83, under L.R. Khatian no. 233/7, P.S.- Sankrail, District-Howrah within the limit of Howrah Municipal Corporation Premises no. 62, Santinagar School Road, Ward No. 45, and also within Jurisdiction of the District Registration office at Howrah an Additional District Sub-Registrar at Ranihati, Howrah.

**AND WHEREAS** at the time of khas and peaceful enjoyment of their respective shares in the said property by excersing all sorts of overt Acts said Smt. Bandana Bag, Sri Dipankar Nag and Smt. Surasree Sarkar jointly sold conveyed and transferred the schedule mentioned property through there constituted Attorney namely Sri Sandip Kumar Nag in favour of the present owners/landlords herein by virtue of a Registered Deed of Conveyance executed on 20-01-2022 and duly registered with the Office of the D.S.R.-II at Howrah and recorded in Book no. 1, Volume No. 0513 document being no. 0626 for the year 2022.

**AND WHEREAS** since acquired right, title and interest in respect of the said property, the present owners / vendors herein using the said property into a compact and explaindatory unit and thus the present owners herein became the joint owners and occupiers now seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of mokatari mourashi bastu land containing a total area measuring about 4 kottah 12 chittack 36 sq.ft. be the same a little more or less together with R.T. Structure measuring about 100 sq.ft. standing thereon altogether with all easement and quasi easement rights attached thereto comprised within Mouza-Goaberia,

J.L.No. 39, L.R. Dag No. 83, under L.R. Khatian no. 233/7, P.S.- Sankrail, District-Howrah and within the limit of Howrah Municipal Corporation Premises no. 62, Santinagar School Road, Ward No. 45, and also within Jurisdiction of the District Registration office at Howrah an Additional District Sub-Registrar at Ranihati, Howrah which is morefully and particularly described in "**First Schedule**" hereunder written hereinafter referred to as the **said property**.

**AND WHEREAS** for secure and to get more profit from the said property, the owners/first parties herein desirous to construct new masonry building upon the property, but due to lack of experience and stringency of finance were in search of good experienced and financial capable developer who could do the needful construction on the said property.

**AND WHEREAS** the second party being an experienced and financially capable Developer approached the owners to enter into Agreemen for Developing the said property with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the Agreement, it has been settled the terms and condition should be fully embodied so that there should not be any confusion in the future towards the Agreement and Development of the said property.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS** and it is hereby agreed by and between the Parties as Follows :

1. **Land** - ALL THAT the piece and parçel of mokorari mourashi bastu land containing an area of about 4 (four) cottah 12 (twelve) chittaks 36 (thirty six) sq.ft. a little more or less together with R.T. structure measuring 100 sq.ft.



standing thereon with all easements and quasi-easements rights attached thereto out of the total recorded 19 Kottah 03 Chittack 07 sq.ft. or 0.33 decimal of bastu land comprised within Howrah Municipal Corporation premises no. 62, Santinagar School Road, Ward no. 45, Mouza- Goaberia, J.L. No. 39, appertaining to R.S. Dag no. 29, under R.S. Khatian no. 13 corresponding to L.R. Dag No. 83 and L.R. Khatian No. 233/7, P.S.- Sankrail, District-Howrah-711109 and also within the jurisdiction of the District Registration Office at Howrah and Additional District Sub -Registration office at Ranihati, Howrah which is morefully and Particularly described in the 'First Schedule' written below detailed as hereunder.

2. **Building** -The building shall mean the construction of multi storied building to be constructed upon the "First Schedule" property in accordance with the sanction plan and/or As Made/ Modified plan to be sanctioned by the Howrah Municipal Corporation Authority at the cost of the Developer/ Second Party.
3. **Owner** \_ The owner shall mean the above named Owners/Vendors and in absence of the instant owners, their heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns shall be deemed to be the owners/vendors are and bound upon these Agreement.
4. **Developer** \_ The Developer shall mean the above named Developer and its executors, successors, administrators and legal representatives and assignees shall be deemed to be the Developers and bound upon these Agreement.

