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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
 Garis South 24 Parganas
 18 MAR 2021
 18 MAR 2021

S. Maloy Kumar Bhattacharya

Checked Signature
 For T. C. ENTERPRISE
 Partner. Rajan Kumar Rash

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on the 18th day of March 2021 (Two Thousand and Twenty One) **B E T W E E N**

: 2 :

Malay 150 nec. 13/11/11

SRI MALAY KUMAR BHOWMICK, son of Late Pramathalal Bhowmick, having his PAN - ADNPB3309B, Aadhaar No. 6629 6473 0610, by Faith - Hindu, by Nationality - Indian, by Occupation - Retired Person, residing at Tollygunge Police Quarter 2nd floor, Block No. M-6, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, in the District South 24 Parganas, hereinafter called and referred to as the **LAND OWNER** (which terms or expression shall unless repugnant to the context shall deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/S. T. C. ENTERPRISE a Partnership Firm, having its PAN - AARFT0782B, having its Office situated at 441, Paschim Nischintapur, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, being represented by its Partners namely 1. **SRI RANJAN KUMAR THATOI** son of Late Nilmani Thatoi, having his PAN - AIZPT3575G, Aadhaar No. 2278 4099 8549, residing at 625, Lichutala Road, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas

Shri. Ranjan Kumar Thatoi

: 3 :

Malay Kumar Sharma

and **2. SRI CHANCHAL SARKAR** son of Sri Makhanlal Sarkar, having his PAN - BIPPS2880B, Aadhaar No. 9942 1024 5106, residing at Boral Sukantâ Pally, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, both by Faith - Hindu, by Occupation - Business, by Nationality - Indian, hereinafter known and called as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS One Jynandra Nath Ghosh, since deceased, seized and possessed of or otherwise well and sufficiently entitled to as eight annas share of land measuring more or less an area of 31 Decimals, lying and situated at Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634, under Police Station - Sonarpur now Narendrapur, in the District South 24 Parganas and accordingly the said Jynandra Nath Ghosh, since deceased seized and possessed of the said land by paying rents and taxes to the competent

For T. C. ENTERPRISE
Partner,
Rajyan Kumar Thakri

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Malay Kumar Bhattacharya

authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Jynandra Nath Ghosh while seized and possessed of the said land died intestate leaving behind his three sons namely 1. Probodh Chandra Ghosh, since deceased 2. Provash Chandra Ghosh and 3. Sudhir Chandra Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of the said Jynandra Nath Ghosh his one of the son namely Probodh Chandra Ghosh while seized and possessed of his respective share of land died intestate leaving behind his three sons namely 1. Paresh Chandra Ghosh, 2. Shambhu Nath Ghosh and 3. Kashinath Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS on the other hand Girish Chandra Ghosh, since deceased, Satish Chandra Ghosh, since deceased, Suresh

Charley Sanyal
For T. C. Sanyal
Rayan Kumar Nath

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Malay K. V. v. M. K. K.

Chandra Ghosh, since deceased and Anil Bhusan Ghosh, since deceased jointly seized and possessed of or otherwise well and sufficiently entitled to as eight annas share of land measuring more or less an area of 31 Decimals, lying and situated at Mouza - Boral, J.L. No, 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634, under Police Station - Sonarpur now Narendrapur, in the District South 24 Parganas and accordingly the said Girish Chandra Ghosh, since deceased, Satish Chandra Ghosh, since deceased, Suresh Chandra Ghosh, since deceased and Anil Bhusan Ghosh, since deceased jointly seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Girish Chandra Ghosh while seized and possessed of his respective share of land died intestate leaving behind his one son Jyotish Chandra Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

Charuvel/Sanyal
Partner
For T. C. ENTERPRISE
Rajendra Kumar Nathi

: 6 :

AND WHEREAS the said Satish Chandra Ghosh while seized and possessed of his respective share of land died intestate leaving behind his three sons namely 1. Bihuti Bhusan Ghosh, 2. Bijoy Bhusan Ghosh and 3. Bhujangya Bhusan Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Suresh Chandra Ghosh while seized and possessed of his respective share of land died intestate leaving behind his two sons namely 1. Pashupati Ghosh and 2. Umapati Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Anil Bhusan Ghosh while seized and possessed of his respective share of land died intestate leaving behind his one son namely Swapan Kumar Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

Malay Kumar Bhunia

Charita/Sankar Rayakumar Triah
FOR THE SURVIVORS

: 7 :

Mahaj Kumar B. B. B.

AND WHEREAS the said Jyotish Chandra Ghosh while seized and possessed of his respective share of land died intestate leaving behind his two sons namely 1. Prafulla Kumar Ghosh and 2. Sukumar Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Bibhuti Bhusan Ghosh while seized and possessed of his respective share of land died intestate leaving behind his widow namely Bimala Bala Ghosh and three daughters namely 1. Jyotsna Dey, 2. Smt. Krishna Ghosh and 3. Smt. Ratna Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Umapati Ghosh while seized and possessed of his respective share of land died intestate as a bachelor leaving behind his brother namely Pashupati Ghosh, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

FOR Y. C. ENTERPRISE
Chartered Accountant
Partner
Rajendra Kumar T. A. S.

