

I-2694/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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09/03/2023  
Q-2000581/31/2023

Bulbul Bhunia

Aranyam Saha



DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT made this the 9th day of March, Two Thousand Twenty Three of Christian Era.

21 JUN 2022

Sl. No. 19398 Date .....  
Sold to .....  
of .....  
Rupees .....

SUDIPTA CHAKRABORTY  
Advocate, Allpore Judges Court  
Kolkata-27

*Des*  
Samiran Das  
Stamp Vendor  
Allpore Police Court  
South 24 Pgs., Kol-27

19398 A sent



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allpore, South 24 Parganas  
09 MAR 2022

Sudha Mondal  
S/o Sanku Mondal  
Baramoni, Kol-700070

BY & BETWEEN:

SMT. BULBUL BHOUMIK alias BULBUL BOSE, (PAN: ADRPB9119M) (AADHAR NO 8862 1512 0836) wife of Sri Subroto Bhoumik by faith Hindu, residing at Premises No 176/14/143, Raipur Road, Police Station Jadavpur, Post Office Regent Estate, Kolkata-700092, hereinafter referred to as the "OWNER" (which expression unless excluded by or repugnant to the context hereof shall mean and include her respective heirs, executors, administrators, legal representatives and assign) of the ONE PART.

AND

"M/S. NARAYAN SAHA" a proprietorship business, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station - Previously Jadavpur now Golf Green, Kolkata-700 040, District-24 Parganas (South), represented by its sole proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, by Occupation- Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now Golf Green, Kolkata-700 040, District-24-Parganas (South), hereinafter collectively referred to as the "PROMOTERS/ DEVELOPERS" which expression unless excluded by or repugnant to the context hereof shall mean and include her respective heirs, executors, administrators, legal representatives and assigns on the other part.

WHEREAS The Governor of the State of West Bengal, duly represented by H. Banerjee Development Commissioner and Ex Officio Secretary, Development Department, Govt. of West Bengal referred therein as the Vendor sold, conveyed and transferred the right, title, interest by way of sale to one Sucharita Bose wife of Subodh Chandra Bose residing at Premises No. 62, Lake Place, Calcutta, therein as the Purchaser All that piece or parcel of land containing an area by measurement 4 (four) Cottahs 15 (fifteen) Chattacks and 20 (twenty) Square feet be the same a little more or less situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur,

Bulbul Bhoumik

Narayan Saha



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Police Station Jadavpur, formerly Tollygunge, within the limits of Corporation of Calcutta, Sub Registrar Alipore in the District of 24 Parganas by an Indenture of Sale dated 17<sup>th</sup> January 1960 at and for a consideration more fully mentioned therein which was registered in the Office of Sub-Registrar Alipore Sadar, District 24 Parganas and recorded in Book No. 1, Volume No. 16, Pages from 141 to 145, Being No. 374 for the year 1960, free from all encumbrances, charges or liens whatsoever.

*Bulbul Bhowmik*

AND WHEREAS Sucharita Bose thus seized and possessed of and well and sufficiently entitled to all that piece or parcel of land containing an area by measurement 4 (four) Cotthas, 15 (fifteen) Chattacks and 20 (twenty) Square feet be the same a little more or less situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur, formerly Tollygunge within the limits of Corporation of Calcutta, Sub Registrar Alipore in the District of 24 Parganas and was enjoying the same free from all encumbrances, charges or liens whatsoever.

*Bhowmik S.A.S.*

AND WHEREAS Sucharita Bose constructed a single storied brick built building standing thereon on the land being Plot No.143 and subsequently mutated her name in The assessment records of the Kolkata Municipal Corporation and the said plot of land was numbered as 176/14/143, Raipur Road, Kolkata- 700092 and was assessed under being Assesse No 21-096-07-0089-2 was enjoying the same by paying regular taxes free from all encumbrances, charges or liens whatsoever.

AND WHEREAS the said Sucharita Bose during her lifetime executed an Indenture dated 29<sup>th</sup> June, 1988, being therein the Settlor of the One Part and the Trustee of the Other Part, out of her love and affection for confirming the provisions for her granddaughter Smt. Bulbul Bose referred therein as the Beneficiary to transfer her the right, title and interest of all that piece or parcel of



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land containing an area by measurement 4 (four) Cotthas, 15 (fifteen) Chattacks and 20 (twenty) Square feet be the same a little more or less together with single storied building situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur, formerly Tollygunge, within the Calcutta Municipal Corporation, Sub Registrar Alipore in the District of 24 Parganas South, being KMC Premises No.176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Kolkata-700092 and was assessed under being Assessee No 21-096-07-0089-2 with the terms and conditions morefully mentioned therein and the same was termed to take effect after her demise which was registered in the office of the District Registrar Alipore and recorded in Book No. 1, Volume No. 145, Pages from 217 to 224, Being No. 7538 for the year 1988.

AND WHEREAS Sucharita Bose died intestate on 04.06.1989 and her husband Subodh Chandra Bose and only son Sujit Bose have already predeceased her on 10/07/1977.

AND WHEREAS upon the demises of the said Sucharita Bose and per the provision of the said Indenture dated 29<sup>th</sup> June, 1988, the right, title and interest of her property was vested upon her granddaughter Smt. Bulbul Bose.

AND WHEREAS Smt. Bulbul Bose thus seized and possessed and subsequently mutated her name in the assessment records of the Kolkata Municipal Corporation and well sufficiently entitled to All that piece or parcel of land containing an area by measurement 4 (four) Cotthas, 15 (fifteen) Chattacks and 20 (twenty) Square feet be the same a little more or less together with single storied building situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur, formerly Tollygunge, Sub Registrar Alipore, being KMC Premises No.

Bulbul Bose

Amaym Saha



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176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Kolkata-700092, being Assessee No 21-096-07-0089-2 under Ward No. 96, within the limits of Kolkata Municipal Corporation, in the District of 24 Parganas South.

AND WHEREAS the said Smt. Bulbul Bose alias Smt. Bulbul Bhoumik has now decided and agreed to develop her property into a new multi-storeyed building as the lawful Owner of All that piece or parcel of land containing an area by measurement 4 (four) Cottahs 15 (fifteen) Chattacks and 20 (twenty) Square feet be the same a little more or less together with single storied building situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur, formerly Tollygunge, Sub Registrar Alipore, being KMC Premises No. 176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Kolkata- 700092, being Assessee No 21-096-07-0089-2 under Ward No. 96, within the limits of Kolkata Municipal Corporation, in the District of 24 Parganas South which is more fully described and mentioned in the "Schedule - A" herein below hereinafter referred to as the said "Property".

AND WHEREAS the First Party herein as Owner of the said total Property measuring 4 Cottahs 15 Chittaks 20 Square Feet more or less have decided to "Commercially Exploit" through residential building by raising new proposed multi Storied building and/or as per Sanction Plan, to be sanctioned by the KMC Authority, more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan from KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

Bulbul Bhoumik

Bulbul Bose



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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties herein as follows:

**ARTICLE I: DEFINITIONS**

In these presents unless there is something in the context repugnant to or inconsistent with:-

**PROPERTY** shall mean the proposed G+IV storied building to be constructed on the land as hereunder written in the "SCHEDULE - A"

1.1 **PROJECT** shall mean the entire activities commencing with moving the Owner to alternate accommodation, dismantling and reconstruction of the new multistoried building on the land as defined in "Schedule - A" as per the BUILDING PLAN to be sanctioned by the Kolkata Municipal Corporation and shall include all activities of statutory compliance like applying for and obtaining requisite approvals for BUILDING PLAN from The Kolkata Municipal Corporation, complying with all safety norms applicable to construction, protecting the Owner's interests during the pendency of this Agreement and moving back the Owner from alternate accommodation to the new multistoried building at the said property.

1.2 **OWNER**: shall mean SMT. BULBUL BHOUMIK alias @ BULBUL BOSE (PAN Card Number: ADRPB9119M) (AADHAAR CARD NO 8862 1512 0836) wife of Sri Subroto Bhoumik by faith Hindu, residing at KMC Premises No 176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Police Station Jadavpur, Post Office Regent Estate, Kolkata-700092, and her legal heirs, executors, assigns and successors.