- 5.a. **OWNER'S ALLOCATION** - The Owner's allocation shall mean 35% (Thirty five percent) of the total constructed covered area of the proposed multi storied building consisting of several self contained residential flat/flats, and other construction to be erected upon the "First Schedule" property in accordance with the building plan to be sanctioned by the Howrah Municipal Corporation.
- b. That it is also agreed by and between the Owner and Developer herein that a Supplementary Agreement will be executed for allotment of their respective share in the said project by identification/demarcation of flat/flats, and other construction alongwith all facilities attached thereto, after obtaining sanction building plan from the competent atuthority.
- c. That the Owner's/ First Party herein jointly agreed to sell thorough the Developer their aforesaid 35% of covered area in the entire proposed multi storied building in favour of the intending purchaser/purchasers at the rate of the then market price per sq.ft. basis after starting of construction of the proposed building which will be decided by the both the parties mutually.

(6) **DEVELOPER'S ALLOCATION:**

- a. That the Developers allocation shall mean 65% (Sixty Five Percent) of the total constructed covered area of the proposed multi storied building consisting of several self contained residential flat/flats, car parking space and other construction to be erected upon the "First Schedule" property in accordance with the building plan to be sanctioned by the Howrah Municipal Corporation.



- b. That the Developer shall have every right to enjoy their aforesaid 65% share of covered area in the proposed building along with all facilities and amenities attached thereto with undivided impartible proportionate share, right, title and interest in the land underneath which shall be properly mentioned in the supplementary agreement and the Developer shall have every right to sell their allotted 65% of covered area with adding super built up charges to any intending purchaser/ purchasers.
- (7) That if Howrah Municipal Corporation or any other concerned authorities grants further sanction, Developer can construct further construction upon the top floor of the building only that extent, the owners will be entitled to get 25% of the extra constructed area and the balance 75% of the extra constructed area will be enjoyed by the Developer.
- (8) **Common space** - Common space means the common areas and spaces of the buildings.
- (9) **Common facilities** - Common facilities shall mean the common facilities of the buildings.

**THE PARTIES HERETO HAVE ENTERED INTO THIS AGREEMENT ON THE FOLLOWING TERMS AND CONDITIONS**

- (1) That the First Parties/ Owners are jointly, seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property. The said property is free from all encumbrances, charges, liens, lispendence, attachments, trusts,

whatsoever and till date no- acquisition or requisition notice has been received by the owner herein from the Competent Authority.

- (2) That the First parties/owners are hereby jointly appoint and authorise the party of the Second party/ Developer for Development and/or construction of the multistoried building upon "First schedule" property as fully described in the "second schedule" hereunder written and hereinafter called the " Said property" according to the plan and/or As made plan to be sanctioned by the Howrah Municipal Corporation.
- (3) That the First Parties/ Owners already handover all the relevant original title deed and/or documents relating to the First Schedule property infavour of the Developer. The Developer at no point of time, will mortgage and/or pledge the Said Property.
- (4) That the Developer shall bear the entire cost of construction including sanction fees for building plan to be sanctioned from the HMC Authority without crating any financial or other liabilities on the owners regarding the construction.
- (5) That the Developer shall at their own cost and expenses appoint Engineer, Architect, contractor, labour and other type of workman/ expert for the purpose of carrying out work of construction of the said proposed new building, without creating any financial or other liabilites upon the owner.
- (6) That the Developer shall construct the proposed new building at their own costs, in case of developer obtain financial assistance from any bank or institutions for the purpose of aforesaid construction, they shall do so at its own risks and responsibilities and in such case, owner, shall not be liable for any repayment of such Loan and the



Developer shall keep the owners/ first parties indemnified against any claim to that effect.

- (7) That it is agreed by and between the parties herein that in lieu of construction cost of the proposed building and other expenses thereto the second party/ Developer interms of this Agreement shall get 65% of constructed covered area of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share of 65% alongwith owners share of 35% in the entire building alongwith super builtup charges according to their choice and desire to the intending purchaser/purchasers.
- (8) That the Second Party/ Developer shall have every right to enter into Agreement for sale with the intending purchaser/purchasers and to receive advance money, part payment and/or full consideration amount in respect of the Developer's allocation of 65% alongwith owners share of 35% of the covered area in the entire building alongwith super builtup charges according to their choice and desire in favour of the intending purchaser/purchasers.
- (9) The First parties/ owners shall execute and register a General Power of Attorney in favour of the Second Party/ Developer hereto for the purpose of Construction of the proposed buildings upon the said land and also to sell the constructed area alongwith service area/ common facilities attached thereto as per Developers allocation as well as owner's share of 35% in the entire proposed building as stated earlier and also to do other work as stated therein and the said power of Attorney shall not be revoked until the entire transactions are completed.