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Mudra K. Kumar Bhattacharya

AND WHEREAS the said Pashupati Ghosh while seized and possessed of his respective share of land died intestate leaving behind his widow and two daughters, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Bijoy Kumar Ghosh while seized and possessed of his respective share of land died intestate leaving behind his widow namely Smt. Bivabati Ghosh, two sons namely 1. Chadan Ghosh & 2. Ashis Ghosh and three daughters namely 1. Smt. Dhira Ghosh, 2. Smt. Chandra Ghosh and 3. Smt. Mira Basu, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS the said Paresh Chandra Ghosh and others jointly seized and possessed of eight annas share of land measuring more or less 31 Decimals, comprised in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634 and Jyotish Chandra Ghosh and others jointly seized and possessed of eight annas share of land measuring more or less 31 Decimals, comprised

For T. C. FUTUREPRISE
Charalok Samanta Partner
Rayon Karm (Kash)

Malay Kumar Bhowal

in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634 and accordingly the said Paresh Chandra Ghosh, Jyotish Chandra Ghosh and others while jointly seized and possessed of their respective share of the said landed property duly recorded their names in the records of the Revisional Settlement and finally, fully and absolutely published their names in the records of rights as a recorded Owners of the said landed property.

AND WHEREAS the said Paresh Chandra Ghosh, Jyotish Chandra Ghosh and others while jointly seized and possessed of the said landed property for the purpose of sale and/or dispose of the aforesaid entire 62 Decimals of land to different buyer or buyers, the said Paresh Chandra Ghosh, Jyotish Chandra Ghosh and others divided the said entire property into several plots and also prepared a demarcated sketch scheme plan or map showing different scheme plots and attached connecting common path and passages.

AND WHEREAS the said Paresh Chandra Ghosh, Jyotish Chandra Ghosh and others while jointly seized and possessed of the said Plots due to urgent need of money sold, transferred,

Chandra Ghosh
Raj Kumar Nathi

: 10 :

Malay Kumar Bhattacharya

conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of 4 Cottahs 15 Chittaks 09 Sq.ft., being Scheme Plot Nos. 7 & 8, lying and situated at Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634, under Police Station - Sonarpur now Narendrapur, within the limits of Ward No. 34 of the Rajpur-Sonarpur Municipality, in the District South 24 Parganas, A.D.S.R. at Sonarpur, D.S.R. at Alipore, unto and in favour of Smt. Krishna Bhattacharjee, of 2/4, Shantinagar, P.S. Regent Park, Kolkata - 700040, in the District South 24 Parganas, by virtue of a registered Deed of Sale, duly registered in the office of District Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 190, Pages from 107 to 116, Being No. 8844 for the year 1981 at a valuable consideration, mentioned therein.

AND WHEREAS after purchased the said landed property the said Smt. Krishna Bhattacharjee, of 2/4, Shantinagar, P.S. Regent Park, Kolkata - 700040, in the District South 24 Parganas

For T. C. ENTERPRISE
Partner
Rajiv Kumar T. C. M.

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while seized and possessed of the said landed property due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of 4 Cottahs 15 Chittaks 09 Sq.ft., being Scheme Plot Nos. 7 & 8, lying and situated at Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634, under Police Station - Sonarpur now Narendrapur, within the limits of Ward No. 34 of the Rajpur-Sonarpur Municipality, in the District South 24 Parganas, A.D.S.R. at Sonarpur, D.S.R. at Alipore, unto and in favour of **SRI MALAY KUMAR BHOWMICK**, son of Late Promath Lal Bhowmick, of Boral Saralbagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata - 700153, in the District South 24 Parganas, being the Present Owner herein, by virtue of a registered Bengali Deed of Sale, duly registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 38, Pages from 86 to 95, Being No. 1841 for the year 1992 at a valuable consideration, mentioned therein.

Characte/Sonarpur Rajar-Kumar-Rak
For T. C. Bhowmick

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Melay Kumar Bhowmick

AND WHEREAS thus the said **SRI MALAY KUMAR BHOWMICK**, son of Late Promath Lal Bhowmick, of Boral Saralbagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata - 700153, in the District South 24 Parganas, being the Present Owner herein became the absolute lawful joint owners of **ALL THAT** piece and parcel of land measuring more or less an area of **4 Cottahs 15 Chittaks 09 Sq.ft.**, being **Scheme Plot Nos. 7 & 8**, lying and situated at **Mouza - Boral, J.L. No. 61**, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, **comprised in R.S. Khatian No. 178, appertaining to R.S. Dag No. 634, under Police Station - Sonarpur now Narendrapur, within the limits of Ward No. 34 of the Rajpur-Sonarpur Municipality**, in the District South 24 Parganas, **A.D.S.R. at Sonarpur now Garia, D.S.R. at Alipore**, morefully and particularly described in the Schedule hereunder written and accordingly the Present Land Owner herein duly mutated her name in the records of L.R. Settlement and finally, fully and absolutely published his name in the records of rights under **L.R. Khatian No. 2777, under L.R. Dag No. 828**, in respect of the said landed property.