*Bulbul Bhoumik*

*Pratima Saha*



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**1.3 PROMOTERS/DEVELOPERS** : shall mean "M/S. NARAYAN SAHA" a proprietorship business, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station - Previously Jadavpur now Golf Green, Kolkata-700 040, District-24 Parganas (South), represented by its sole proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation- Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now Golf Green, Kolkata-700 040, District-24-Parganas (South), hereinafter collectively referred to as the "PROMOTERS/DEVELOPERS" and his respective heirs, executors, administrators, legal representatives.

**1.4. BUILDING PLAN:** The Building Plan shall mean the complete proposed layout plan of the G+IV storied building, common areas and roof of the building duly approved by the Owner before submission of the same in the building department of the Kolkata Municipal Corporation for sanction.

That upon obtaining the sanctioned building plan from the Kolkata Municipal Corporation the Promoters/Developers shall prepare an aesthetic elevation design of the building duly approved by the Owner before commencing the construction work of the same.

#### **1.5 BUILDING AND INTERIOR SPECIFICATIONS**

These will be details of construction specifications and of specific brands and qualities of materials to be used for the basic construction and interiors as mutually agreed between OWNER, PROMOTORS/DEVELOPERS and included in "SCHEDULE -B" to this agreement.

**1.6 COMMON AREAS:** shall include only those areas specifically defined as COMMON in **Article IV** in this agreement, and shown in the **BUILDING PLAN** proposed to and sanctioned by the Kolkata Municipal Corporation, as detailed in **Article - X** of this agreement.

*Rabul Shorunik*

*Arman Saha*



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1.7 COMMON FACILITIES & AMENITIES: shall include only those which are included in ARTICLE X of this agreement.

1.8 OWNER'S ALLOCATION: shall mean the areas specifically detailed for the Owner, in Article IV in this agreement.

1.9 PROMOTERS/DEVELOPERS'S ALLOCATION: shall mean the areas specifically detailed for the Promoters/Developers in Article IV, in this agreement.

1.10 COMMON ALLOCATION: shall mean the areas specifically detailed in the BUILDING PLAN as COMMON for both OWNER and BUILDER/DEVELOPER Article IV, in this agreement.

1.11 COMPLETION CERTIFICATE: would mean the Original Certificate from the Kolkata Municipal Corporation indicating the completion of the new building of the sanctioned plan and after completion of the building, the Developer will handover the Completion Certificate to the Owners by obtaining the same.

ARTICLE - II  
COMMENCEMENT

2.0 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement. "Commencement" shall be distinct from "Handing over" by the OWNER of the land and building for reconstruction of the property to the PROMOTORS/DEVELOPERS. The date of "Handing Over" shall be decided based on mutual agreement between the Owner and Promoters/Developers.

ARTICLE - III  
OWNER REPRESENTATION

3.0 The Owner hereby declares that the said land or property is free from all and any manner of charges, claims, liens, any sorts of encumbrances or mortgages whatsoever and keeps indemnified the Promoters/Developers from and against any mortgage or other legal claims. The Owner also declare that the Landed proeprty is sufficiently entitled free from all encumbrances.

*Sulboul Sharmik*

*Pradyumn Saha*



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3.1 None other than the Owner has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.2 There is no excess vacant land at the said property within the meaning of the Urban Land

(Ceiling and Regulation Act, 1976).

ARTICLE - IV:

ALLOCATION OF SCHEDULE SPACES IN THE NEW BUILDING , BUILDING PLAN AND BUILDING AND INTERIOR SPECIFICATIONS

4.1 OWNER'S & PROMOTERS/DEVELOPERS'S ALLOCATION & RECIEVABLES:

4.1.1 The OWNER and PROMOTERS/DEVELOPERS herein are entitled to, out of the entire property to be constructed, erected and completed by the PROMOTERS/DEVELOPER as agreed hereunder:

The **OWNER** will be provided out of the entire sanction plan, to be sanctioned by the Kolkata Municipal Corporation, the entire Third Floor and entire Fourth Floor (Top floor) and the entire right of the ultimate roof and three Car parking spaces on the Ground floor, being No.1, 2 and 4, together with indivisible undivided proportionate share of land underneath the said flats & Car Parking Space.

**PROMOTERS/DEVELOPERS** will be provided out of the entire sanction plan, to be sanctioned by the Kolkata Municipal Corporation, the entire First Floor and entire Second Floor and three Car parking space on the Ground floor, being No.3, 5 and 6, together with indivisible undivided proportionate share of land underneath the said flats & Car Parking Space.

*Sulbul Bhownik*

*Armagyn Saha*



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- a. **ROOF / TERRACE** - The roof / terrace will be of the owner's right and it will be kept accessible for uses such as repair & maintenance of overhead reservoir, incoming & outgoing water supply lines, installation and maintenance of TV antennas, lift maintenance. The OWNER will also arrange access to keys for the locked roof / terrace area by the other occupants of the building for any emergencies, including periods when the OWNER is away from the building premises. This specific space cannot be used by flat owners other than the OWNER, for any social gathering, washing, cleaning or drying of clothings, curtains or any kind of household items or as a workspace for carpentry or manufacturing anything for personal or business purposes.
- b. **COMMON AREAS** - The area other than the three Car Parking spaces allocated to each of the OWNER Car Parking Spaces on the ground floor of the said building, as mentioned herein above and as marked in the BUILDING PLAN, and stair case landing areas, lift and entrance areas to the lift for all floor shall be COMMON AREAS for both OWNER and the PROMOTERS/DEVELOPERS.

4.1.2. The PROMOTERS/DEVELOPERS apart from the Owner's allocation as mentioned herein above shall pay a non refundable sum of Rs.12,00,000.00 (Rupees twelve lakhs) only out of which Rs.5,00,000.00 (Rupees Five lakh) only will be payable at the time of execution of this Registered Agreement and balance of Rs.7,00,000.00 (Rupees Seven lakh) only will be payable at the time of handing over the vacant possession of the schedule premises to the Developer (subject to deduction of T.D.S).

4.1.3 The OWNER and PROMOTERS/DEVELOPERS, mutually agree to BUILDING AND INTERIOR SPECIFICATIONS as detailed under Schedule - B.

*Bullud Sharma*

*Sharma*



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ARTICLE-V:  
OWNER'S and PROMOTERS/DEVELOPERS'S OBLIGATIONS  
& RIGHTS

5.1 The Owner hereby grant subject to what has been hereunder provided, exclusive right to the Promoters/Developers to build upon the said Premises / Land as more fully described in "Schedule - A" in accordance with plans to be sanctioned by the Kolkata Municipal Corporation.

5.2 All applications and other papers and/or documents that may be required by the Promoters/Developers for the purpose of necessary formalities from the appropriate/regulatory authorities shall be prepared and submitted by the PROMOTERS/DEVELOPERS on behalf of the Owner. The Owner shall categorically and specifically sign and execute the proposed and applied building plan(s) and any other departmental document, when necessary to obtain required sanction from the regulatory authority.

All costs and expenses including architect's fees, statutory fees, any refunds, charges and expenses required to be paid or deposited for exploitation of the said premises shall be borne exclusively by the PROMOTERS/DEVELOPERS.

5.3 That all the work for the Project as defined above in respect of Property will be done exclusively at the costs, expenses and charges of the PROMOTERS/DEVELOPERS and the OWNER shall not be required to contribute any sums towards construction of the said building or otherwise.

5.4 In case the OWNER desires any material specification marginally higher than the standards normally used by the PROMOTOR/DEVELOPER then in that case the Owners will bear the extra expenses which is out of specification.

*Baldev Shrivastava*

*Shri. S. S. S.*



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5.5 The PROMOTERS/DEVELOPERS will also arrange at his own cost entirely, an alternate residential accommodation for the period of construction of the new building, three bedroom apartment, with comprehensive basic amenities like water, electricity and other essentials, within Regent Estate, Kolkata - 700092 approved by the OWNER for a rental of approximately for Rs.25,000/- (Rupees Twenty five Thousand) only per month commencing 15 days before from the date of handing over of the existing property by the Owner to the PROMOTERS/DEVELOPERS and ending 15 days after the handing over of the Owner's Allocation in full completed in all manners.

The PROMOTERS/DEVELOPERS will provide to the OWNER, 15 days advance notice, prior to the intended date of hand over of the OWNER'S share of the property.

If the PROMOTERS/DEVELOPERS fails to handover the owners allocation to the OWNER in time, then in that case, the developer will pay Rs.50,000=00 (Rupees Fifty Thousand) only per month to the owners as compensation.

The costs of comprehensive packing and transportation from the site as per "Schedule - A" to the alternate accommodation and return after completion of the new building, including dismantling, shall be borne by the PROMOTER'S / DEVELOPER'S.