- (10) That in respect of all the dealings stated above, the first party/ owners shall be liable to sign in the deed and documents, if required by the Developer/ Second Party.
- (11) That the first parties/ owners and the second party/ Developer being agreed in all the matters herein written and have signed and executed this agreement with full satisfaction willingly without instigation by others.
- (12) That the second party herein will have every right to sign deeds, documents and any necessary application, building plan/plans, etc. for the completion of the construction of the building and complete the entire transaction of the same.
- (13) That the second party/ Developer herein will make the building with good quality materials, as per specification stated in "Fifth Schedule" written below. The ownership right of the ultimate top roof shall always be with the owners but the occupiers of the building shall have the right to use the same for their common purpose.
- (14) That it is mentioned, in case of any accident and/or in case of pull down of the building due to negligence of the Developer, the second party/ Developer will be responsible and the owners will not be responsible in any manner nor they will liable to financially compensate for such incident.
- (15) That there is no existing agreement regarding development or sale of the said property and that all other arrangements, if any prior to this Agreement have been cancelled and are being suspended by this Agreement.
- (16) That the Developer do hereby undertake that they shall handover the owners allocable share of constructed area in the said proposed building and also to complete the



entire project within 3 years from the date of executing this Development Agreement or such within extended period as may be mutually agreed by the owner and the Developer's subject to circumstances beyond control and force majeure.

- (17) That the Developer shall at their own cost in the name of the owner/ developer apply for obtaining the temporary and permanent sanction for electricity, water connection, deep-boring of Tube well, drainage, sewerage and/or other facilities if any, required for the purpose of construction of the said proposed building.
- (18) That the owners will not do any act, deed or thing where by the developers shall be prevented from construction and completion of the said proposed building unless any act of the developer infringes right and interest of the owners.
- (19) That the owners shall be solely liable to pay income tax, capital gain tax and/or any other surcharge, penalties if any imposed by income tax authority or other competent authority in respect of owner's allocation and/or the money received by the owner from the developer in lieu of owner's allocation.
- (20) That it is agreed by and between the Parties herein that initially the Developer will pay all pending taxes and kajana as well as expense for mutation of the name of the owners in all concerned authorities and Deed or Documents relating to the said property on behalf of the Owners' and the said expenses will be refunded by the Owners' in favour of the Developers at the time of taking their possession in the said project.
- (21) That in case of any dispute arising out of this Agreement, shall be settled within Jurisdiction of Howrah District Court or its appellate court.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT THE PIECE and parcel of mokarari mourashi bastu land containing a total area measuring about 4 kottah 12 chittack 36 Sq.ft. be the same a little more or less together with R.T. Structure measuring about 100 sq.ft. standing thereon all together with all easement and quasi easement rights attached thereto comprised within Howrah Municipal Corporation premises no. 62, Santinagar School Road, P.S.-Sankrail, District-Howrah, within H.M.C ward no. 45, Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag No. 29, R.S. Khatian No. 13 corresponding to L.R. Dag No. 83 under L.R. Khatian no. 233/7 and also within the jurisdiction of the Office of the District Registration Office at Howrah and Additional District Sub- Registrar at Ranihati, Howrah which is butted and bounded in the manner as follows :-

On the North : H.M.C. Premises No. 62/2, Santinagar School Road

On the South : 20 Feet Wide H.M.C. Road

On the East : Property of Sudhir Sikdar and Late Siddeswar Barui

On the West : H.M.C. Premises No. 62/1, Santinagar School Road

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(PROPOSED BUILDING)**

All That the proposed multi storied building to be constructed consisting of several self contained residential flat/flats, as well as other construction upon the "First Schedule" Property at comprised within Howrah Municipal Corporation premises



no. 62, Santinagar School Road, P.S.-Sankrail, District-Howrah, within H.M.C ward no. 45, Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag No. 29, R.S. Khatian No. 13 corresponding to L.R. Dag No. 83 under L.R. Khatian no. 233/7 and also within the jurisdiction of the Office of the District Registration Office at Howrah and Additional District Sub- Registrar at Ranihati, Howrah Which is butted and bounded as follows :-