Charan Lal Sarma Partner
FOR T. C. ENTERPRISE
Rajpur Sonarpur

Malay Kumar Das

AND WHEREAS thereafter the Present Land Owner duly mutated his name in the records of the Rajpur-Sonarpur Municipality and property known and numbered as **Holding No. 373, Boral "A", Kolkata - 700154**, and he has been paying municipal taxes in his name in the records of Rajpur-Sonarpur Municipality on regularly basis.

AND WHEREAS the Present Land Owner herein have been constructed brick built tile shed structure, having an area more or less an area of 200 Sq.ft. over the Schedule landed property at their own costs, expenses and efforts.

AND WHEREAS the Present Developer herein knowing from a reliable source about the aforesaid intention of the said Owner with a view to develop the land, as described in the Schedule below and to erect multistoried building over the same in terms of the sanctioned building plan to be sanctioned by the Rajpur Sonarpur Municipality, the land Owner herein have invited the developer to undertake the charge of such constructional and/or development works of the schedule property at its costs, expenses and efforts.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and

Charanda / Sonarpur Rajpur Sonarpur

: 14 :

Mahesh Kumar Bholani

development, being agreed with the said proposal of the land Owner and agreed to develop the Schedule property and to erect building thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the Parties herein have entered into this Agreement in between them on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSES :

ARTICLE : 1.

DEFINITIONS - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY - shall always mean and include **ALL THAT** piece and parcel of the land, as morefully and particularly described in the Schedule below.

PROPOSED BUILDING MEANS - the proposed G+III Storied building to be constructed upon the said property.

FLAT/APARTMENT MEANS : The unit of a self contained accommodation of the said Building for residential purpose having one or more rooms along with Kitchen, exclusive user of

Chandee Sampoor Raviakum Reddy

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Mohy KUMAR BHOWMICK

both and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from a others, along with free access and right to ingress and egress to and from the main entrance and public road.

PLAN OR MAP SHALL MEAN : The Land Owner with a view to sanction by the Rajpur Sonarpur Municipality in respect of the proposed multi storied building/buildings and Rajpur Sonarpur Municipality sanctioned multi storied building plan in respect of the said landed property and shall include all such modification or alternation as may be made by the developer from time to time when required.

OWNER MEANS : SRI MALAY KUMAR BHOWMICK, son of Late Pramathalal Bhowmick, having his PAN - ADNPB3309B, Aadhaar No. 6629 6473 0610, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at Tollygunge Police Quarter 2nd floor, Block No. M-6, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, in the District South 24 Parganas.

DEVELOPER MEANS : M/S. T. C. ENTERPRISE a Partnership Firm, having its PAN - AARFT0782B, having its Office situated at 441, Paschim Nischintapur, P.O. Boral, Police Station -

Charita / Sanyam Rajan Kumar Thakur
FOR T. C. ENTERPRISE
Partner.

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Molay Kumar Bhowmik

Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, being represented by its Partners namely
1. SRI RANJAN KUMAR THATOI son of Late Nilmani Thatoi, having his PAN - AIZPT3575G, Aadhaar No. 2278 4099 8549, residing at 625, Lichutala Road, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas and **2. SRI CHANCHAL SARKAR** son of Sri Makhanlal Sarkar, having his PAN - BIPPS2880B, Aadhaar No. 9942 1024 5106, residing at Boral Sukanta Pally, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, both by Faith - Hindu, by Occupation - Business, by Nationality - Indian.

ARCHITECT - shall mean any qualified person or persons or firm or firms of LBS appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.

SPECIFICATIONS AND AMENITIES - materials and specifications as its recommended by the Architect for the construction of the building amenities means - All fittings as described in the annexure and will be provided by the developer

Chanchal Sarkar
Ranjana Thatoi

अनुसूचित जाति/प्रायः

in those flats under Reserve portion.

COMMON/SERVICE AREA SHALL MEAN :

- i) Staircase on all floors.
- ii) Staircase landing on all floors.
- iii) Common passage and lobbies on the ground floor.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures, generators (excluding those as is installed for any particular unit)
- vi) Drainage and sewers.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units it common and as may be specified and/or terrace and areas.
- ix) Roof on the top floor of the said building.

OWNER'S ALLOCATION :

The Owner shall entitled to get Three Flats out of which one Flat on the First Floor, in the North-Western side, one Flat on the Second Floor, in the South-Eastern

For T. C. ENTERPRISE
Chandela/Saxena Rajon Kumar Thakur
Partner.

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महानगर सोनारपुर

side and last one Flat on the Third (Top) Floor, in the South-Eastern side along with One Car Parking Space, on the Ground Floor of the proposed G+III Storied building, as mentioned in the plan duly sanctioned by the Rajpur-Sonarpur Municipality **TOGETHER WITH** the Proportionate right, title and interest in the land in common facilities and amenities including of the said building together with proportionate share of land and all other easement appurtenances.