5.6 That the PROMOTER'S / DEVELOPER'S shall carry out the demolishing and/or construction work at his own costs in a most skillful manner with all precautionary safety measures.

The debris from all the demolished and dismantled building materials will be the PROMOTER'S /DEVELOPER'S property and shall be cleared at the PROMOTER'S / DEVELOPER'S cost.

Rudul Bhattacharya

Amayans Saha



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5.7 That all property taxes including GR due to Kolkata Municipal Corporation upto the date of obtaining the sanctioned building plan from the Kolkata Municipal Corporation shall be paid by the Owner and thereafter the Promoters/Developers shall pay the property taxes until handing over the Owner's allocation in the said new building.

5.8 That upon completion of the construction of the said new building and by handing over the Owner's allocation and subsequently by transferring the flats in the Promoters/Developers allocation, the maintenance of the building shall be proportionately shared by the flats Owners of the building from the date of handing over the possession. The Promoters/Developers shall be liable to pay the maintenance for the vacant flats in his allocation. For a period of one year from the date of obtaining completion certificate the Promoters/Developers shall carry out of the functions of the maintenance for the entire new building.

5.9 The following terms of Warranty will apply:

- a. For all standard materials purchased by the PROMOTERS/DEVELOPERS for fitment and use the Standard Warranties available from the Vendors of such materials will be extended by the PROMOTERS/DEVELOPERS to the OWNER.
- b. For all workmanship issues, the PROMOTERS/DEVELOPERS will provide a one year cofr free Warranty effective the date of Completion Certificate given by the Kolkata Meropolitan Corporation.

**ARTICLE - VI:  
OWNER'S OBLIGATIONS**

6.1 The Owner will also execute a registered Development Agreement and oriented Registered Power of Attorney in favor of the Promoters/Developers authorizing and empowering Promoters/Developers to take all necessary steps in connection with the construction of the proposed building on the said land, sale of flats & Car Parking Spaces and execution

*Balwant Khosla*

*Amaym Saha*



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of conveyances relating thereto with common facilities within the PROMOTERS/ DEVELOPERS allocation in the proposed construction, appointment of Engineers, Architects, Agents, Contractors, etc. and to represent the Owner before the KMC Authority and any other authority or authorities concerned, to sign any application, schemes, drawings, maps or any other writings for deviation or alteration on her behalf, appear before any authority or authorities and undertake the construction of the proposed building.

- 6.2 That Nothing in future agreements with/between Inducting/Intending/ Proposed/Purchaser(s) and the Developer as herein shall contradict and/or contravene and/or override and/or modify the already agreed terms of this instant agreement and the said Inducting / Intending / Proposed / Purchaser(s) shall be deemed / implied to have agreed and understood the terms/clauses of this instant agreement being precedent to ALL the conveyances executed upon the scheduled property as herein.

To this effect, a format and content to which all such future agreements for Sale of Sale deeds between the PROMOTERS/DEVELOPERS and prospective Buyers to this agreement under such future agreements as described herein above, must contain a clause to the effect as mandated herein above.

ARTICLE - VII:

PROMOTERS/DEVELOPERS'S COVENANT WITH THE LANDLADY/OWNER

7.0 The PROMOTERS/DEVELOPERS agrees and covenants with the OWNER to complete the construction of the Proposed Building and deliver possession of the entire Owner's Allocation completed in all manners along with the COMPLETION CERTIFICATE from Kolkata Municipal Corporation, within **24 months from the**

Bulbul Ghosh

Pranayans Deka



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date of handing over the existing premises, by the OWNER to the PROMOTERS/DEVELOPERS as detailed in clause 5.5 of this agreement and the said period may be extended for a maximum period of another 6 (six) months in consideration of any force majeure or any unforeseen circumstances.

If the Promoters/Developers fails to comply with the above within the stipulated period, the Promoters/Developers shall be liable to pay to the Owner a sum of Rs. 50000.00 (Fifty thousand only) per month as compensation till the project is completed and the owner's share is handed over in full compliance of the terms herein contained and vice versa.

If the owner fails to receive the owner's allocation from the Developer within 15 days of the PROMOTER'S / DEVELOPER'S advance notice to the OWNER, as stipulated in Clause 5.5 of this agreement, then in that case the owner will pay Rs.50,000=00 (Rupees Fifty Thousand) only per month to the Developer as compensation charges.

7.1 The Promoters/Developers hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building under the KOLKATA MUNICIPAL CORPORATION rules and compliance requirements and any Provisions of the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate Regulation and Development Act 2016 and the amendments thereto and thereof.

7.2 The Promoters/Developers hereby agrees and covenants with the OWNER not to do any act, deed or things whereby the Owner is prevented from enjoying selling assigning and/or disposing of the OWNER'S Allocation in the building at the said premises.

Sudul Shamik

Amayam Saha



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date of handing over the existing premises, by the OWNER to the PROMOTERS/DEVELOPERS as detailed in clause 5.5 of this agreement and the said period may be extended for a maximum period of another 6 (six) months in consideration of any force majeure or any unforeseen circumstances.

If the Promoters/Developers fails to comply with the above within the stipulated period, the Promoters/Developers shall be liable to pay to the Owner a sum of Rs. 50000.00 (Fifty thousand only) per month as compensation till the project is completed and the owner's share is handed over in full compliance of the terms herein contained and vice versa.

If the owner fails to receive the owner's allocation from the Developer within 15 days of the PROMOTER'S / DEVELOPER'S advance notice to the OWNER, as stipulated in Clause 5.5 of this agreement, then in that case the owner will pay Rs.50,000=00 (Rupees Fifty Thousand) only per month to the Developer as compensation charges.

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7.2 The Promoters/Developers hereby agrees and covenants with the OWNER not to do any act, deed or things whereby the Owner is prevented from enjoying selling assigning' and/or disposing of the OWNER's Allocation in the building at the said premises.

Sulbul Shammit

Amogam Saha



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7.3 The Promoters/Developers hereby agrees and covenants with the OWNER that the owner must enjoy the right to see/inspect the work-in-progress. In case of any discrepancy/divergence surfaced, the Promoter/Developer should resolve the issue first to resume the further work of construction.

**7.4 LIST OF DOCUMENTS TO BE HANDED OVER:**

That the following list of documents shall be handed over by the OWNER to the PROMOTORS/DEVELOPER at the time of execution of the Agreement.

- Deed of Conveyance for purchase of land - Certified copy
- Deed of Conveyance - Original
- Last Tax receipt of Kolkata Municipal Corporation in **Original**
- Copies of Pan Card and Aadhaar Card of the OWNER.

That the following documents shall be handed over by the PROMOTORS/DEVELOPERS to the OWNER progressively as detailed below:

- > **At the time of execution of this agreement:**
  - Copies of Pan Card and Aadhaar Card of the Promoters/Developers .
  - Trade License of the PROMOTORS/DEVELOPERS
  - Receipt of acknowledgement of all the original documents received
  
- > **Immediately after sanction of the BUILDING PLAN by the Kolkata Municipal Corporation**
  - A copy of the SANCTIONED PLAN
  
- > **At the time of handing over the possession of the new property to the Owner -**
  - Certified copy of the Completion Certificate granted by the Kolkata Municipal Corporation
  - Original "Letter of Hand Over" from the PROMOTOR/DEVELOPER to the OWNER
  - Deed of Conveyance - Copy
  - Last Tax receipt of Kolkata Municipal Corporation - Copy.

*Bulbul Bhattacharya*

*Pranayam Saha*



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Registration Unit 7 (a) of  
Alipour, South 24 Parganas

09 MAR 2023

7.5 The PROMOTORS/DEVELOPERS hereby declares not to deviate or go beyond the Sanction BUILDING PLAN while developing the property and not to obstruct, occupy, modify the BUILDING PLAN, spaces and other easements of the New Building with any temporary or permanent structures.

7.6 The PROMOTORS/DEVELOPERS shall not do any acts in any manner which may fasten or create any financial and civil and/or criminal liabilities upon the Owner and shall not undertake any action or measures against the terms mentioned in this agreement.

7.7 While the PROMOTORS/DEVELOPERS may enter into agreement and outsource a part of his development or construction work to other building contractors, architects or appoint agents for such work, he shall not assign the benefit of this agreement / contract to any other party.

