

5057/2023

I-5057/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 I certify that the document is admitted
 the endorsement sheet and
 this document are the part of this
 document.

N 262656

12.56 p.m.
 02/05/2023
 Q. No. 2000982855/2023

Adtl. District Sub-Registrar
 Bahai, South 24 Parganas

2 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 2nd Day of May,
 Two Thousand Twenty Three (2023).

BETWEEN

Major Information of the Deed

Deed No :	I-1607-05057/2023	Date of Registration	02/05/2023
Query No / Year	1607-2000982855/2023	Office where deed is registered	
Query Date	18/04/2023 11:24:13 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sajal Das Alipore Police Court.Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831177873, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 24,34,497/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Amritalal Mukherjee Road, , Premises No: 445, , Ward No: 125 Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use RGR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 7 Chatak 15 Sq Ft	19,80,000/-	24,07,497/-	Width of Approach Road: 15 Ft.
Grand Total :					7.3563Dec	19,80,000 /-	24,07,497 /-	

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.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Mrs RUNU ROY Wife of Late Sudhir Kumar Roy Executed by: Self, Date of Execution: 02/05/2023 Admitted by: Self, Date of Admission: 02/05/2023 ,Place Office</p>			<p><i>Runu Roy</i></p>
	02/05/2023	LTI	02/05/2023	
	<p>, F3 , Amrital Mukherjee Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CYxxxxxx7E, Aadhaar No: 52xxxxxxxx7232, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Office</p>			
2	<p>Mr SOURAV ROY Son of Late Sudhir Kumar Roy Executed by: Self, Date of Execution: 02/05/2023 Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Office</p>			<p><i>Sourav Roy</i></p>
	02/05/2023	LTI	02/05/2023	
	<p>, F3, Amrital Mukherjee Road,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EMxxxxxx5L, Aadhaar No: 60xxxxxxxx5930, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Office</p>			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NIMIT BUILDERS & DEVELOPERS Sriguru Colony, Thakurpukur Road,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AKxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NILOTPAL MONDAL (Presentant) Son of Late Nityananda Mondal Date of Execution - 02/05/2023, Admitted by: Self, Date of Admission: 02/05/2023, Place of Admission of Execution: Office	 May 2 2023 5:47PM	 L11 02/05/2023	 02/05/2023
, Sriguru Colony, Thakurpukur Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6M, Aadhaar No: 28xxxxxxxx6796 Status : Representative, Representative of : NIMIT BUILDERS & DEVELOPERS (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Dhiman Debnath Son of Late D Debnath 26/25, P. B. Road, City:- , P.O:- Paschim Putary, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700041	 02/05/2023	 02/05/2023	 02/05/2023
Identifier Of Mrs RUNU ROY, Mr SOURAV ROY, Mr NILOTPAL MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUNU ROY	NIMIT BUILDERS & DEVELOPERS-3.67812 Dec
2	Mr SOURAV ROY	NIMIT BUILDERS & DEVELOPERS-3.67812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUNU ROY	NIMIT BUILDERS & DEVELOPERS-50.00000000 Sq Ft
2	Mr SOURAV ROY	NIMIT BUILDERS & DEVELOPERS-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160705057 / 2023

On 19-04-2023

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 24,34,497/-

S. Chakraborty

Sourav Chakrobarthy
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 02-05-2023

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 12:56 hrs on 02-05-2023, at the Office of the A.D.S.R. BEHALA by Mr NILOTPAL MONDAL .

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

Execution is admitted on 02/05/2023 by 1. Mrs RUNU ROY, Wife of Late Sudhir Kumar Roy, , F3 , Amritlal Mukherjee Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. Mr SOURAV ROY, Son of Late Sudhir Kumar Roy, , F3, Amritlal Mukherjee Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business

Identified by Dhiman Debnath, , Son of Late D Debnath, 26/25, P. B. Road, P.O: Paschim Putlary, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

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

Execution is admitted on 02-05-2023 by Mr NILOTPAL MONDAL, proprietor, NIMIT BUILDERS & DEVELOPERS (Sole Proprietorship), , Sriguru Colony, Thakurpukur Road., City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Dhiman Debnath, , Son of Late D Debnath, 26/25, P. B. Road, P.O: Paschim Putlary, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021.00/- (B = Rs 2,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2023 6:38PM with Govt. Ref. No: 192023240035845001 on 01-05-2023, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFNYGV1 on 01-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 4,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 262656, Amount: Rs.500.00/-, Date of Purchase: 19/04/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2023 6:38PM with Govt. Ref. No: 192023240035845001 on 01-05-2023, Amount Rs: 4,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFNYGV1 on 01-05-2023, Head of Account 0030-02-103-003-02

Sourav

Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 156453 to 156499

being No 160705057 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.05.11 16:07:32 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/05/11 04:07:32 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

West Bengal.

(This document is digitally signed.)

(1) **SMT. RUNU ROY, (PAN - CYEPR6027E, Aadhaar No. 5244-8226-7232)**, wife of Late Sudhir Roy @ Subir Kumar Roy, by religion Hindu, by occupation House wife, Nationality Indian, (2) **SOURAV ROY (Pan - EMLPR3755L, Aadhaar No. 6047-963217-5930)**, son of Late Sudhir Roy @ Subir Kumar Roy, by faith Hindu, by Occupation Business, by nationality Indian, both are residing at F3, Amritalal Mukherje Road, Post & Police Station Thakurpukur, Kolkata - 700063, District South 24 Parganas, hereinafter Referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, assigns, legal representatives, administrators etc.) of the **ONE PART**.