The Developer shall pay a sum of Rs.3,00,000/- (Rupees Three Lakhs) Only out of which sum of Rs.2,00,000/- (Rupees Two Lakhs) Only towards the non refundable amount and sum of Rs.1,00,000/- (Rupees One Lakh) Only towards the refundable amount to the Owner in the following manner :-

Date of Execution of <u>this Agreement</u>	Rs.1,00,000/-
On or before handover lawful physical possession of the Owners' Allocation	Rs.2,00,000/-

INSPECTION OF THE CONSTRUCTION : The Owner shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the Owner, the same shall be replaced by the standard good quality by the developer.

DELIVERY OF THE XEROX COPY : All original copies of the land shall be kept in Developer's Custody the Developer shall deliver xerox copies of the same to the Land Owner.

Charanjeet/Sonarpo Rajpurkum Thak

RESERVED PORTION SHALL MEAN : Owners' allocation.

DEVELOPER'S ALLOCATION : shall mean the remaining Flats on the Ground Floor, First Floor, Second Floor and Third Floor along with remaining Car Parking Spaces, on the Ground Floor of the proposed G+III Storied building, as per sanction plan to be sanctioned by the Rajpur-Sonarpur Municipality save and except of the Owner's Allocation.

INTENDING BUYERS SHALL MEAN : all the persons firm, organizations who is interested to purchase any flat/flats, garage and spaces, and any other space of the said building particularly from the developer's allocation.

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : Unnatural calamities, earthquakes, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

ARTICLE : II

DEVELOPER'S OBLIGATIONS : That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in

*Mulay Kumar Bhowmik
Rajon Kumar Thakur
Chanchal Sanyal*

Mulay Kumar Bhowmik

*Chanchal Sanyal
Partner,
For T. C. ENTERPRISE
Mulay Kumar Thakur*

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the said building of Developer Allocation or by borrowing finance from any bank and/or financial institutes for development provided the developer fulfill the following obligations towards the land Owner.

- a) That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Rajpur Sonarpur Municipality.
- b) That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and Owners' allocation.
- c) That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- d) That the entire cost and expenses for the construction of the building including cost for sanction of building plan will be borne by the developer and the developer shall not claim or demand in any part of the said expenses from the land Owner. The Owner in any way shall not responsible for any defect in construction of the proposed building in

Charities/Sonarpur Rajpur Sonarpur

Maharaj Kumar Sonarpur

accordance with plan for any deviation, violation of law/
rules etc. The Developer shall only be responsible/liable
to pay damage/compensation/cost.

- e) That after completion of the proposed building and obtaining the
Completion Certificate from Rajpur-Sonarpur Municipality the
developer shall deliver the flats under the Owners' allocation to the
Owner and the developer shall acquire right to sale the flats and
Space/Spaces of the proposed building under their allocation
to the different buyers together with proportionate interest
of the land. It is to be categorically mentioned that the land
Owner shall bear no expenses in the matter of construction
of the building and shall have no liability in any manner
whatsoever in the matter of constructional work of the said
building as well as development works of the said land as
described in the schedule below.
- f) That after giving lawful physical possession of the flats
under the Owners' allocation in favour of the land Owner
the developer shall have the right to sale the other flats of

For T. C. ENTERPRISE
Partner.
Rajpur Sonarpur
Maharaj Kumar Sonarpur

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the proposed building of the said building in the favour of the buyer or buyers and to fix-up consideration value for the same in favour of such buyers and to enter into agreement for sale with such buyers, to receive part price or full consideration money from such buyers under the terms and conditions as the developer shall think fit and proper and on receipt of the full payment for the concerned flat/flats/Space/Spaces from the purchaser/purchasers, the developer shall execute deed of sale in favour of the purchaser transferring the flat/flats, Space/Spaces in his favour or in his favour.

- g) That the developer shall start the constructional works of the building and sanction of building plan by the Rajpur-Sonarpur Municipality authority and shall complete the same in terms of the sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality within next **24 months** and to hand over lawful physical possession of the flats under Owners' allocation in favour of the land over within the said period of **24 months** without any more delay

Charan Lal Sarangi
Rajpur Sonarpur
Distt. Raipur

Malay Kumar Subramaniam

in any manner whatsoever. It is to be noted herein that the time as mentioned in this paragraph shall be the essence of this contract.

- h) That the developer shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the Owners' allocation.
- i) That the developer shall act as an independent contractor in constructing the building and under take to keep the land Owner indemnified from time to time all 3rd party claims and actions arising out of any act of commission or accident such as loss of life of labourers, mistries and allied natures or things or relating to the construction of the building. In case of any claim whatsoever, by the Third Party. The Developer shall bear all the liabilities and/or responsibilities.
- j) That developer shall be responsible to fulfil all the abovementioned obligations towards the land Owner, failing which the land Owner shall have every option to claim damages and/or cancel, rescind, the present agreement.