7.8 That the PROMOTORS/DEVELOPERS shall be entitled to enter in to agreement for sale of the flats in the proposed building at any time after execution of these presents by accepting earnest money and/or advance from the individual buyer relating to sale of Flats and Car Parking Spaces in respect of PROMOTORS/DEVELOPERS allocation in the said new building to be constructed, subject to the provisions in Clause 6.2 in this Agreement.

**ARTICLE - VIII:  
INDEMNITY**

8.0 The PROMOTORS/DEVELOPERS hereby undertakes to keep the Owner indemnified against all third-party claims and actions arising out of any sort of act of omission or commission of the Promoters/Developers in relation to the construction, transfer and/or occupation of Flats of the said building.

8.1 The PROMOTORS/DEVELOPERS hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Promoters/Developers 's action with regard to the development of

*Rohit Sharma*

*Arjun Singh*



District Sub-Registrar IV  
Registration US 7(A2) of  
Registration 1808  
No. 26, South 26 Paryanas  
09 MAR 2023

the said premises and/or in the matter of construction of the said building and/or for any defect therein and/or any loss or damages and the Promoters/Developers shall be liable for any constructional defect within 1 years from the date of completion certificate for all intent and purpose.

**ARTICLE - IX :**  
**MISCELLANEOUS**

9.0. Nothing in these presents shall be construed as assignment on conveyance in Law of the said premises or any part thereof to the Promoters/Developers by the Owner or as creating right, title or interest in respect thereof in favor of the Promoters/Developers other than an exclusive license in favor of the Promoters/Developers to develop and construct the PROPERTY.

9.1 That the Owner reserves her right to Mutate her name as Owner/s of the said flats/spaces allotted to her in the assessment record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes.

9.2 That during the continuation of this Agreement, the Owner shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.

**10. IMPARTIABLE INTEREST IN LAND OR SOIL**

That upon completion of construction, sale and transfer of the flats/spaces to the intending purchaser or purchasers who will acquire rights, title and interest in the land in proportion to the area of the spaces so acquired in his respective flats, it being expressly declared that interest of the Flats owned in the land or soil is impartible.

**ARTICLE - X :**  
**COMMON AREAS, FACILITIES AND AMENITIES**

1. Main Entrance
2. Common Passage and Landings.

*Sulbul Bhownik*

*Amaym Saha*



5  
District Sub-Registrar-IV  
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3. Stairs & Staircases, lift of the Building.
4. Boundary Walls, side spaces and back spaces (empty areas on top of the underground water reservoir and septic tank) of the building.
5. Underground water reservoir and overhead water tank including pump and pump room/s.
6. Drainage and Sewerage systems, septic tank.
7. Electrical wiring for common area and common electric meters and spaces for other fittings of the meter box.
8. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said building and in and around the ground floor, other than the six assigned car parking spaces, three each to OWNER For sale of the PROMOTER'S / DEVELOPER'S and all other spaces as are necessary passage under occupancy.
9. Security Guard's/caretaker's room and common toilet for security person and.
10. Lift and Lift Machine room.

ARTICLE - XI:

TERMINATION

That this agreement shall stand naturally terminated:

- a. With the execution of the full scope of its terms which is after the completion and handing over the full allocations of both the Owner and the Promoters/Developers with all obligations fulfilled as herein, including Warranty obligations under Clause 5.9.
- b. With breach of terms of this instant agreement notified through demand of justice from either parties.

ARTICLE - XII:

DISPUTE REDRESSAL

That any dispute or difference arising out or and/or relating to this Agreement for Development shall be referred to the Arbitrator which will be appointed by both the parties individually or jointly.

*Rudul Khoramik*

*Arman Saha*



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Aligarh, South 24 Parganas

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**"SCHEDULE-A" AS REFERRED TO ABOVE.**

All that piece or parcel of land containing an area by measurement 4 (four) Cottahs 15 (fifteen) Chittacks and 20 (twenty) Square feet be the same a little more or less together with single storied building measuring 500 Square Feet situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, being KMC Premises No. 176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Kolkata-700092, being Assessee No 21-096-07-0089-2 under Ward No. 96, within the limits of Kolkata Municipal Corporation, in the District of 24 Parganas South, which is butted and bounded in the manner following that is to say:

ON THE NORTH: By Premises No. 176/14/144 Raipur Road.  
ON THE SOUTH: By Premises No. 176/14/142 Raipur Road.  
ON THE EAST: By Premises No. 176/14/137 Raipur Road.  
ON THE WEST: By 30 feet wide KMC Raipur Road

**SCHEDULE - B**

The PROMOTER'S / DEVELOPER'S will execute the entire construction and Sale of them to prospective Buyers in total compliance with the following documents

1. Building Plans commencing with "Proposed Schematic Plan" enclosed with this Agreement. The Owner's allocation marked with "RED" Colour in the Proposed Schematic Plan and the Developer's allocation marked with "GREEN" Colour in the Proposed Schematic Plan.
2. The name of the Building will be "USHA KIRAN APARTMENT".

*Rabul Alam*

*Amayn Saha*



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SPECIFICATIONS FOR CONSTRUCTION SHALL BE AS FOLLOWS:

<u>SUBJECT</u>	<u>DESCRIPTIONS &amp; DETAILS</u>
PROJECT	Building comprises of Car parking spaces, four upper floors including water-proof and
OUTLINE	heat-treated terrace along with underground reservoir, septic tank, lift well, lift room and walkways around the building.
BASE	Earth Work - Anti termite & damp-proof treatment on foundation level earth-filled area.
WORK	Foundation - RCC construction for column, beam and casting as per architectural design. Superstructure - RCC column, beam and casting as per architectural design
ROOF	Waterproofed and heat-treated with terracotta clay cups to be fixed with cement-mortar under crazy mosaic topping.
FLOOR	Treatment - All verandas, toilets, kitchens, utility rooms and all sunken areas should be properly waterproofed. Finishing - Bedrooms, Living rooms, dining areas and kitchen: Vitrified tiles of reputed brands of largish size Toilet & verandas - Anti-skid tiles. Staircase and lobby - Granite and marble combination. Car parking bay & walkways around the building: Crazy mosaic or cement tiles.

*Roulbul Bhowmik*

*Prasenjit Saha*



District Sub-Registrar,  
Registrar (S) of  
Registration, 1948  
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**WALLS & CEILING**      **Material:** #1 Pricket Brick. Exterior - 8", Interior partition 5"  
**Treatment:** Exterior walls to be water and damp-proofed with Sika Plustro Crate Super.  
**Finishing:** Plastering with cement, sand & mortar and surface finishing with wall putty for all walls and ceiling and painting.  
**Additional -**  
    Toilet: to be covered up to 7' with ceramic glazed tiles.  
    Kitchen: ceramic glazed tiles dado up to 3ft high above cooking platform

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**DOORS**      **Frames:** of Seasoned Saal Wood.  
**Material type:** Flush door: main entrance - 42mm, internal doors - 35mm. Hot pressed, solid cure, phenol bond.  
**Finishing:** Main door - pasted with decorative laminate, internal door - both side pasted with coloured laminate.  
**Toilet:** both side laminated flush door.  
All the doors to be fixed with oxidized steel hinges and tower bolts & baby locks.

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**WINDOWS**      Sliding UPVC or Domal section Aluminium window with 5mm clear glass & necessary fitting with iron grill.

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**ELEVATOR**      One 5-passenger elevator from reputed brand

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**ELECTRICALS**      Multistrand Copper wire of adequate gauge to be used depending on load assessed.  
Concealed conduit piping with copper wiring of ISI Grade Brand/s to be fitted for

*Sulbul Shorimik*

*Ameyan Saha*



District Sub-Registrar  
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Electrical wiring and switches. Depending on electric line distribution, the no. of MCBs to put in to be calculated. All Power point sockets should be for dual 5/15 amps uses.

Bedroom/s - 2 Nos. light point, 1 No. fan point and 2 No. 5 Amp socket point in each room. 1 AC point, intercom point, one cable TV point. Additional night lamp at lower level.

Drawing/Dining Hall - Drawing/Dining hall will have 4 Nos. light points 2 Nos. fan points, 2 Nos. 5 Amp socket point, one intercom point, cable TV point and one AC point.

Kitchen - will have 2 No. light point, 2 nos. 15 amp plug points., 2 nos. 5amp plug point

Water purifier connecting point. One wall mounted fan Point.

Toilets - will have 2 No. light points, 1 No. Geyser point.