On the North : H.M.C. Premises No. 62/2, Santinagar School Road

On the South : 20 Feet Wide H.M.C. Road

On the East : Property of Sudhir Sikdar and Late Siddeswar Barui

On the West : H.M.C. Premises No. 62/1, Santinagar School Road

**THIRD SCHEDULE ABOVE REFERRED TO**

**(TECHNICAL SPECIFICATION)**

Structure Foundation	:	Isolated/ Combined footing on hard stair at.
Super Structure	:	R.C. C. Framed Structure.
Floor/ Roof	:	Reinforced concrete slab.
Walls	:	Brick wall plastered on both faces. Finish Walls External 8" outside brick work with cement sand plaster.
Common	:	5" brick work with plaster with paris over Cement and sand plaster.
Ceiling	:	Putty over cement sand plaster
Doors	:	Front & Balcony Door made of Green/ Century ply

- board and rest of commercial Plyboard and Toilet Water proof PVC Door with Chitkiny. Lock on front door shall be provided. All frame made of Sal Wood.
- Flooring** : All flooring with Vetrified Tyles (2'X2') Colouring Glazed Tiles upto 6' height with Dado in toilets and upto 2' height from kitchen top in kitchen.  
One cooking platfrom (green polish) with stainless steel sink in kitchen.
- Electrical Wiring** : Five nos. of point in each bed room ( one tube, one bulb, one fan, one plug, one night lamp.  
In kitchen one tube, one 15 Amp and one 5Amp plug point, one exhust.  
In toilet one light point, one geaser point, one exhust.  
In dinning two tube point , one fan point, one plug point.  
One point outside front door and balcony.
- Sanitary & Plumbing** : Two nos. of water connection to kitchen (one swan cock and one bip cock.  
Main Bathroom/ Toilets provided with one hot and cold with shower fitting & one no. bip cock and comode with cistarn. One basin point at dinning. We provide commode/ basin colour white.
- Water Supply** : Uninterupted water supply (HMC Water) shall provided from undergroud to overhead storage tank in the roof



- from their to individual flats.
- Extra Work : Other than specified shall be charged at a rate as to be decided by the authorised engineer of developer and such amount shall be deposited before execution of such work.
- N.B. : we provide separate meter in the name of the purchaser at the cost of purchaser. The cost of Air Conditioning main line shall be charged extra. The purchaser may provide any type of fittings in the toilet, kitchen and/ or electrical item/tiles etc. as per his/her choice in that case developer shall deduct the standard rate for the said items from the total consideration price.

**FOURTH SCHEDULE ( Particulars of Common User )**

1. Lift, CCTV, Staircase, Lobby, landing, passages and all open path ways.
2. Roof
3. All water supply and all drains and sewers line of the building.
4. Water pump and motor, water reservoir, overhead water tank, septic chamber, all distribution pipe lines of the building.
5. Electrical wiring from ground floor to the units/ flats respectively and main switch and meter/ meter room.
6. All boundary wall and gates to the said premises as marked for residential user of the said premises and all other open space for ingress and egress.

IN WITNESS WHEREOF THE PARTIES put their signature and hands and seal on the date, month and year first above written .

SIGNED SEALED AND DELIVERED  
IN PRESENCE OF THE FOLLOWING

WITNESSES :

1) Pranab Das

2) Tapas Sankar  
Gobaria, Sankrail,  
Howrah-9

Drafted & Prepared by me  
in my Sheristha

Rinku Chakraborty

Rinku Chakraborty  
Reg No. WB1638/2002  
Advocate,  
Howrah Judges Court

ববী কর

Sharmistha Roy.

Mukhi Pallo

Sourav Das.

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SIGNATURE OF THE OWNERS/  
FIRST PARTY

SOUTH CITY RESIDENCY  
Shaktipada Kar  
PARTNER

SOUTH CITY RESIDENCY  
Subhendu Roy  
PARTNER

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SIGNATURE OF THE DEVELOPER/  
SECOND PARTY

P. Das  
Typed by  
Pranab Das



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

GRN Details

GRN: 192021220164699491 Payment Mode: Online Payment  
GRN Date: 18/01/2022 13:01:45 Bank/Gateway: State Bank of India  
BRN : IK0BMIJTY5 BRN Date: 18/01/2022 13:01:12  
Payment Status: Successful Payment Ref. No: 2000165975/1/2022  
[Query No\*/Query Year]