For T. C. ENTERPRISE
Chanchal Sanyal Partner.
Rajesh Kumar Tripathi

Malay Kumar Sharma

- k) That the Owner shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
- l) All the taxes, rates, expenses, property tax etc. after executing of this Agreement shall be borne by the Developer exclusively. the Owner shall bear the responsibility of paying property tax in respect of his allocated portion from the date of having physical possession of the area allocated to her. The Developer shall bear the property tax as per her allocation after handing over physical possession to the Owner.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER.

- a) That save and except those portion which shall be kept reserved for the land Owner, the developer shall be entitled to sell and/or transfer all the flats/Space/Spaces of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer.
- b) That the developer shall be entitled to receive the entire consideration money in respect of the developer allocation

*Chander/Singh
for [unclear]
Rajasthan*

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only from the intending buyers against issuing proper receipt thereof.

- c) That the land Owner shall have no right and /or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner whatsoever and further the land Owners shall not be entitled to claim the profit of the said venture of part thereof on the contrary the Developer shall have no right, interest, Ownership, possession whatsoever over the flats under the Owners' Allocation.
- d) That the developer shall have every right to disclaim and / or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper. If any dispute arises between the Developer and the intending purchaser, the intending purchaser's mayh proceed against the Developer as per law. In such ase, the Owner shall not be held guilty/responsible for the damages suffered by that Purchaser (s).

Chandee/Saranga
Partner.

FOR T. C. ENTERPRISE

Malay Kumar Bhawanis

- e) That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/ buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/space of the building under the developer's allocation only, after handing over the possession of the Owner to him and further shall be entitled to be present before the Registration office or officers for the registration of all those Deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owner and for that purpose the land Owner will execute a Development Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the under marketed impartible proportionate share of the entire land under Schedule "A" property if favour of the flat buyers and the land Owner shall ratify in favour of the flat buyers and the land Owner will rectify and confirm all those acts and deeds and also those execution and registration of deeds and documents

FOR T. C. ENTERPRISE

Partner.
Rajiv Kumar Mishra

Malayalam - 10/10/2010

in favour of the intending buyers. That it is expressly mentioned here that the Developer shall have to give possession of the flats under the Owners' Allocation immediate after completion of the building.

- f) That during the period of construction of the proposed building the developer shall be entitled to proportionate undivided share in the said land and in this regard after the construction is completed and after handing over physical possession to the Owner the portion in respect of Owners' Allocation as per terms of Agreement or in any suitable time of both the parties, the Owner shall execute registered Deed or Deeds of Conveyance or Conveyances in favour of the intending Purchaser or its nominees in respect of such undivided proportionate share in the land in respect of the Developer's Allocation in such part or parts as shall be requested by the Developer or its nominee or nominees at the intending Purchaser's cost.

ARTICLE - IV

LAND OWNER OBLIGATIONS AND PRIVILEGES :

- a) That the land Owner do hereby declare that he has absolute right, title and interest upon the said landed

Charanda/Samgar Rajinikanth

Mohay Kumar Pal

property and do hereby further declare that the said property morefully described in the schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of the Calcutta Improvement Trust of or Kolkata Metropolitan Development Authority or of Rajpur Sonarpur Municipality and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.

- b) That the landOwners shall at the time of execution of this presents deliver to the Developer all the original documents regarding the title of the land. Other papers and documents against proper receipts/certified copies from the developer.
- c) That the LandOwners shall not be entitled in any way to interfere with the management of the construction of the

Chanchal Sonarpur
Partner.
For T. C. ENTERPRISE
Pray Kumar Das

Malay Kumar - 2/2/2011

proposed building and in the matter of transfer of the flats or spaces of the building under Developer's allocation to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as construction of Owners' portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the second party/developer.

- d) That the land Owner shall not be required to share or pay any portion of costs for construction of the proposed building including the cost of construction of the land Owners' allocation which will be solely borne by the developer.
- e) That in the event, if a Flat Owners'/Occupiers' Association be formed, the LandOwners shall become the member of the said society and/or Associations the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.

For T. C. ENTERPRISE
Charanje/Surendra Roy or Karan Thakur
Partner

: 30 :

Malay Kumar Mishra

- f) The land Owner shall have the right to sell, transfer, the flats under his allocation to any third party to his own discretion. The developer shall have no interference to that effect in any manner whatsoever.

**ARTICLE - V
CANCELLATION AND JURISDICTION**

- a) All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written in the 2nd page of this present and will be communicate by postal service or personal peon services and letter, notice served upon either of the parties by other under any change of address of either parties in communication to other party in waiting.
- b) The court within District 24 Parganas (South) shall have the jurisdiction to entertain and try and actions, suit and proceedings arising out of this Agreement.
- c) Both the parties do hereby undertake to co-operate with each other in all respect to materials the said development project within the stipulated time of **24 months** from the sanction building plan duly sanctioned by the Rajpur Sonarpur Municipality.