1 No. socket point for use of grooming accessories. 1 no Ceiling fan point.

Staircase - will have 1 No. light point in each landing area. One Light above main door.

Car parking, lobby, Gate - To have adequate lighting

Calling Bell - 1 calling bell point in each flat.

Note - All points will be fitted with latest semi modular switches.

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Rudul Bharamik

Pranayim Saha



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**ACCESSORIES Kitchen:** Granite slab on cooking platform with double bucket steel sink.

**Toilet:** Commode: European P Type Wall mounted, of mid-range Jaguar for all bathroom and kitchen fittings Towel rails, rings (2 wall mounted grips), toilet paper hanger: Made of Stainless Steel  
**Cistern:** Concealed.

**Wash basin:** 18" x 12" of Reputed brand on Granite counter.

Shower with hot/cold water provision. All bathroom fittings such as stopcock, bibcock, and pillar cock will be of C.P. (Jaguar).

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<b>PIPELINE</b>	All the internal horizontal soil and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. pipes. All the vertical soil, vent and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. Pipes joint with cement mortar and exposed to wall. All the rain water pipes shall be 100mm diameter (Supreme).
<b>WATER SUPPLY</b>	Each Flat will be provided water supply line from overhead water tank shall be fitted up by water pump from semi underground water reservoir for all the flats. Water will be supplied from municipal/PHE water supply.
<b>ELECTRIC METER</b>	Each flat shall have separate CESC Meter, the main meter expenses will be borne by the Developer and individual meter (owner's allocation) expenses will be borne by the Owner.
<b>BOUNDARY WALL &amp; GATE</b>	As per Architect's design

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*Ranbul Sharma*

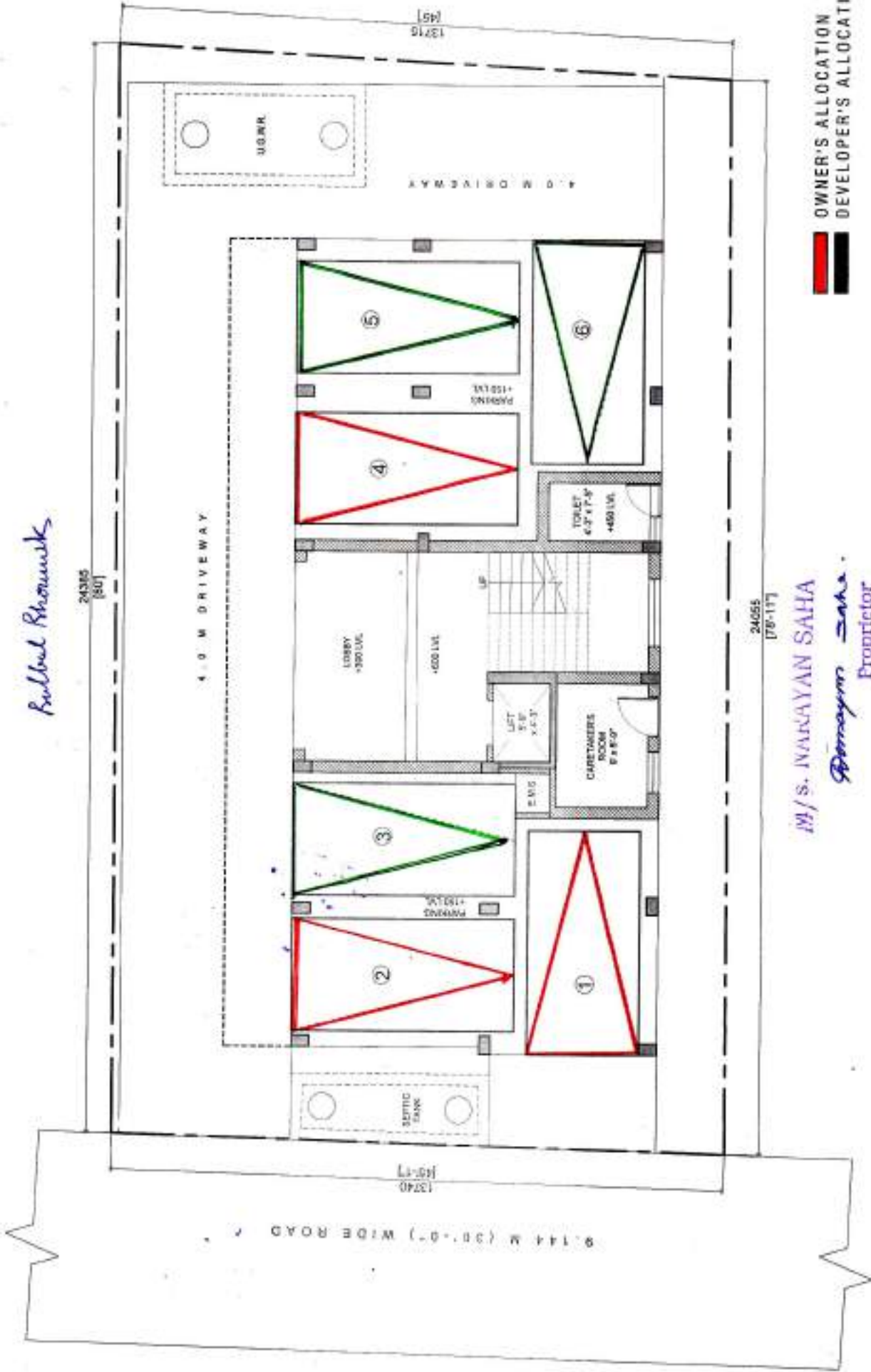
*Ananya Saha*



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
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Alipuri, South 24 Parganas