Depositor Details




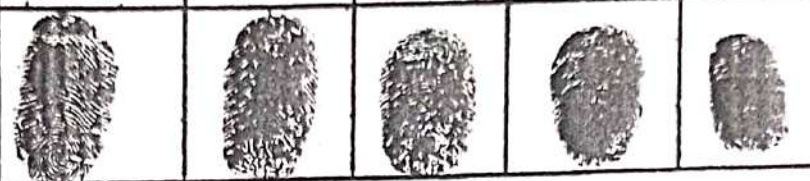
Depositor's Name: South City Residency  
Address: Sankrail Howrah  
Mobile: 7003357136  
Depositor Status: Buyer/Claimants  
Query No: 2000165975  
Applicant's Name: Shri Pronab Dutta  
Identification No: 2000165975/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details


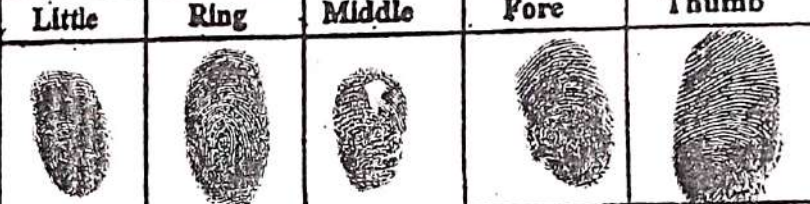


Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000165975/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2000165975/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>4941</b>

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.





## FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

Signature           बिबी क.र          

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						












Signature           Sannista Roy          

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						












Signature           Munhi pada 1507














# FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little 	Ring 	Middle 	Fore 	Thumb 
	Right Hand	Thumb 	Fore 	Middle 	Ring 	Little 

Signature Saurav Das.

	Left Hand	Little 	Ring 	Middle 	Fore 	Thumb 
	Right Hand	Thumb 	Fore 	Middle 	Ring 	Little 

Signature Subhendu Das

	Left Hand	Little 	Ring 	Middle 	Fore 	Thumb 
	Right Hand	Thumb 	Fore 	Middle 	Ring 	Little 

Signature Shaktipada Das



## Major Information of the Deed

Deed No :	I-0513-00630/2022	Date of Registration	20/01/2022
Query No / Year	0513-2000165975/2022	Office where deed is registered	
Query Date	17/01/2022 10:40:08 PM	0513-2000165975/2022	
Applicant Name, Address & Other Details	Pronab Dutta 16 Ramkrishna Pally, Thana : Sankrail, District : Howrah, WEST BENGAL, Mobile No. : 7003357136, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 23,79,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Goyaberia, Premises No:Unassessed by KMC/HMC, Ward No: 045 JI No: 39, Pin Code : 711109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-83 (RS :- )	LR-233/7	Bastu	Bastu	4 Katha 12 Chatak 36 Sq Ft		23,52,240/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					7.92Dec	0/-	23,52,240 /-	









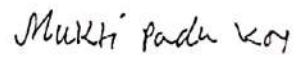
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	0/-	27,000 /-	






Lord Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	<p><b>Smt BABY KAR</b> (Presentant) Wife of Mr SHAKTIPADA KAR Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>	 20/01/2022	 LTI 20/01/2022	 20/01/2022
<p>119/1, SANTINAGAR SARANI, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx5A, Aadhaar No: 26xxxxxxxx3966, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>				
2	<p><b>Smt SHARMISTHA ROY</b> Wife of Mr SUBHENDU ROY Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>	 20/01/2022	 LTI 20/01/2022	 20/01/2022
<p>19/1, NASKAR PARA 1ST BYE LANE, City:- Howrah, P.O:- SANTRAGACHI, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx0J, Aadhaar No: 54xxxxxxxx7989, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>				
3	<p><b>Mr MUKTI PADA KAR</b> Son of Late MANORANJAN KAR Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>	 20/01/2022	 LTI 20/01/2022	 20/01/2022
<p>GOABERIA PASCHIM PARA, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx4L, Aadhaar No: 65xxxxxxxx2973, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>				






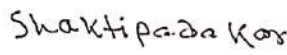


Name	Photo	Finger Print	Signature
<b>Mr SOURAV DAS</b> Son of Mr SAMIR DAS Executed by: Self, Date of Execution: 20/01/2022 Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022
E4/12, PURBASHA HOUSING ESTATE, Block/Sector: 160, MANICKTALA MAIN ROAD, City:- Kolkata, P.O:- KAKURGACHI, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx9A, Aadhaar No: 47xxxxxxxx1664, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office			