Chanchal Sonar
Partner,
For T. C. ENTERPRISE
Rajpur Sonarpur, West Bengal

Malay Kumar Bhunia

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu land** measuring more or less an area of **4 Cottahs 15 Chittaks 09 Sq.ft.**, being **Scheme Plot Nos. 7 & 8 TOGETHER WITH** brick built tile shed structure, having an area more or less 200Sq.ft. with cemented floor finished, standing thereon, lying and situated at **Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 178, under L.R. Khatian No. 2777, appertaining to R.S. Dag No. 634, under L.R. Dag No. 828, within Police Station - Sonarpur now Narendrapur, being Holding No. 373, Boral "A",** ^{Ranshitern moe to} **Kolkata** _{Than than is more.} **- 700154, within the limits of Ward No. 34 of the Rajpur-Sonarpur Municipality, in the District South 24 Parganas, A.D.S.R. at Sonarpur now Garia, D.S.R. at Alipore, and the same is butted and bounded in the manner as follows :-**

- On the North :-** 12 ft. wide common passage.
- On the South :-** Land of Alok Mukherjee and Pulak Mukherjee.
- On the East :-** Land under C.S. Dag No. 635.
- On the West :-** 12 ft. wide common passage.

Malay Kumar Bhunia

FOR T.C. ENTERPRISE
Charity Society
Rajpur Korum Thakri

SPECIFICATION OF CONSTRUCTION

(For Owner's Allocation)

Malay K Venen P. Venmich

- FOUNDATION** : R.C. Column foundation with super structure.
- BRICK WORK** : Outer walls will be 8" thick and inner wall will be 5" and 3" thick (with net) and inside, outside plaster.
- WINDOW** : Aluminium windows which glass panel and grill with paint.
- DOOR** : Doors frame made of Flash Door and Frame made wood with fittings.
- KITCHEN** : Floor tiles and Black stone kitchen platform with a cylinder space, sink (steel), tap water connection and 3'ft. height glazed tiles.
- TOILET** : Floor marble and Wall 6'ft. height Glazed Tiles.
- FLOORING** : Floor in Bed Rooms, Balcony and Drawing cum Dining (marble).

Charudley Sankar
Partner.
For T. C. ENTERPRISE
Payal Kumar Thakri

: 33 :

Moloy Kumar Bhattach

BALCONY

: Grill with suitable hinged opening.

10. Electric wiring will be concealed with standard copper wire ISI mark high power voltage with following connection to be made.
- a. Bed Room - 3 light points, 1 fan points, 5 amp panel two extra plug extra point (1AC point in master bed room).
 - b. Dining cum drawing - 3 light points, 2 fan points, 15 amp and 5 amp plug points two each.
 - c. Kitchen - one light point, one exhaust fan point, one water connection point, one 15 amp plug points, one acquagard point, one kitchen chimney point 15 amp.
 - d. Attached Toilet - 1 light point, one exhaust fan point, one fan point.
 - e. Toilet - 1 light point and one extra plug point one Geezer point 15 amp.
 - f. Sanitation Commode (Neyeen, Hindustan, Cera) with PVC cistern (White) One Basin (20" x 16") Tap (essco or similar quality) with hot and cold(Toil.), in Toilet & N.C. Commode with cistern, One Tap point, in dining one wash basin.
 - g. Painting - Inside Plaster of Paris, out side colour wash snowcem, Tatacem.

Charan/ Sanyal
For T. S. ENGINEERS
PARTNER
Rajnar Kumar Thakur

: 33 :

Moloy Kumar Bhunia

BALCONY

: Grill with suitable hinged opening.

10. Electric wiring will be concealed with standard copper wire ISI mark high power voltage with following connection to be made.
 - a. Bed Room - 3 light points, 1 fan points, 5 amp panel two extra plug extra point (1AC point in master bed room).
 - b. Dining cum drawing - 3 light points, 2 fan points, 15 amp and 5 amp plug points two each.
 - c. Kitchen - one light point, one exhaust fan point, one water connection point, one 15 amp plug points, one acquagard point, one kitchen chimney point 15 amp.
 - d. Attached Toilet - 1 light point, one exhaust fan point, one fan point.
 - e. Toilet - 1 light point and one extra plug point one Geezer point 15 amp.
 - f. Sanitation Commode (Neyeen, Hindustan, Cera) with PVC cistern (White) One Basin (20" x 16") Tap (essco or similar quality) with hot and cold(Toil.), in Toilet & N.C. Commode with cistern, One Tap point, in dining one wash basin.
 - g. Painting - Inside Plaster of Paris, out side colour wash snowcem, Tatacem.

Charan Das Sanyal
Partner
Rajyog Kumar Thakur

IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands on the day, month and year first above written.

WITNESSES:

1) Anjan Bose
Sukanta Palley, Boral, Koh - 156,

2) Supon kr chakrabarti
Alipor Police court
Kul-27

Malay Kumar Bhawanick
SIGNATURE OF LAND OWNER

For T. C. ENTERPRISE
Ranjana Kumar Thakri
Partner,

Drafted by me,

Arcan Kumar Kanji
F-328/2011
Advocate

Alipore Police Court
Kolkata - 700027.