AND

M/S " NIMIT BUILDERS & DEVELOPERS" a proprietorship firm at its business address **Sriguru Colony, Thakurpukur Road, Police Station Thakurpukur, Kolkata 700063 represented by its sole Proprietor namely NILOTPAL MONDAL, son of Sri Nityananda Mondal (PAN - AKSPM7106M, Aadhaar No. 2872-2265-6796)**, by faith Hindu, by occupation Business, Nationality Indian, residing at **Sriguru Colony, Thakurpukur Road, Police Station Thakurpukur, Kolkata 700063, District South 24 Parganas**, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, successor-in-interest,

executors, assigns, legal representatives, administrators etc.) of the

SECOND PART:

WHEREAS one **Anjali Guha** became the owner of landed property measuring Land Area 04 cottahs 07 Chattacks 15 Sqft be the same a little more or less, lying and situated under Mouza Paschim Barisha, J.L. No.19, R. S. No.43, Touzi No. 1-6, 8-10, 12-16, pargana khaspur, under R.S. & L.R. Dag No. 1362, R.S. Khatian No. 2682, L.R. Khatian 7987, Police Station Thakurpukur, under the Kolkata Municipal Corporation Ward No. 125, District South 24 Parganas, by way of registered Deed of sale which was registered in the office of the Sub Registrar Alipore, South 24 Parganas recorded in Book I, Volume No. 87, pages from 10 to 14, being Deed No. 3906 for the year 1965.

AND WHEREAS while seized and possessed the aforesaid property, free from all encumbrances the said **Anjali Guha**, sold, transferred and conveyed the above said property in favour of **Sudhir Roy alia Subir Kumar Roy** by way of registered Deed of sale (Bengali saf bikroy kobala) in the office of Sub Registrar at Alipore recorded in Book I, Volume No. 102, pages from 103- 107 being Deed No. 5675 for the year 1970.

AND WHEREAS by the virtue of the aforesaid Deed of **Sudhir Roy** mutated his name before the KMC and the property Known and numbered as 445, Amrita Lal Mukherjee Road, Ward No. 125, vide Assessee No. 41-125-01-0538-5 Police Station Thakurpukur, Kolkata 700063, District South 24 Parganas, and seized and possessed the said Property free from all sorts of encumbrances.

AND WHEREAS while seized and possessed the said property said Sudhir Roy died intestate on 27/04/2019 leaving behind his wife namely RUNU ROY and his son SOURAV ROY and none other else to inherit the property left by late **Sudhir Roy alia Subir Kumar Roy** .

AND WHEREAS in this way said RUNU ROY and his son SOURAV ROY became the sole and absolute owners of **ALL THAT** piece and parcel of land measuring about an Area 04 cottahs 07 Chattacks 15 Sqft be the same a little more or less, lying and situated under Mouza Paschim Barisha, J.L. No.19, R. S. No.43, Touzi No. 1-6, 8-10, 12-16, pargana khaspur, under R.S. & L.R. Dag No. 1362, R.S. Khatian No.2682, L.R. Khatian 7987, Police Station Thakurpukur, under the Kolkata Municipal Corporation Ward No. 125 , District South 24 Parganas. KMC premises No. 445, Amrita Lal Mukherjee Road, Ward No. 125, vide Assessee No. 41-125-01-0538-5 as the absolute joint Owners and mutated their names before the KMC , and seized and possessed the said property free from all sorts on encumbrances.

AND WHEREAS the owners i.e. the party of the first part is desirous of developing the said premises by construction of new building for residential & Commercial purpose, but due to insufficient knowledge unable to do the same and on coming to know such desire of the owners, the Developer herein became interested to undertake such constructional work by using its own finance and rendered Proposal to the owner to that effect and on discussion, the Owner herein became agreed to enter into an Agreement for Development allowing the said firm to undertake such construction on the said premises at the costs and expenses to be incurred by the said developer under certain terms and conditions.

NOW THIS AGREEMENT AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES as follows:-

ARTICLE-I
DEFINITIONS

1. Unless in these presents, it is repugnant to or inconsistent with the context:

1.01 OWNER :- Shall mean **(1)SMT. RUNU ROY, (PAN - CYEPR6027E,** Aadhaar No. **5244-8226-7232)**, wife of Late Sudhir Roy @ Subir Kumar Roy, by religion Hindu, by occupation House wife, Nationality Indian, **(2) SOURAV ROY (Pan - EMLPR3755L, Aadhar No. 60473217-5930)** , son of Late Sudhir Roy @ Subir Kumar Roy , by faith Hindu, by Occupation Business, by nationality Indian, both are residing at F3, Amritalal Mukherje Road, Post & Police Station Thakurpukur, Kolkata - 700063, District South 24 Parganas, the party of the FIRST PART and shall include their representatives, heirs and assigns.

1.02 DEVELOPER: Shall mean **M/S " NIMIT BUILDERS & DEVELOPERS"** a proprietorship firm at it business address **Sriguru Colony, Thakurpukur Road (Jaigirghat Road) , Police Station Thakurpukur, Kolkata 700063 represented by it sole Proprietor namely NILOTPAL MONDAL, son of Sri Nityananda Mondal (PAN - AKSPM7106M, Aadhaar No. 2872-2265-6796)** , by faith Hindu, by occupation Business, Nationality Indian, residing at **Sriguru Colony, Thakurpukur Road, Police Station Thakurpukur, Kolkata**

700063, District South 24 Parganas, the party of the **SECOND PART** and shall include his representative heirs and assigns.

1.03 SAID PREMISES : Shall mean **ALL THAT** piece and parcel of land measuring about Area 04 cottahs 07 Chattacks 15 Sqft be the same a little more or less, lying and situated under Mouza Paschim Barisha, J.L. No.19, R. S. No.43, Touzi No. 1-6, 8-10, 12-16, pargana khaspur, under R.S. & L.R. Dag No. 1362, R.S. Khatian No.2682, L.R. Khatian 7987, Police Station Thakurpukur, under the Kolkata Municipal Corporation Ward No. 125 , District South 24 Parganas. KMC premises No. 445, Amrita Lal Mukherjee Road, Ward No. 125, vide Assessee No. 41-125-01-0538-5 , District South 24 Parganas, more fully described in the First Schedule hereunder written, Marked as Schedule - "A".

1.04 BUILDING :- Shall mean the proposed **multi storied** building proposed to be constructed at the said premises strictly as per Building Plan to be sanctioned by the Kolkata Municipal Corporation (K.M.C.)

COMMON FACILITIES : shall mean and include pathways, stairways, landings, electric meter space, common overhead water tank, common main gate, passages, room passages and entire final roof whatsoever required for the enjoyment, maintenance and/or management of the Building or part thereof.