09 MAR 2023

*Bulbul Bhattacharya*



OWNER'S ALLOCATION  
DEVELOPER'S ALLOCATION

*M/S. NARAYAN SAHA*  
*Bhramar Saha*  
Proprietor

PREMISES NO. 176/14/143, RAIPUR ROAD,  
P. S. JADAVPUR, KOLKATA - 700092

# GROUND FLOOR PLAN

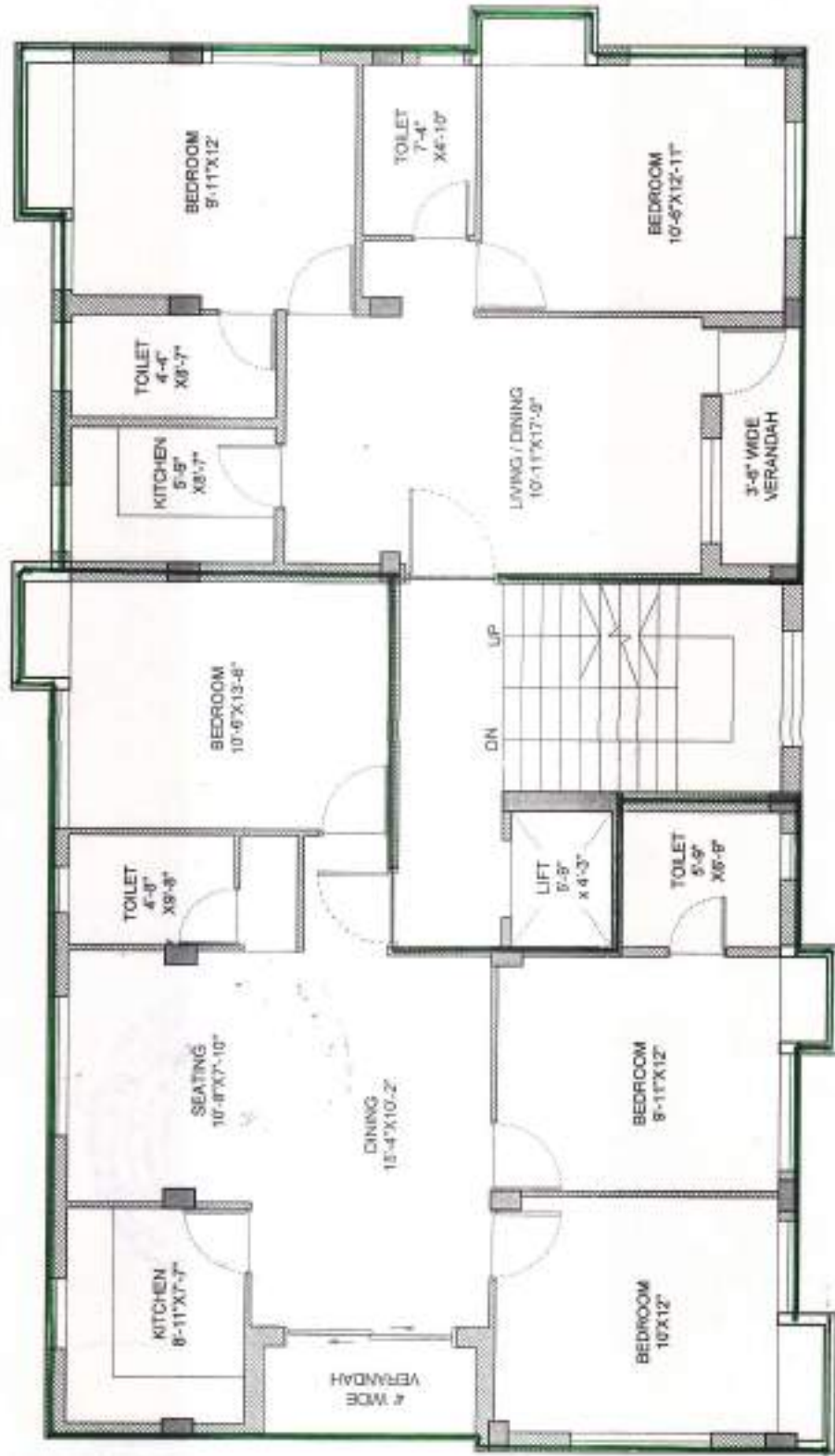




District Sub-Registrar IV  
Registration U/S (2) of  
Registration 1908  
Alipuri, South 24 Parganas

09 MAR 2023

*Indulal Sharma*



M/s. NARAYAN SAHA  
*Narayan Saha*  
Proprietor

OWNER'S ALLOCATION  
DEVELOPER'S ALLOCATION

PREMISES NO. 176/14/143, RAIPUR ROAD,  
P.S. JADAVPUR, KOLKATA -700092

# 1ST FLOOR PLAN

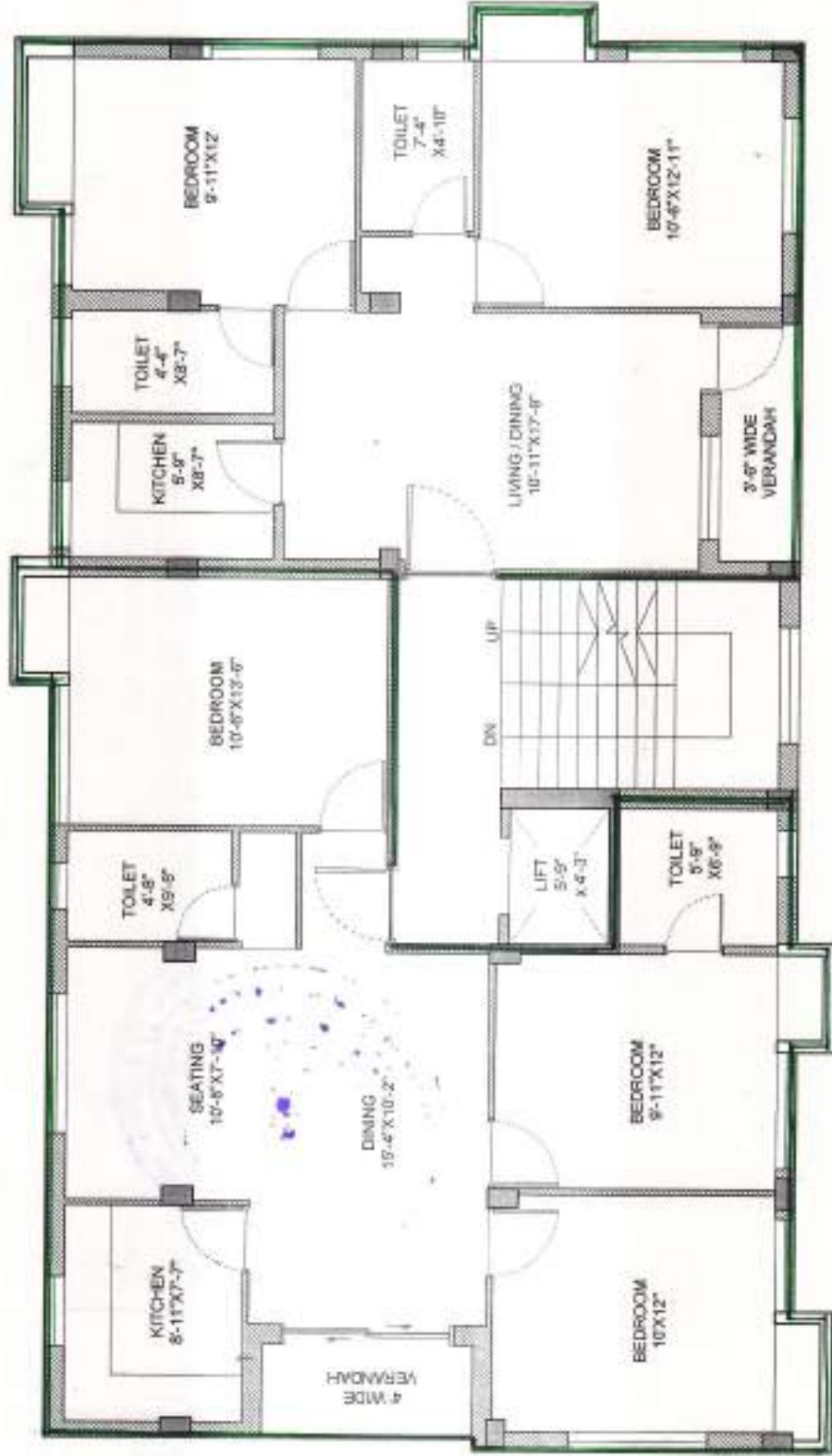




District Sub-Registrar-IV  
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Registration 1908  
Alipuri, South 24 Parganas