Computerised Printed by :

Kuntal Mukherjee

For T. C. ENTERPRISE
Chandni Sanyal
Partner,

SIGNATURE OF DEVELOPER

: 35 :

MEMO OF THE CONSIDERATION

RECEIVED sum of Rs.1,00,000/- (Rupees One Lakh) Only by Land Owner in terms of this agreement in presence of the following witnesses and in the following manners :-

- :: **MEMO** :: -

by way of Cheque vide No.728845 & 000092

dt.11.03.2020 & 17.03.2021 respectively

drawn on Vijaya Bank, Garia Branch &

Rs.1,00,000/-

Bank of Baroda, Garia Branch respectively

Total Rs.1,00,000/-

(Rupees One Lakh Only)

WITNESSES:

1) Anjan Bose.

2) *Kapantesh Chandra*
Abipar Patil
10/27

Malay Kumar Bhattacharya
SIGNATURE OF LAND OWNER



आधार

ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

ভবিষ্যতের জন্য Enrolment No.: 1178/03410/14820

To
শ্রী কুমার শিবেন
Shri Kumar Shivenick
SO Late Pramatha Lal Shivenick
BLOCK-MS
255/256 DESHAPPAH SACHAL ROAD
KOLKATA
Tollygunge
Tollygunge
Kolkata West Bengal - 700031
9876452088

১১৭৮/০৩৪১০/১৪৮২০

Signature



আপনার আধার সংখ্যা / Your Aadhaar No. :

6629 6473 0610

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী কুমার শিবেন
Shri Kumar Shivenick
ভবিষ্যতের জন্য 1178/03410/14820
পুরুষ MALE

6629 6473 0610



আমার আধার, আমার পরিচয়

Shri Kumar Shivenick

वर्तमान स्थिति / PERMANENT ACCOUNT NUMBER
ADNPB3309B

नाम / NAME
MALAY KUMAR BHOWMICK

पिता का नाम / FATHER'S NAME
PRAMATHA LAL BHOWMICK

जन्म तिथि / DATE OF BIRTH
12-03-1967

हस्ताक्षर / SIGNATURE
M. Malay Kumar
Bhowmick

B. Das
COMMISSIONER OF INCOME TAX, W.B. XI

Malay Kumar Bhowmick



~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~



নাম / Name
Chanchal Sarkar

স্মার্ট-ডোC: 0014/1006
প্ৰক / Male



9942 1024 5106

আধাৰ - সাধাৰণ মানুহেৰ অধিকাৰ

Chanchal Sarkar

Part 6

For R. C. ENTERPRISE



Chanchal Sarkar



ভারতীয় বিশেষ পরিচয় কার্ড

ভারত সরকার
Unique Identification Authority of India
Government of India

এনক্রিপ্টেড আইডি / Enrollment No : 2010/17553/14079

To
Ranjan Thakur
স্বপ্ন খট্টা
S/O Niman Thakur
625 LICHUTALA ROAD
BORAL
Rajpur Sonarpur(m)
Boral South 24 Parganas
West Bengal - 700154



KL350515428FT
95051542



আপনার আধার সংখ্যা / Your Aadhaar No. :

2278 4099 8549

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

স্বপ্ন খট্টা
Ranjan Thakur
পিতা : নিমান খট্টা
Father : Niman Thakur

জন্ম তারিখ / DOB: 11/01/1984
সঙ্গ / Male

2278 4099 8549




আধার - সাধারণ মানুষের অধিকার

Ranjan Khanna Thakur

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
RAJAN KUMAR THACHU

पिता का नाम / Father's Name
NELMAN THACHU

जन्म की तारीख
Date of Birth
11/11/1964

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIZPT3575G



7/03/2013

हस्ताक्षर / Signature

Rajan Kumar Thachu



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাগিনাকৃতিকর আই ডি/Enrollment No.: 1040/19982/05244

To
তপন কুমার চক্রবর্তী
Tapan Kumar Chakraborty
205 A BIDHAN PALLI
GARIA Srampur
Gara, South Twenty Four Parganas
West Bengal 700054

MN185900994DF



MN185900994DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7643 8248 3383

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তপন কুমার চক্রবর্তী
Tapan Kumar Chakraborty
পিতা : অজিত কুমার চক্রবর্তী
Father : AJIT KUMAR CHAKRABORTY
জন্ম তারিখ / Year of Birth : 1955
পুরুষ / Male

7643 8248 3383



আধার - সাধারণ মানুষের অধিকার

Tapan Chakraborty



F.C. ENTERPRISE
Rajiv Kumar Thakur
Partner.