THE OWNERS'S ALLOCATION

- (a) One Shop Room on the Gr Floor measuring about 120 Sqft..
- (b) One Car Parking space on the Ground Floor, Measuring about 120 Sqft.
- (c) **2 Nos. 2BHK Flats each measuring 600 Sqft. Super Built up area on the said Building. (1st Floor South East side & Top Floor South east side).**
- (d) **Rs. 10,00,000/- (Rupees Ten Lakhs) Non Refundable money will be given to the owners by the Developer as per following Manner:-**
- (i) At the time of signing this agreement **Rs. 2,00,000/- (Rupees Two Lakh)**
- (ii) **Rs. 8,00,000/- (Rupees Eight Lakh)** part by part After the sanction Plan obtain from the KMC till completion of the proposed multi Storied Building which will be constructed on the said premises.
- (iii) One Shifting Charge @ Rs. 8000/- (Eight Thousand) only per months till the Date of hand over the owner's Allocation of the said Premises by the Developer in favour of the Owners.

THE DEVELOPER'S ALLOCATION :- Developer's allocation shall mean the balance area after deducting the share of landlord/owners Allocation which is derived out of total sanctioned area to be made at the said property. And that will be entirely of the **DEVELOPER:** Shall mean **M/S " NIMIT BUILDERS & DEVELOPERS" a proprietorship firm** at it business address **Sriguru Colony, Thakurpukur Road, Police Station**

Thakurpukur, Kolkata 700063 represented by its sole Proprietor namely **NILOTPAL MONDAL**, son of Sri Nityananda Mondal (PAN - **AKSPM7106M**, Aadhaar No. **2872-2265-6796**) , by faith Hindu, by occupation Business, Nationality Indian, residing at **Sriguru Colony**, Thakurpukur Road, Police Station Thakurpukur, Kolkata 700063, District South 24 Parganas.

THE ARCHITECT: shall mean who will, for the time being, be appointed by the Developer at his own cost for designing and planning of the Building or any other persons, firm or company who may be appointed hereinafter for the similar job.

THE BUILDING PLAN: shall mean the Plan to be sanctioned by the The Kolkata Municipal Corporation, S.S. unit, Behala in the names of the Owners.

ARTICLE -II : OWNERS' REPRESENTATIONS -

1. The Owner none else are well and sufficiently entitled to the Said Property.
2. None other than the Owner has any right, title, interest and claim thereof.
3. The Said Property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions and requisitions whatsoever.

4. If any rectification/ Correction / conversion is required in the BL/LRO Record, Land Ceiling etc. in respect of the said property , the Owners will be liable to help the Developer for said necessary correction/ rectification/ conversion of the said property, at the developer's expense.
5. The Owners will Pay the out standing KMC Tax till Date of the obtaining the Building Sanction Plan.

ARTICLE-III : DEVELOPER'S REPRESENTATIONS -

1. Within 10 days from the date of signing hereof the Owners will deliver the original Deed of title documents and other original copy of other related papers available with the owners in respect of the proposed Plan to enable the Developer to prepare the Building Plan and in that event , the Developer will issue proper receipt of acceptance
2. Upon obtaining the aforesaid documents the Developer shall, with the help of a qualified Engineer/Architect, prepare a Plan and get the same signed either by the Owners or by their constituted Attorney.
3. After such signatures the Developer shall submit the Plan at the appropriate Department of the K.M.C. and shall, at his cost, get the same sanctioned and inform the Owners forthwith.
4. After the aforesaid information (passing of the Building Sanction Plan) and within one month the Owners shall deliver the peaceful and

vacant possession of the Said Property to the Developer, who shall be entitled to the exclusive right to start construction at his own cost the Building thereon in terms hereof with a further right, inter alia to exploit commercially his own saleable space in the manner and subject to the terms and conditions provided herein.

5. The Developer shall have the right to register the Deed of Conveyance in respect of his own Allocation after handing over the Owner's Allocation in complete habitable condition in all respects to the owner first within **18 Months** from the date of obtaining the Building Sanction Plan from the **KMC** with full completion of the works.
6. The Developer will pay the Sum of Rs. 8,000/- (Rupees Eight Thousand) per month to the owners from the date of giving possession till handing over the owner's Allocation in complete habitable condition.

ARTICLE -IV : CONSIDERATION -

That the existing Building and/or Structures standing (if any) in the Said Property would be fully demolished by the Developer at his own cost and the garbage will be taken by the Developer. The Name of the newly constructed building will be in the name of Original Owner i.e.

"SUDHIR APARTMENT".

ARTICLE -V : COMMENCEMENT -

1. This Agreement shall be in force for a period of **18 (Eighteen) Months** from the date of sanction of the Building Plan by appropriate K.M.C. Authority.
2. This Agreement may cease to operate earlier than the aforesaid period in the event of complete transfer of all the Developer's allocated area under mentioned schedule B-1 hereunder within saleable space in the Building by the Developer in the manner as provided herein.

ARTICLE - VI : BASIC UNDERSTANDING :

1. Immediately after execution of these Agreement the Developer shall get the proposed Building Plan prepared by the Architect which shall be signed by the Owners and thereafter the Developer shall get the same sanctioned and within a reasonable period from the date of such sanction and subject to the relevant terms hereof start construction of the Building strictly in conformity with the sanctioned Plan.
2. The said period of completion of construction may be extended for such further period of another 06 (six) months as may be granted by the Owners themselves.
3. The Developer shall complete the construction work with in such period as mentioned in point no. 1 under article V & point No. 2 of Article VI referred to above.

4. Upon completion of the construction of the Building, the Owners shall be entitled to use their self contained Flats/ area of their own allocated portion as per their desire as Owner.
5. Owners will not be liable at all for any dispute between buyers of flats / units and the developer for any failure of contracts or any other dispute deriving there from.
6. The Owner shall render the Developer all reasonable assistance to apply for and/or to obtain by the Developer at his own costs all sanction, permissions, approval and/or clearance mentioned herein and the Owners do hereby agree and assure the Developer to sign and execute such plans, application and other papers related to proposed construction as may be required lawfully by the Developer from time to time.