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SOUTH CITY RESIDENCY</b> 119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109 , PAN No.:: AExxxxx7A,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
1	<b>Mr SUBHENDU ROY</b> Son of Mr SANJIT KUMAR ROY Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 12:40PM	 LTI 20/01/2022	 20/01/2022
119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2J, Aadhaar No: 60xxxxxxxx2900 Status : Representative, Representative of : SOUTH CITY RESIDENCY (as partner)				
2	Name	Photo	Finger Print	Signature
2	<b>Mr SHAKTIPADA KAR</b> Son of Late MANORANJAN KAR Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 12:44PM	 LTI 20/01/2022	 20/01/2022



19/1. SANTINIKETAN SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail,  
District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business,  
Citizen of: India, , PAN No.:: AMxxxxxx1E, Aadhaar No: 95xxxxxxx6086 Status : Representative,  
Representative of : SOUTH CITY RESIDENCY (as partner)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PRONAB DUTTA</b> Son of Late P R DUTTA HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	20/01/2022	20/01/2022	20/01/2022

Identifier Of Smt BABY KAR, Smt SHARMISTHA ROY, Mr MUKTI PADA KAR, Mr SOURAV DAS, Mr SUBHENDU ROY, Mr SHAKTIPADA KAR

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BABY KAR	SOUTH CITY RESIDENCY-1.98 Dec
2	Smt SHARMISTHA ROY	SOUTH CITY RESIDENCY-1.98 Dec
3	Mr MUKTI PADA KAR	SOUTH CITY RESIDENCY-1.98 Dec
4	Mr SOURAV DAS	SOUTH CITY RESIDENCY-1.98 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BABY KAR	SOUTH CITY RESIDENCY-25.00000000 Sq Ft
2	Smt SHARMISTHA ROY	SOUTH CITY RESIDENCY-25.00000000 Sq Ft
3	Mr MUKTI PADA KAR	SOUTH CITY RESIDENCY-25.00000000 Sq Ft
4	Mr SOURAV DAS	SOUTH CITY RESIDENCY-25.00000000 Sq Ft

### Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Goyaberia, Premises  
No:Unassessed by KMC/HMC, Ward No: 045 JI No: 39, Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 83, LR Khatian No:- 233/7	Owner:ব্রহ্মলতা নাগ, Gurdian:অখিল , Address:নিজ , Classification:বাস্ত, Area:0.33000000 Acre,	Smt BABY KAR



20-01-2022

**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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 11:05 hrs on 20-01-2022, at the Office of the D.S.R. - II HOWRAH by Smt BABY KAR, one of the Executants.

**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 23,79,240/-

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

Execution is admitted on 20/01/2022 by 1. Smt BABY KAR, Wife of Mr SHAKTIPADA KAR, 119/1, SANTINAGAR SARANI, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 2. Smt SHARMISTHA ROY, Wife of Mr SUBHENDU ROY, 19/1, NASKAR PARA 1ST BYE LANE, P.O: SANTRAGACHI, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Business, 3. Mr MUKTI PADA KAR, Son of Late MANORANJAN KAR, GOABERIA PASCHIM PARA, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 4. Mr SOURAV DAS, Son of Mr SAMIR DAS, E4/12, PURBASHA HOUSING ESTATE, Sector: 160, MANICKTALA MAIN ROAD, P.O: KAKURGACHI, Thana: Manicktola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-01-2022 by Mr SUBHENDU ROY, partner, SOUTH CITY RESIDENCY (Partnership Firm), 119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2022 by Mr SHAKTIPADA KAR, partner, SOUTH CITY RESIDENCY (Partnership Firm), 119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2022 1:03PM with Govt. Ref. No: 192021220164699491 on 18-01-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BMIJTY5 on 18-01-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Verified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

Banerjee

Type: Impressed, Serial no 2123, Amount: Rs.100/-, Date of Purchase: 17/01/2022, Vendor name: S

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/01/2022 1:03PM with Govt. Ref. No: 192021220164699491 on 18-01-2022, Amount Rs: 4,920/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. IK0BMIJTY5 on 18-01-2022, Head of Account 0030-02-103-003-02



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0513-2022, Page from 28103 to 28147  
being No 051300630 for the year 2022.



Digitally signed by Panchali Munshi  
Date: 2022.01.20 17:24:48 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2022/01/20 05:24:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)