09 MAR 2023

*Balubal Bhawanika*



*M/s. NARAYAN SAHA*  
*Narayan Saha*

Proprietor

OWNER'S ALLOCATION  
DEVELOPER'S ALLOCATION

PREMISES NO. 176/14/143, RAIPUR ROAD,  
P. S. JADAVPUR, KOLKATA - 700092

## 2ND FLOOR PLAN



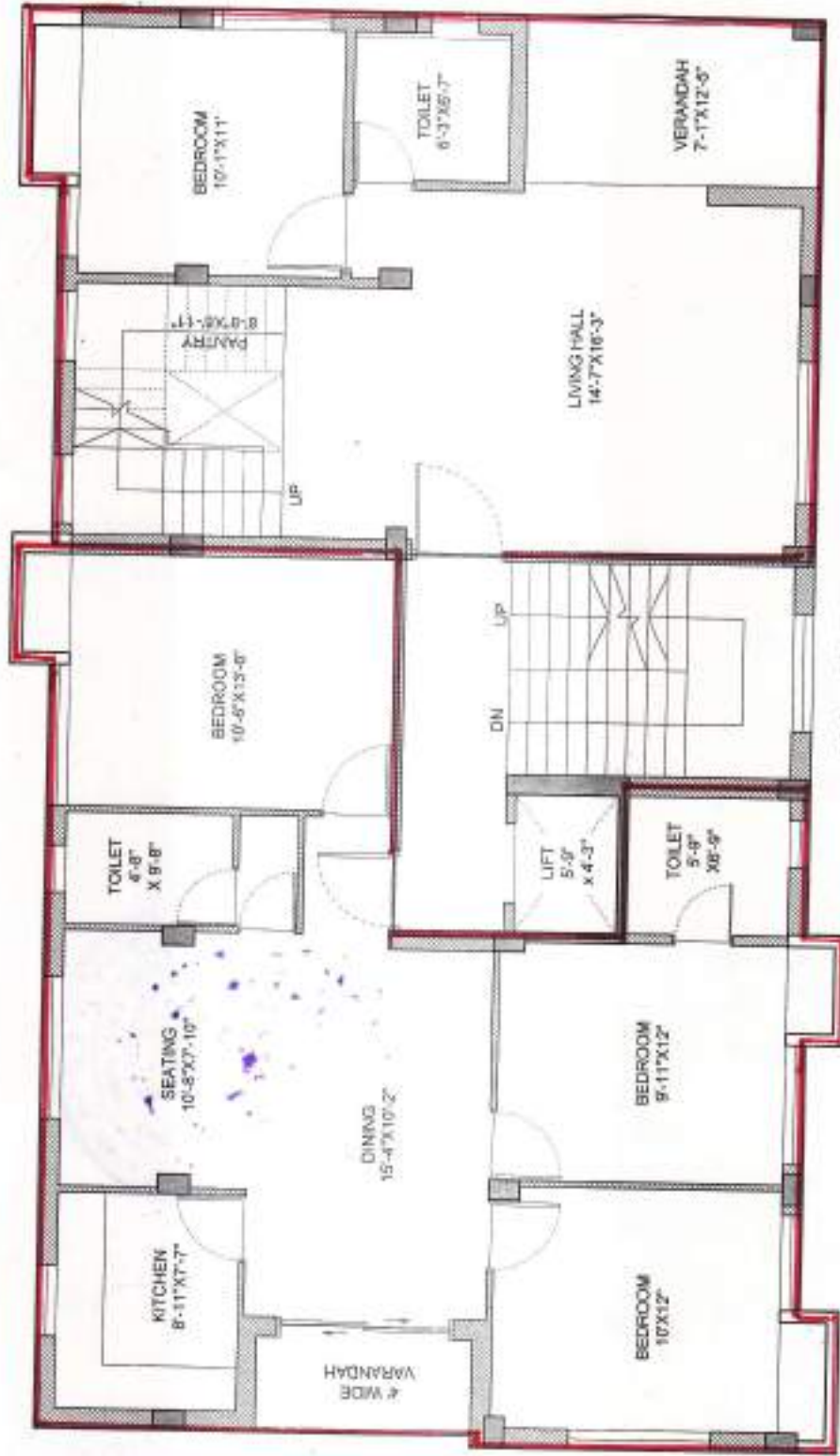


District Sub-Registrar-IV  
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Alipor, South 24 Parganas

09 MAR 2023



*Rouloud Bhavnika*



M/s. NARAYAN SAHA  
*Narayan Saha*  
Proprietor

OWNER'S ALLOCATION  
DEVELOPER'S ALLOCATION

PREMISES NO. 176/14/143, RAIPUR ROAD,  
P. S. JADAVPUR, KOLKATA - 700092

### 3RD FLOOR PLAN

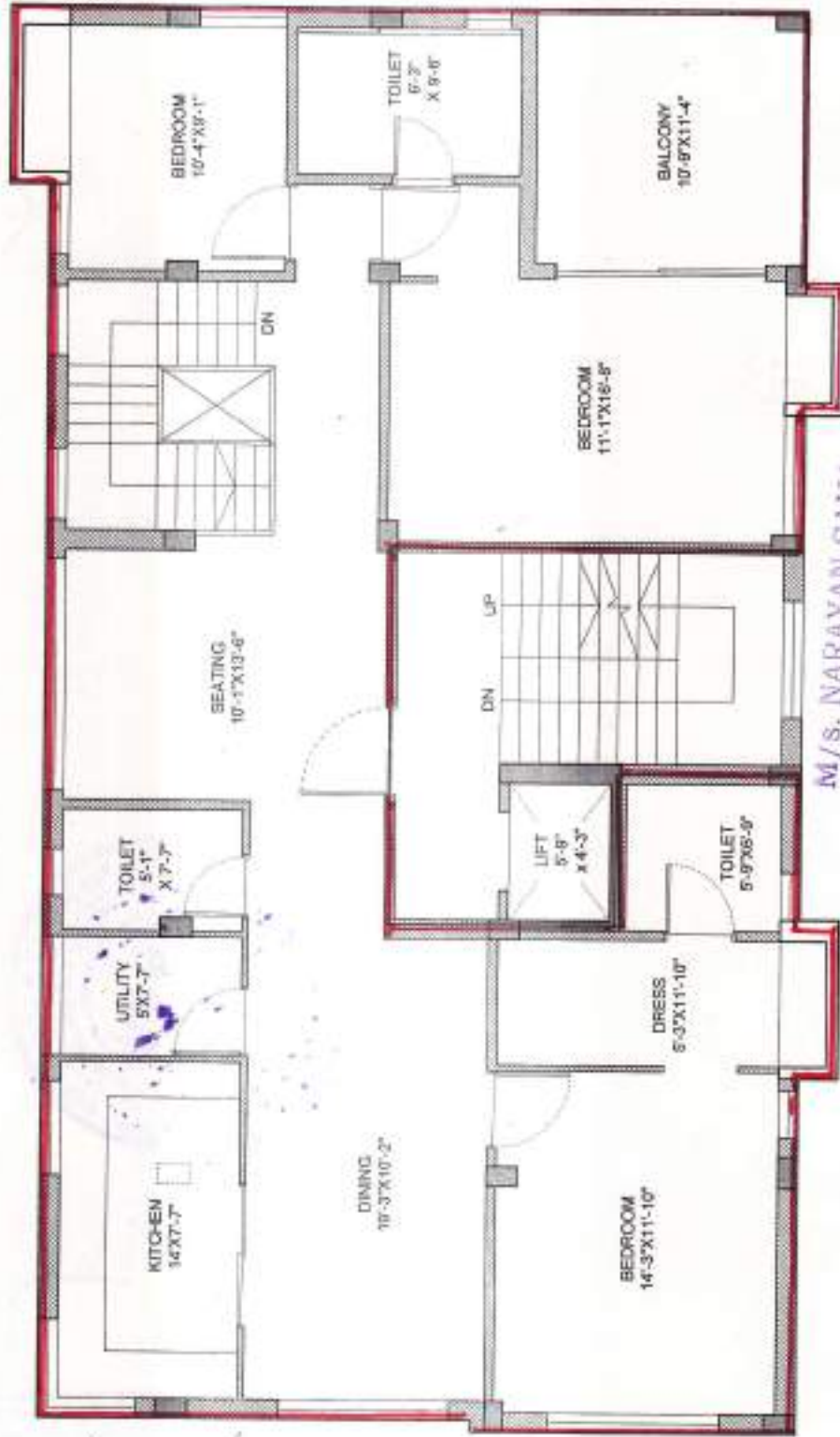




District Sub-Registrar-IV  
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09 MAR 2023

*Sudhakar Bhattacharya*



OWNER'S ALLOCATION  
DEVELOPER'S ALLOCATION

M/s. NARAYAN SAHA  
*Narayan Saha*  
Proprietor

PREMISES NO. 176/14/143, RAIPUR ROAD,  
P.S. JADAVPUR, KOLKATA - 700092

### 4TH FLOOR PLAN





District Sub-Registrar-IV  
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Registration 1008  
Alipore, South 24 Parganas

09 MAR 2021

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.  
SIGNED SEALED AND DELIVERED  
BY THE OWNER AT KOLKATA  
IN THE PRESENCE OF :

1. SUBROTO BHOUMIK  
143 REGENT ESTATE  
KOLKATA - 700 092  
*Bhoumik.*
2. Debajyoti Sengupta  
220, Rifle Club East,  
Leokhanda - 700070.

*Balbul Bhounmik*  
SIGNATURE OF THE OWNER.

SIGNED SEALED AND DELIVERED  
BY THE DEVELOPER AT KOLKATA  
IN THE PRESENCE OF :

1. *Sudhakar Chakrabarty*  
220, Rifle Club East  
Leokhanda - 70.
2. Debajyoti Sengupta

M/s. NARAYAN SAHA  
*Narayan Saha*  
Proprietor

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

*Ananta Chakrabarty*  
{ ADVOCATE }  
ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.

*Sudhakar Chakrabarty*  
{ TYPIST }

F-434/135/99



District Sub-Registrar-IV  
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Alipore, South 24 Parganas

09 MAR 2023

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs. 5,00,000.00 (Rupees five lakh) only towards payment in the following manner.

1. By an A/c payee cheque bearing No ...000020...  
Dated ...09..03..23... drawn on The <sup>HDFC</sup> Federal Bank *Bulbul Bhoumik*  
Limited, REGENT PARK, Branch, Kolkata. Rs 4,50,000.00  
Add: Tax Deducted at Source. Rs. 50,000.00

Witness:-

1. SUBROTO BHOUMIK  
143 REGENT ESTATE  
KOLKATA - 700092

*Bhoumik*

*Bulbul Bhoumik*  
(SMT. BULBUL BHOUMIK  
alias BULBUL BOSE)  
OWNER

2. Debajyoti Sengupta  
220, Rifle Club East  
Kolkata - 700070



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipour, South 24 Parganas

09 MAR 2023



Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name BULBUL BHOOMIK

Signature Bulbul Bhoomik

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name NARAYAN SAHA

Signature Narayan Saha

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .....