ARTICLE - VII : CONSTRUCTION OF THE BUILDING -

1. The Developer shall, construct multi storied Storiad pucca bricks built Building in conformity with the plan to be sanctioned by The Kolkata Municipal Corporation, or by Competent Authority at or upon the Said Property.
2. The Developer shall, at his own cost, install and provide such facilities as shall be required to be provided according to the statutory bye-laws and regulations of the Competent Authority.
3. The Developer shall be authorized by the Owner to apply for and obtain quotas, entitlements and other allocations of such building materials allocable to the Owner for the construction of the Building.

4. The Developer shall be authorized by the Owner to apply for and obtain temporary and/or permanent connections of water, electricity, gas and/or other facilities required for the Building.
5. All costs, charges and expenses for the above including fees for engineer and/or architect shall be paid by the Developer and Owner shall have no liability in this regard.
6. The design and nature of the Building and the materials to be used shall be according to the specifications as particularly mentioned hereunder -
 - a) Building : Shall be constructed with RCC with brick walls as per ISI.
 - b) Floors : Will be finished with Marble/V. Tiles.
 - c) Wall finish internal : Cement plaster with Plaster of Paris.
 - d) Outside Wall Plaster : Cement with medium sand.
 - e) Roof casting : Cement with medium coarse sand

- f) Toilets (2) : Walls with ceramic tiles upto six feet height from the floor. Water points will be made by C.P. Fittings (hot & cold).
- g) Kitchen : Black marble/ granite stone slab and one steel sink. Glaze tiles fitted up to 2'-6" high from the Blackstone slab.
- h) Water supply : Concealed plumbing system with PVC/CPVC Pipe.
- i) Doors : Flush door with good quality of commercial ply. Frame will be wooden with Sal Wood.
- j) Windows : Aluminium windows will be made by Aluminium Frame with glass fittings and M.S. guard grill.
- k) Electricals : Concealed wiring consisting of 5 (five) points in each Bed Room of each Flat, 3 (three) points in Bath room, 4 (four) points in Kitchen, 4 (four) points in Liv/Din, 1 (one) point in Verandah and 1 (one) point for Calling Bell.

- 1) Exhaust : One connection for Exhaust will be provided in Kitchen and 1 point will be provided in Toilet..
- m) Water Reservoir : There will be one overhead water reservoir with brick built and cement plastered on PVC Tank.
- n) Basin : One white basin will be provided in the Dining.
- o) Lift : Reputed Company's Passenger's Lift.
- p) Extra work : For any extra work, at owners' share of the project, extra charges will be given by the Owners to the Developer

ARTICLE -VIII : OWNER'S RIGHT -

1. The Owner shall always be at liberty to inspect the progress of the construction work of the Building and shall further be at liberty to suggest anything to the Developer within the sanctioned area of Plan.
2. After completion of the construction of the Building, Owner shall get total Constructed Area of their allocation. Above Owner's Allocated Constructed Area will be provided on different Floors which will be allocated as per previous executed Agreement described in the

Schedule 'B' hereunder written within the newly constructed Building of the said Premises.

3. Other than the aforesaid places all other places in the Building like vacant land, passages, open area, motor pump and electric meter shall always be used by the Owners and other Occupiers of the Building jointly as common purpose/area.
4. All the occupiers of the Building shall be entitled to use the roof only on occasion.
5. Initially there will be separate electric meters for all the floors in the name of the Flat Owners the bills of which shall always be paid and discharged by the Flat Owners or his/her/their nominee/nominees.
6. Owner will have the right to enter into agreement with any intending buyers after one month of the sanction of Building Plan by Competent Authority (for Owners' Allocation).

ARTICLE-IX : OWNER'S OBLIGATION :

1. The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance during the period of construction of the Building subject to the fulfillment of the terms and conditions as mentioned herein.
2. The Owner hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the Building in terms hereof.

3. The Owner hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the Property or any portion thereof in any manner without consent in writing of the Developer so long this Agreement remains in force.
4. The Owner shall sign and execute a Development Power of Attorney in favour of the Developer and shall sign all documents whatsoever as may be found necessary for the purpose of construction and completion of the Building.

ARTICLE -X : DEVELOPER'S RIGHTS .

1. Immediately after execution of this Agreement the delivery of possession of the Said Property will be made by the Owner to the Developer who shall hold the same till the completion of the building without any interference on the part of the Owner.
2. The Developer shall have exclusive right to select buyers relating to the areas allocable for Developer in the Building.
3. The Developer shall be at liberty to construct the construction work of the Building as per sanctioned plan in the manner as he may deem fit and proper without any interference and/or disturbance on the part of the Owner.
4. The Developer shall be entitled to apply for quotas of cement, iron and steel and other materials, as may be required for the purpose of completing the construction and for that he shall be at liberty to get authorization in writing from the Owners, whenever necessary.

ARTICLE-XI : DEVELOPER'S OBLIGATIONS -

1. The Developer hereby agrees and covenants with the Owners, to complete the construction of the Building within 18 (Eighteen Months) from the date of receipt of the sanctioned plan of the Said Property unless to specify.
2. The Developer does hereby undertake to give delivery of the Owner's Allocated Area or Space in the Building duly completed in all respect immediately after completion of the building and not later than 30 days from completion of construction.
3. The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefit of this Agreement without the consent in writing of the Owners.
4. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the Building.
5. The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing by which the Owners may be prevented from enjoying, selling, disposing or transfer their allocated portion in the Building.

6. All costs, charges and expenses on account of architect (to be appointed by the Developer) shall be paid by the Developer.
7. The Developer shall allow the Owners to inspect the construction work at any point of time and the developer shall diligently try to implement any suggestion and/or ideas as may be given by the owners as per plan.
8. That the sole liability and responsibility of the construction shall lie upon the Developer and the Owners shall not be liable or responsible for any loss of life, accident during demolition/ construction or any untoward incident.