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

GRN Details

GRN: 192020210246055581
GRN Date: 17/03/2021 16:15:32
BRN : CKP8836847
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 17/03/2021 16:03:57
Payment Ref. No: 2000549067/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: T C ENTERPRISE
Address: 441, PASCHIM NISCHINTAPUR KOL 700154
Mobile: 9123894015
Depositor Status: Buyer/Claimants
Query No: 2000549067
Applicant's Name: Mr Tapan Kumar Chakraborty
Identification No: 2000549067/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000549067/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000549067/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	3021
			Total	9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Maharaj Kumar Bharami*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Ranjana Kumar Rout*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Chanchal Saxena*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Mahang Kishore Bharami*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Ranjana Kumar Thakur*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Chanchal Saxena*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

Major Information of the Deed

Deed No :	I-1629-02051/2021	Date of Registration	18/03/2021
Query No / Year	1629-2000549067/2021	Office where deed is registered	
Query Date	10/03/2021 2:15:36 PM	1629-2000549067/2021	
Applicant Name, Address & Other Details	Tapan Kumar Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123894015, Status : Buyer/Claimant		
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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 54,06,004/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



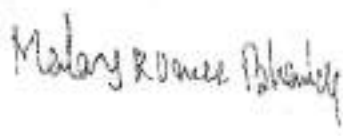
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Boral, Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-828 (RS -634)	LR-2777	Bastu	Danga	4 Katha 15 Chatak 9 Sq Ft	19,40,000/-	53,46,004/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					8.1675Dec	19,40,000 /-	53,46,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	60,000 /-	60,000 /-	



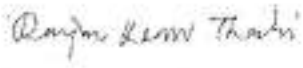
Land Lord Details :



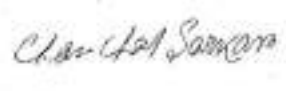
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Malay Kumar Bhowmick (Presentant) Son of Late Pramathalal Bhowmick Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office	 18/03/2021	 LTI 18/03/2021	Signature  18/03/2021
Tollygunge Police Quarter, Floor - 2nd, Block/Sector: Block - M - 6, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx9B, Aadhaar No: 66xxxxxxx0610, Status :Individual, Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office				

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	T C Enterprise 441, Paschim Nischintapur, Now PS - Narendrapur, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranjan Kumar Thatoi Son of Late Nilmoni Thatoi Date of Execution - 18/03/2021, , Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office	 Mar 18 2021 12:25PM	 LTI 18/03/2021	Signature  18/03/2021
625, Lichutala Road. Now PS - Narendrapur, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5G, Aadhaar No: 22xxxxxxx8549 Status : Representative, Representative of : T C Enterprise (as Partner)				

Name	Photo	Finger Print	Signature
Mr Chanchal Sarkar Son of Shri Makhanlal Sarkar Date of Execution - 18/03/2021, , Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office			
	Mar 18 2021 12:26PM	LT 18/03/2021	18/03/2021
Boral Sukanta Pally, Now PS - Narendrapur, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: BLxxxxx0B, Aadhaar No: 99xxxxxxxx5106 Status : Representative, Representative of : T C Enterprise (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Kumar Chakraborty Son of Late Ajit Kumar Chakraborty 205A, Bidhgan Pally, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084			
	18/03/2021	18/03/2021	18/03/2021
Identifier Of Mr Malay Kumar Bhowmick, Mr Ranjan Kumar Thatoi, Mr Chanchal Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Malay Kumar Bhowmick	T C Enterprise-8.1675 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Malay Kumar Bhowmick	T C Enterprise-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Boral, Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 828, LR Khatian No:- 2777	Owner: মালয় কুমার ভৌমিক, Gurdian: মালয় কুমার ভৌমিক, Address: বোরাল, Classification: কৃষি, Area: 0.08000000 Acre.	Mr Malay Kumar Bhowmick

Endorsement For Deed Number : I - 162902051 / 2021

On 10-03-2021

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 54,06,004/-



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 18-03-2021

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 11:48 hrs on 18-03-2021, at the Office of the A.D.S.R. GARIA by Mr Malay Kumar Bhowmick ,Executant.

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

Execution is admitted on 18/03/2021 by Mr Malay Kumar Bhowmick, Son of Late Pramathalal Bhowmick, Tollygunge Police Quarter, Floor - 2nd, Sector: Block - M - 6, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Indetified by Mr Tapan Kumar Chakraborty, , Son of Late Ajit Kumar Chakraborty, 205A, Bidhgan Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-03-2021 by Mr Ranjan Kumar Thatoi, Partner, T C Enterprise (Partnership Firm), 441, Paschim Nischintapur, Now PS - Narendrapur, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154

Indetified by Mr Tapan Kumar Chakraborty, , Son of Late Ajit Kumar Chakraborty, 205A, Bidhgan Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 18-03-2021 by Mr Chanchal Sarkar, Partner, T C Enterprise (Partnership Firm), 441, Paschim Nischintapur, Now PS - Narendrapur, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154

Indetified by Mr Tapan Kumar Chakraborty, , Son of Late Ajit Kumar Chakraborty, 205A, Bidhgan Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 4:16PM with Govt. Ref. No: 192020210246055581 on 17-03-2021, Amount Rs. 3,021/-, Bank State Bank of India (SBIN0000001), Ref. No. CKP8836847 on 17-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 452051, Amount: Rs. 100/-, Date of Purchase: 26/02/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 4:16PM with Govt. Ref. No: 192020210246055581 on 17-03-2021, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP8836847 on 17-03-2021, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 91614 to 91665
being No 162902051 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.04.01 16:18:53 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/04/01 04:18:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)