Signature .....



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

09 MAR 2023



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



192022230320575718

GRN Details

GRN:	192022230320575718	Payment Mode:	SBI Epay
GRN Date:	03/03/2023 18:24:49	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8981400441939	BRN Date:	03/03/2023 18:25:16
Gateway Ref ID:	230624403091	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	030320232032057570	Payment Init. Date:	03/03/2023 18:24:49
Payment Status:	Successful	Payment Ref. No:	2000581531/3/2023

[Query No\*/Query Year]

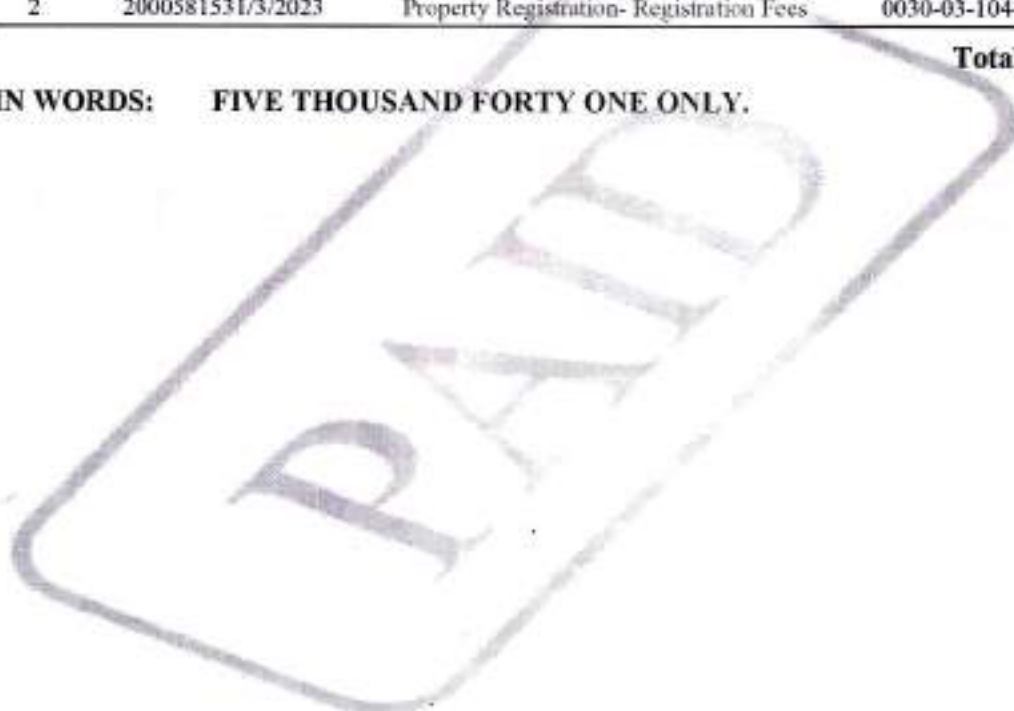
Depositor Details

Depositor's Name:	Mr SUDIPTA CHAKRABORTY
Address:	Calcutta High Court, Hare Street, Kolkata - 700001
Mobile:	9163407529
Period From (dd/mm/yyyy):	03/03/2023
Period To (dd/mm/yyyy):	03/03/2023
Payment Ref ID:	2000581531/3/2023
Dept Ref ID/DRN:	2000581531/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000581531/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000581531/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>5041</b>

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



### Major Information of the Deed

Deed No :	I-1604-02694/2023	Date of Registration	09/03/2023
Query No / Year	1604-2000581531/2023	Office where deed is registered	
Query Date	02/03/2023 11:14:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 73,75,778/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (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 :



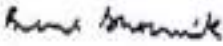
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road , Premises No: 176/14/143, , Ward No: 096 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 15 Chatak 20 Sq Ft		70,38,278/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>8.1927Dec</b>	<b>0 /-</b>	<b>70,38,278 /-</b>	



#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor :500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>0 /-</b>	<b>3,37,500 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs BULBUL BHOUMIK,</b> <b>(Alias: Mrs BULBUL BOSE)</b> Wife of Mr Subroto Bhoumik Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office			
	09/03/2023	LTI 09/03/2023	09/03/2023	
176/14/143, Raipur Road, City:- , P.O:- Regent Esate, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9m, Aadhaar No: 88xxxxxxxx0836, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NARAYAN SAHA</b> <b>(Presentant )</b> Son of Late Chittaranjan Saha Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office			
	09/03/2023	LTI 09/03/2023	09/03/2023	
Son of Late Chittaranjan Saha 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx7g, Aadhaar No: 24xxxxxxxx9163, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHA MONDAL</b> Son of Mr Sashi Mondal B -95, Satyajit Park, City:- , P.O:- Banskroni, P.S:-Banskroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
	09/03/2023	09/03/2023	09/03/2023
Identifier Of Mrs BULBUL BHOUMIK, Mr NARAYAN SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs BULBUL BHOUMIK	Mr NARAYAN SAHA-8.19271 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs BULBUL BHOUMIK	Mr NARAYAN SAHA-500.00000000 Sq Ft

On 09-03-2023

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

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

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

Presented for registration at 11:53 hrs on 09-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN SAHA ,Claimant.

**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 73,75,778/-

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

Execution is admitted on 09/03/2023 by 1. Mrs BULBUL BHOUMIK, Alias Mrs BULBUL BOSE, Wife of Mr Subroto Bhoumik, 176/14/143, Raipur Road, P.O: Regent Esate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 2. Mr NARAYAN SAHA, Son of Late Chittaranjan Saha, 4/12, Azadgarh, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B -95, Satyajit Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2023 6:25PM with Govt. Ref. No: 192022230320575718 on 03-03-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 8981400441939 on 03-03-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 19398, Amount: Rs.5,000.00/-, Date of Purchase: 21/06/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2023 6:25PM with Govt. Ref. No: 192022230320575718 on 03-03-2023, Amount Rs: 5,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 8981400441939 on 03-03-2023, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Bulbul Bhounik

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BULBUL BHOUMIK  
SUJIT BOSE

25/07/1962

Account Number  
ADRPB9119M

Bulbul Bhounik



Bulbul Bhounik





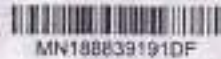
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20027/00370

To  
বুলবুল ভৌমিক  
Bulbul Bhounik  
143 REGENT ESTATE  
Regent Estate S.O  
Regent Estate, Kolkata  
West Bengal 700062

8862393



MN188839191DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8862 1512 0836**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



বুলবুল ভৌমিক  
Bulbul Bhounik  
পিতা : সুজিত বোস  
Father : SUJIT BOSE  
৩৯ বছর / Year of Birth : 1962  
মহিলা / Female



**8862 1512 0836**

আধার - সাধারণ মানুষের অধিকার



भारत सरकार  
Government of India

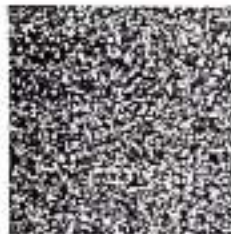
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2189/71161/58398

To  
Subha Mondal  
S/O Sashi Mondal  
B/85, SATYAJIT PARK  
BANSDRONI  
Kolkata  
Bansdroni  
South 24 Parganas West Bengal - 700070  
9062991439  
Village: Unknown  
District: Unknown  
State: West Bengal

Download Date: 13/01/2018

Generation Date: 01/06/2018



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8341 7355 2556

VID : 9187 3202 1106 8273

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Subha Mondal  
Date of Birth/DOB: 02/07/1996  
Male/ MALE

8341 7355 2556

VID : 9187 3202 1106 8273

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

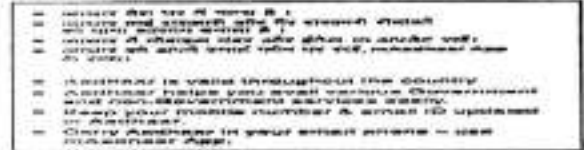
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O Sashi Mondal, B/85, SATYAJIT PARK,  
BANSDRONI, Kolkata, South 24 Parganas,  
West Bengal - 700070



8341 7355 2556

VID : 9187 3202 1106 8273

1667 | help@uidai.gov.in | www.uidai.gov.in

Subha Mondal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 78893 to 78934  
being No 160402694 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.03.13 12:06:24 -07:00  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2023/03/13 12:06:24 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)