ARTICLE - XII : RATES, TAXES AND OTHER OUTGOINGS -

1. During the period of delivering of the demised Property by the Owners to the Developer and completion of the Building the Developer shall not be responsible for the payment of municipal rates, taxes, charges and other outgoings as may be assessed or imposed with regard to the same and also the ground rent of the Said Property, provided that such payment shall not create any interest in the Said Property in favour of the Developer.
2. After the completion of the Building and delivery of possession of all the floors and/or flats/ Units it would be the duty of each occupant of the Building to get their respective floors/flats/units separately

assessed by the local K.M.C. Authority and B.L. & L.R.O. Office , Land Acquisition, Urban Land Ceiling Department, for the purpose of payment of rates, taxes and other outgoings and so long the same is not done, it would be construed that the entire Building will be assessed for payment of taxes in the names of the Owners. For developer's part he will be responsible and for Owners' part they (Owners) will be liable.

ARTICLE-XIII : MAINTENANCE -

1. after the completion of the total construction, Developers, flats owner and owner including his assignees will bear the cost of common facilities and maintenance charges in accordance with the proportion of their respective proportionate share / possession.
2. The Owner, Developer and the other Flat Owners/Occupiers shall jointly frame the Scheme for the management, maintenance and administration of the Building and they shall abide by all the rules and regulations of such management/administration/maintenance and other scheme.

ARTICLE -XIV : COMMON RESTRICTION -

1. The Owner and Occupiers of the Building and the developers shall not use or permit the use of their allocated areas in the Building or

any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor permit the use thereof for any purpose which may cause any nuisance and/or hazard to the other occupiers of the Building.

2. None of the occupiers shall be allowed to demolish or permit demolition of any of the structure in his/her/their allocated portion or any part thereof or make any structural alterations therein (exceptions minor additions and alterations).
3. None of the occupiers shall transfer or permit transfer of his/her/their allocated area of any portion thereof unless –
 - (a) The transferor shall have observed and performed all the terms and conditions on the part of the transfer to be observed and/or performed according to the terms and conditions hereof.
 - (b) The transferor shall have paid all moneys to be paid by the transferor according to the terms and conditions hereof.
 - (c) The transferee shall have to give written undertaking to be bound by the terms and conditions hereof and the terms and conditions of the scheme that may be framed for management of the Building.
4. The Flat Owner/Occupiers as above shall abide by all laws, bye-laws, rules and regulations of the Government Authorities, Local Competent Authorities, Organizations and Bodies, as the case may be and shall

attend to, answer for and be responsible for any deviation, violation and/or breach or any of the aforementioned laws, bye-laws, rules and regulations in the context.

5. The Flat Owners/Occupiers shall keep his/her/their allocated portion in good condition and repair so as not to cause any damage to the Building or to any part thereof and shall keep the Owners and the other occupiers indemnified from and against the consequences of such breach and/or act or omission.
6. None of the occupiers shall do or cause or permit any action which may render void or voidable the insurance of the Building to any part thereof and shall keep the Owners and other occupiers of the Building harmless and indemnified from and against the consequences of such actions.
7. No goods and/or other items shall be kept in the areas meant for common use in the Building and no hindrance shall be caused in any manner for free movement in the corridors and other common areas in the Building.
8. None of the Flat Owners/Occupiers shall accumulate any dirt, rubbish waste or refuse and/or permit the same to be thrown or accumulated in or about the Building or in the compound corridors and/or any portion of the Building.

- 4)
9. The Flat Owners/Occupiers shall permit the Owners and/or their agents at all reasonable times to enter into any portion -of the Building for the purpose of maintenance, cleaning and keeping in order the common facilities including electrical, sanitary and other systems.

ARTICLE - XV : OWNERS' INDEMNITY -

1. The Owner do hereby undertake that the Developer shall be entitled to construct and complete the Building and enjoy his allocable share without any interference and/or disturbance of the Owners subject to the terms of this Agreement.
2. The Owners do hereby agree to indemnify the Developer against all actions, suits, costs, proceedings and claims that may arise out of any act, deed or things if committed by the Owners in breach of this Agreement or in connection with the Owners' title in the Said Property.

ARTICLE-XVI : DEVELOPER'S INDEMNITY -

1. The Developer hereby undertakes to indemnify and keep the Owner sufficiently indemnified against all third parties claims labours dispute and actions, demands, suits and proceedings arising out of construction and completion of the Building in terms hereof.

2. The Developer hereby undertakes to keep the Owner further indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's laches and in action and violation of any law, rules and regulations with regard to the proposed construction.

Construction work shall be at their sole risk, liability and expansibility of the developer. Owners shall not be liable in any way, for engineering and/ or for any other defect in construction and/ or other defect in workmanship and the Developer shall be solely responsible thereof even in future.

ARTICLE - XVII - MISCELLANEOUS -

1. Be it provided herein that the Developer shall always be responsible for the quality of construction of the Building and he shall always take due care in every step of construction and shall follow various statutory obligations, rules, regulations and bye-laws related to the same or in other words from the date of delivery of possession and control of the Said Property by the Owners to the Developer in terms of this Agreement the Developer shall be solely responsible for the development of the project in every respect and the Owner shall never be held responsible for any loss, damage and any statutory violation and god forbid, the Developer shall always be responsible for any

accident of any description during the course of construction of the Building.

2. The Parties herein have entered into this Agreement purely as a contract to construct the Building and nothing contained herein which shall be deemed or construed as a partnership between them nor this Agreement shall be treated as a joint venture between them and the Parties hereto do not constitute as an association of persons.

4. It is understood that from time to time, to facilitate the construction of the Building by the Developer various deeds, matters and things not specifically mentioned herein may be required to be done and/or executed by the Developer for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which the specific provisions may not have been made herein. The Owners hereby authorize the Developer to do -all such acts, deeds, matters and things that may be required to be done by the Developer and the Owners undertake to execute any such additional documents subject to their approval as may be required by the Developer for the purpose as stated. The Owners also undertake to sign and execute all such additional applications and other documents, as the case may be, provided that all such acts, deeds,

matters and things do not, in any way, prejudices the right of the Owners and/or against the spirit of this Agreement. All costs in this regard shall be borne by the Developer.

5. Although, in terms of this Agreement the Owners are to transfer their interest of the Said Property to the Developer the Owners shall not execute deed/deeds of Conveyance as Vendor to transfer the Developer's Allocated Flats and such Deed/Deeds will be executed, by the Developer.
6. Any notice required to be given by the Owners shall without prejudice to any other mode of service available, be deemed to have been served on the Developer if delivered by hand or sent by registered post with acknowledgement due at the last known address of the Developer recorded with the Owners.
7. Any notice required to be given by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served on the Owners, if delivered by hand or sent by registered post with acknowledgements due.
8. This Agreement shall be in force for a period of 18 (Eighteen) Months from the date of sanction of the Building Plan. In the event of non-completion of the construction of the Building within the said

period for any reason whatsoever then the Owners may extend the period for completion of the Building by another 06 (six) months.

9. Be it mentioned here that if any complete lock down for Pandemic situation, Natural Calamity, War situation, will happen then extra time must be added.
11. If any rectification requires in **this Deed** in future the Owners will bound to do the same at the cost of the Developer.

XVIII- ARBITRATION

If at any time any dispute shall arise between the Parties hereto regarding the construction of interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the Parties under this Agreement. the same shall be referred to the Joint Arbitration and their joint decision shall be deemed to be a reference within the meaning of the Indian Arbitration & Reconciliation Act, 1996 or any statutory enactment or modification there under and the said Arbitrator will be nominated by each of the Parties In case of differences with the reference of the joint Arbitrators to be appointed by the respective Parties, the joint Arbitrat will appoint an Umpire and his decision is final and binding upon the respective Parties but no event none of the Parties shall be entitled to stop the progress of construction of Development of the said premises until such time and the award it given to the Arbitrators of the Umpire, as the case may be.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about Area **04 cottahs 07 Chatacks 15 Sqft** be the same a little more or less, With **100 Sqft RTS** Structure lying and situated under Mouza Paschim Barisha, J.L. No.19, R. S. No.43, Touzi No. 1-6, 8-10, 12-16, pargana khaspur, under R.S. & L.R. Dag No. 1362, R.S. Khatian No.2682, L.R. Khatian 7987, Police Station Thakurpukur, under the Kolkata Municipal Corporation Ward No. 125 , District South 24 Parganas. KMC premises No. 445, Amrita Lal Mukherjee Road, Kolkata 700063, Ward No. 125, vide Assessee No. 41-125-01-0538-5, District South 24 Parganas, the said property is butted and bounded as follows:-

ON THE NORTH	:	By the land & House of Nikhil Malakar & others.
ON THE SOUTH	:	By 15'-0" wide KMC ROAD
ON THE EAST	:	By Land of Kalidasi Roy & Sujit Roy .
ON THE WEST	:	By Land of Smt. Amiya Malakar

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

(OWNERS' ALLOCATED AREA/FLAT).

ALL THAT piece and parcel Constructed Area within the newly constructed Straight III Storied Building as mentioned hereunder-

- (a) One Shop Room on the Gr Floor measuring about 120 Sqft..
- (b) One Car Parking space on the Ground Floor, Measuring about 120 Sqft.

(c) **2 Nos. 2BHK Flats each measuring 600 Sqft. Super Built Up area on the said Building. (1st Floor South east Side & Top Floor South East Side)**

(d) **Rs. 10,00,000/- (Rupees Ten Lakhs) Non Refundable money will be given to the owners by the Developer as per following Manner:-**

- (i) At the time of signing this agreement **Rs. 2,00,000/-** (Rupees Two Lakh)
- (ii) **Rs. 8,00,000/-** (Rupees Eight Lakh) part by part After the sanction Plan obtain from the KMC till completion of the proposed multi Storied Building which will be constructed on the said premises
- (iii) One Shifting Charge @ Rs. 8000/- (Eight Thousand) only per months till the Date of hand over the owner's Allocation of the said Premises by the Developer in favour of the Owners.

:-: SCHEDULE "C" ABOVE REFERRED TO :-:

Developer Allocation

THE DEVELOPER'S ALLOCATION :- Developer's allocation shall mean the balance area after deducting the share of landlord/owners Allocation which is derived out of total sanctioned area to be made at the said property. And that will be entirely of the **DEVELOPER:** Shall mean **M/S "NIMIT BUILDERS & DEVELOPERS"** a **proprietorship firm** at it business address **Sriguru Colony, Thakurpukur Road, Police Station Thakurpukur, Kolkata 700063** represented by it sole Proprietor namely **NILOTPAL MONDAL, son**

of Sri Nityananda Mondal (PAN - AKSPM7106M, Aadhaar No. 2872-2265-6796), by faith Hindu, by occupation Business, Nationality Indian, residing at **Sriguru Colony**, Thakurpukur Road, Police Station Thakurpukur, Kolkata 700063, District South 24 Parganas.

- a) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owners' absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the joint Owners thereof The Owners' allocation shall be provided with fixture fittings and amenities asset out in the Fourth Schedule hereinafter stated.

THE SCHEDULE "D" ABOVE REFERRED TO

SPECIATION

STRUCTURE:

R.C.C. frame structure with individual combined footing foundation.

BRICK WORK:

Outer wall and common wall with 10" and 5" brick works with good quality brick in (1:6) cement mortar.

FLOORING

Vitrified flooring to all floors of bed room, drawing and dining rooms,

ceramic tiles to toilets.

DOOR AND WINDOW:

All door shutters will be flush doors frame will be frame of good quality Sal Wood and entrance door of each Unit will be made of wood (paneled). All windows will be made of Steel fitted with glass covered with iron grill, P.V.C. Door in the toilets.

WALL FINISHING :

Plaster of Paris over plastered wall surface inside the Flats.

FINISHING OF WALL

Cement Plastering (1:6) to wall and (1:4) to projection Chajjas etc. All exterior pipe lines will be painted with Synthetic Primer

ROOF AND TERRACE

Roof and Terrace net cement will be done to proper shape .

KITCHEN

Kitchen will be provided with tiles Flooring and ceramic glaze tiles up to 2.6' feet height from the cooking platforms will be finished with black marble, fitted with one steel sink withdrawing board and two water taps and exhaust fan Hole.

OTHER PORTION

Toilets and Sanitary : All toilets will be provided with level P.V.C Flushing System and glaze tiles upon 6 feet high. One shower of standard Quality and Two water taps in Good Quality Steel

ELECTRICAL FACILITY

Electrical concealed copper wiring with general points like lights, fans, plugs and power points along with cable point, telephone point, exhaust Fan point etc. and an A.C. point will be provided in the master bed room

WATER:

pumping arrangement to overhead, arrangement reservoir with M.M. Water Line.

RESERVOIR :

Common Reservoir at the terrace .

LIFT :

Standard Quality of Lift to be installed for the Flat Owners.

SCHEDULE-"D1" REFERRED TO ABOVE

(DESCRIPTION OF THE GENERAL COMMON AREA AND FACILITIES)

1. The land on which the said Building is located and all easements, rights and appurtenances belonging to the said land and the said Building
2. The foundation, columns, girders, beams, supports, main walls, passage etc.
- 3 . Underground and overhead water reservoir together with the main pipe line from the Kolkata Municipal Corporation.
4. Common drainage system and sewerage system from the said premises to the Municipal duct.
5. Water sewerage and drainage connection pipes from the unit to drains and sewers common to the said premises.
6. Stairs and lobbies in the Ground Floor upto the roof of the said Building.
7. Ultimate roof of the said Building
- .8. Common passage, pathway, passage to ingress and egress to the said Building.
9. Pump space (under stair Case) & Lift and Lift well.
10. Electrical wirings and main electrical power source to the said Building.
11. Boundary walls of the said premises including outside of the walls of the said Building
12. Main gate.
13. Keys of the main gate.
14. Keys of the electric meter room.

15. All other common areas, equipments, installations, fixtures, fittings and spaces in or about the said Building and the said land as are necessary or convenient to its existence, maintenance and safety or normally in common use and as are specified by the Developer expressly to be the common parts thereat and as are easements of necessity.

IN WITNESS WHERE OF both the Parties have put their respective seals and signatures on the day, month and year first above written.

SIGNED, SEALED and DELIVERED

in the presence of :

WITNESSES :

1. Nityananda Mandal
571, Gurukul Colony
P. O. Yhaturgestur
KOL-83

1. Runu Roy

2. Sourav Roy

SIGNATURES OF THE OWNERS/

FIRST PART

2. Sitima Selenath
26/25, P. O. Road,
KOL-41.

HIMIT BUILDERS & DEVELOPERS

Nityananda Mandal

Proprietor

SIGNATURE OF THE DEVELOPER/

SECOND PART

Drafted by me and prepared

at my office.

Sigal Das

Advocate,

Alipore Police Court,

Kolkata 700027.

MEMO OF EARNEST MONEY

RECEIVED of and from the within-named Developer the within mentioned sum of **Rs. 2,00,000/(Rupees Two Lakh)** only as Transaction Money as per memo below.

MEMO

Date	Cheque No.	Drawn on	Amount (Rs.)
02/05/2023	cash .	-	2,00,000.00
		TOTAL : Rs.	2,00,000.00

(Rupees Two Lakh) only

WITNESSES :-

1. *Nityananda Mandal*

1. *Runu Roy.*

2. *Sourav Roy.*

2. *Bin Debata.*

SIGNATURE OF THE OWNERS

Thumb 1st Finger Middle Finger Ring Finger Little finger



Left hand

Right Hand

Name

Signature



Left hand

Right Hand

Thumb 1st Finger Middle Finger Ring Finger Little finger

Name

Signature *Nishant Mondal*



Left hand

Right Hand

Thumb 1st Finger Middle Finger Ring Finger Little finger

Name

Signature *Ramkrishna Roy*



Left hand

Right Hand

Thumb 1st Finger Middle Finger Ring Finger Little finger

Name

Signature *Sourav Roy*



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

PAN
OK
Verify

Signature

Query No / Year	2000982855/2023	Office where deed will be registered
Query Date	18/04/2023 11:24:13 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sajal Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831177873, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 24,34,497/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Amritalal Mukherjee Road, , Premises No: 445, , Ward No: 125, Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 15 Sq Ft	19,80,000/-	24,07,497/-	Width of Approach Road: 15 Ft.,
Grand Total :				7.3563Dec	19,80,000 /-	24,07,497 /-	

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.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	



Query No: 2000982855 of 2023, Printed On: Apr 18 2023 11:24AM, Generated from wbregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs RUNU ROY Wife of Late Sudhir Kumar Roy, F3, Amritlal Mukherjee Road, City:-, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of, India, PAN No.:: CYxxxxxx7E, Aadhaar No: 52xxxxxxxx7232, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SOURAV ROY Son of Late Sudhir Kumar Roy, F3, Amritlal Mukherjee Road., City:-, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EMxxxxxx5L, Aadhaar No: 60xxxxxxxx5930, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NIMIT BUILDERS & DEVELOPERS Sriguru Colony, Thakurpukur Road., City:-, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No.:: AKxxxxxx6M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr NILOTPAL MONDAL Son of Late Nityananda Mondal, Sriguru Colony, Thakurpukur Road, City:-, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx6M, Aadhaar No: 28xxxxxxxx6796	NIMIT BUILDERS & DEVELOPERS (as proprietor)

Identifier Details :

Name & address
Dhiman Debnath Son of Late D Debnath 26/25, P. B. Road, City:-, P.O:- Paschim Putiary, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs RUNU ROY, Mr SOURAV ROY, Mr NILOTPAL MONDAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUNU ROY	NIMIT BUILDERS & DEVELOPERS-3.67812 Dec
2	Mr SOURAV ROY	NIMIT BUILDERS & DEVELOPERS-3.67812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUNU ROY	NIMIT BUILDERS & DEVELOPERS-50 Sq Ft
2	Mr SOURAV ROY	NIMIT BUILDERS & DEVELOPERS-50 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411250105385 Premises No. : 445 Ward No. : 125 Street Name : AMRITALAL MUKHERJEE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : RUNU ROY , SOURAV ROY Owner Address : 445 , AMRITALAL MUKHERJEE ROAD , P.O + P.S - THAKURPUKUR , KOLKATA Pin No. : 700063	Character of Premises: Total Area of Land: 04 Cottah, 07 Chatak, 15 SqFeet,

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 18-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 18-05-2023)
- Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
- Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
- This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010520232003584499

GRIPS Payment Detail

GRIPS Payment ID:	010520232003584499	Payment Init. Date:	01/05/2023 18:37:52
Total Amount:	6542	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CFNYGV1	BRN Date:	01/05/2023 18:38:44
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Sajal Das
Mobile: 9831177873

Payment (GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192023240035845001	Directorate of Registration & Stamp Revenue	6542
Total			6542

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





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



192023240035845001

GRN Details

GRN: 192023240035845001
GRN Date: 01/05/2023 18:37:52
BRN: IK0CFNYGV1
GRIPS Payment ID: 010520232003584499
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 01/05/2023 18:38:44
Payment Init. Date: 01/05/2023 18:37:52
Payment Ref. No: 2000982855/4/2023
(Query No**Query Year)

Depositor Details

Depositor's Name: Sajal Das
Address: 227/9 Raja Ram Mohan Roy Road Kolkata 8, West Bengal, 700008
Mobile: 9831177873
EMail: sajalrivu@gmail.com
Depositor Status: Advocate
Query No: 2000982855
Applicant's Name: Mr Sajal Das
Identification No: 2000982855/4/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy): 01/05/2023
Period To (dd/mm/yyyy): 01/05/2023

Payment Details

SL No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000982855/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	4521
2	2000982855/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				6542

IN WORDS: SIX THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAID





ভাৰত চৰকাৰ
GOVERNMENT OF INDIA

সংস্থাপন
Nilotpal Mondal
পিতা: নিত্যানন্দ
Father: NITYANANDA MONDAL

জন্ম তারিখ: ১৯৮১
Sex: Male

২৮৭২ ২২৬৫ ৬৭৯৬

আখার - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰত চৰকাৰ
GOVERNMENT OF INDIA

স্বামী, স্বামী সতী, স্বামী সতী
স্বামী, স্বামী সতী, স্বামী সতী
২৮৭২

Address: BRIGLURI
COLONY, Paschim Bardhaman,
Thakurpukur, South Twenty
Four Parganas, West
Bengal, INDIA



ROOSAMITH




नाम : रणु रॉय
Name : Runu Roy
पति का नाम : सुधीर रॉय
Husband's Name : Sudhir Roy

Runu Roy.

पंजीकृत : 15-08-2011
Date of Birth Age :
पता : 320, WEST BANGURA KAMLA
VICTARIAN (PH) PH-2
Post No. and Name : 320-WEST BANGURA KAMLA
MIDNAPUR (PH) West-2

आसक्ति संख्या : 154-0000
Assembly Constituency No. and Name : 154-0000
पता : 320, WEST BANGURA KAMLA
VICTARIAN (PH) PH-2
Post No. and Name : 320-WEST BANGURA KAMLA
MIDNAPUR (PH) West-2

1. मतदान करने से पहले मतदान पत्र को साफ रखें।
2. मतदान करने से पहले मतदान पत्र को साफ रखें।
3. मतदान करने से पहले मतदान पत्र को साफ रखें।
4. मतदान करने से पहले मतदान पत्र को साफ रखें।
5. मतदान करने से पहले मतदान पत्र को साफ रखें।
6. मतदान करने से पहले मतदान पत्र को साफ रखें।
7. मतदान करने से पहले मतदान पत्र को साफ रखें।
8. मतदान करने से पहले मतदान पत्र को साफ रखें।
9. मतदान करने से पहले मतदान पत्र को साफ रखें।
10. मतदान करने से पहले मतदान पत्र को साफ रखें।


भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
 निर्वाचन अधिकारिता कार्ड ELECTION AUTHORITY CARD



 ROC3448584



नाम : सौरभ रॉय
Name : SOURAV ROY
 माता का नाम : रघु, रानी
Mother's Name : RGHU ROY

Sourav Roy.

जन्म तिथि : 21 / 04 / 1994
 Date of Birth / Age : 21-04-1994
 पता : 49/3, बंगलौर रोड, 49/3, 700063
 Address : 49/3, BANGLUR ROAD, KOLKATA
 Municipal Corporation, THAKURPARK, KOLKATA, 700063

सही (Date: 18-01-2021) 
 निर्वाचन अधिकारी
 Electoral Registration Officer

निर्वाचन क्षेत्र संख्या: 154-बंगलौर
 (GENERAL)
 Assembly Constituency No. and Name: 154-Bangalour
 (GENERAL)
 मत क्षेत्र संख्या: 220-बंगलौर
 Part No. and Name: 220-WEST BANGALOUR KAMALA
 VEJYANAGOR PRA THAKUR, Room-1

Note / ध्यान दें
 1. मतदाता अधिकारिता कार्ड का उपयोग केवल निर्वाचन क्षेत्र में मतदान करने के लिए किया जाना चाहिए। निर्वाचन क्षेत्र में मतदान करने के लिए मतदाताओं को अपने नाम को मतदान अधिकारिता कार्ड में दर्ज करना चाहिए।
 Main purpose of this card is to guarantee that you are eligible to the current electoral roll. Please check your name in the current electoral roll before every election.
 2. यह मतदाता अधिकारिता कार्ड केवल निर्वाचन क्षेत्र में मतदान करने के लिए उपयोग किया जाना चाहिए।
 Only of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.



भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

111690373



निर्वाचक नाम : दीवान दलनाथ
Electors Name : Diwan Dalnath
निवाह : दिवाकर दलनाथ
Father's Name : Diwakar Dalnath

वर्ग :
पता :
सं. 111690373

YFE

2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000

Address:
2825, PASHUPATI BHATACHARYA
ROAD, KOLKATA MUNICIPAL
CORPORATION, BEHALA, SOUTH 24
PARGANAS, 700041

Signature: *[Handwritten Signature]*

Signature of the Electoral
Registration Officer for
153-Behala Purba Constituency

Form with fields for Name, Address, and other details, partially obscured by a stamp.