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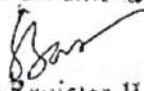


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Certified that the document is admitted
 Registration. The signature sheets and the
 endorsement sheets attached with the
 document are the part of this document.


 District Sub-Register-II
 Alipore, South 24-Parganas

19 JUL 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on the 19th day of July,
 2022 (Two thousand and Twenty Two) **B E T W E E N**

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Sl. No. 10862 Date 18/07/2022
Sold to ASit Baram Roy
of 161A Jadu Math UKIT
Rupees 1000/-

ruw
KOT-41

Del
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Ratan Bhattacharjee
Sokale P.G. Bhattacharjee
Alipore Police Court
PO+PS - Alipore
Kolkata - 700027

District Sub-Registrar-II
Alipore, South 24 Parganas
19 JUL 2022

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1. SMT. BANI ROY wife of Pravir Kumar Roy, having her PAN - ACZPR5696L, Aadhaar No. 3050 7130 7305, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 44C, Shyama Prasad Mukherjee Road, P.O. & Police Station - Kalighat, Kolkata - 700026, in the District of South 24 Parganas and
2. SRI DEBJIT CHATTERJEE son of Sri Murari Mohan Chatterjee, having his PAN - AFEP5476P, Aadhaar No. 4285 8334 5228, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 12/1, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, hereinafter jointly known and referred to as the **OWNERS** (which terms or expression shall unless repugnant to the context shall deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. RAY CONSTRUCTION, a Proprietorship Firm, having its Office at 102F, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, being represented by its Proprietor namely **SRI ASIT BARAN ROY** son of Late Anil Baran Roy, having his PAN - ADFPR2524L, Aadhaar No. 8130 0835 3314, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 161A, Jadu Nath Ukil Road,

P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, hereinafter known and called as the **DEVELOPER** (which terms or expression shall unless repugnant to the context shall deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS One Kari Dasi seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 4 Cottahs along with other properties, lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 406, appertaining to R.S. Dag No. 142/1407, under Police Station - Thakurpukur now Haridevpur, within the limits of Ward No. 115 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. at Alipore, by way of inheritance from her parents under the provision of the Hindu Succession Act., 1956, then in force and accordingly the said Kari Dasi 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 Kari Dasi while seized and possessed of the said land disposed, conveyed and transferred

some portion of land and remaining portion of the said land seized and possessed by her co-owner namely Ramkrishna Naskar and accordingly after mutually and amicably partition her respective share of land with Ramkrishna Naskar and to that effect the said Smt. Kari Dasi while seized and possessed of her partitioned land 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 00 Chittak 00 Sq.ft., lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 406, appertaining to R.S. Dag No. 142/1407, under Police Station - Thakurpukur now Haridevpur, within the limits of Ward No. 115 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. at Alipore, unto and in favour of Nivanani Debi, by virtue of a registered Deed of Sale, duly registered in the office of Sub-Registrar Office at Alipore, recorded in Book No.I, Volume No. 42, Pages from 287 to 290, Being No. 1679 at the valuable consideration, mentioned therein.

AND WHEREAS thereafter the said Nivanani Debi while seized and possessed of the said land duly executed a Will and/or Testament unto and in favour of Durgapada Ghosal, since deceased in respect of the said land and also appoint Executor of her Last Will and/or Testament.

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AND WHEREAS the said Durgapada Ghosal while seized and possessed of the said land died intestate leaving behind his wife 1. Smt. Kalyani Ghosal, three daughters namely 2. Smt. Smt. Bani Roy, 3. Nivedita Chatterjee and 4. Smt. Shrabani Bose, 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 Durgapada Ghosal his surviving legal heirs namely 1. Smt. Kalyani Ghosal, 2. Smt. Smt. Bani Roy, 3. Nivedita Chatterjee and 4. Smt. Shrabani Bose jointly entitled to the said land and accordingly they jointly filed a probate case before the Hon'ble Court and Hon'ble Court was pleased and granted probate in favour of themselves by a order, which was mentioned therein.

AND WHEREAS in pursuance to the above the said 1. Smt. Kalyani Ghosal, 2. Smt. Nivedita Chatterjee, 3. Smt. Shrabani Bose while jointly seized and possessed of their respective share of land 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 1 Cottah 02 Chittaks 00 Sq.ft. out of 1 Cottah 08 Chittaks 00 Sq.ft., lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 406, appertaining to

R.S. Dag No. 142/1407, under Police Station - Thakurpukur now Haridevpur, within the limits of Ward No. 115 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. at Alipore, unto and in favour of **SMT. BANI ROY** wife of Pravir Kumar Roy of 44C, Shyama Prasad Mukherjee Road, P.O. & Police Station - Kalighat, Kolkata - 700026, in the District of South 24 Parganas, being the Present Owner No.1 herein, by virtue of a registered Bengali Deed of Sale, dated 28.03.1992, duly registered in the office of A.R.A. at Calcutta, recorded in Book No.I, Volume No. 158, Pages from 371 to 380, Being No. 6258 for the year 1992 at the valuable consideration, mentioned therein.

AND WHEREAS Partly by way of inheritance as well as probate from last will and/or testament and Partly by way of a registered Deed of Sale the said **SMT. BANI ROY** wife of Pravir Kumar Roy of 44C, Shyama Prasad Mukherjee Road, P.O. & Police Station - Kalighat, Kolkata - 700026, in the District of South 24 Parganas, being the Present Owner No.1 herein became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 1 Cottah 08 Chittaks 00 Sq.ft., lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 406, appertaining to R.S. Dag No. 142/1407, under Police Station - Thakurpukur

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now Haridevpur, within the limits of Ward No. 115 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. at Alipore and accordingly the Present Owner No.1 duly mutated her name in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 164, Jadu Nath Ukil Road, Kolkata - 700041** and she has been paying corporation taxes in her name in the records of **KMC Assessee No. 41-115-04-0164-5**.

AND WHEREAS One Nivanani Devi, wife of Late Gostha Behari Ghosal seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel land measuring more or less 4 Cottahs 00 Chittak 00 Sq.ft., lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 48, appertaining to R.S. Dag No. 142, under Police Station - Thakurpukur now Haridevpur, in the District South 24 Parganas, by virtue of a registered Bengali Deed of Sale, dated 02.05.1941, duly registered in the office of Sub-Registrar at Alipore, recorded in Book No.I, Volume No. 42, Pages from 287 to 290, Being No. 1679 for the year 1941 from its the then owners namely Smt. Kaberi Das and others for the valuable consideration, mentioned therein.

AND WHEREAS the said Nivanani Devi, wife of Late Gostha Behari Ghosal while seized and possessed of the said

land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel land measuring more or less 2 Cottahs 08 Chittak 00 Sq.ft. out of 4 Cottahs 00 Chittak 00 Sq.ft., lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 48, appertaining to R.S. Dag No. 142, under Police Station - Thakurpukur now Haridevpur, in the District South 24 Parganas, unto and in favour of Smt. Shovarani Chatterjee, by virtue of a registered Deed of Sale, dated 25.06.1951, duly registered in the office of Sadar Sub-Registrar Office at Alipore, recorded in Book No.I, Volume No. 76, Pages from 1 to 3, Being No. 4125 for the year 1951 for the valuable consideration, mentioned therein.

AND WHEREAS since ever purchase the said Smt. Shovarani Chatterjee, wife of Late Shyamapada Chatterjee while seized and possessed of the said land duly mutated her name in the records of the Kolkata Municipal Corporation and property known and numbered as KMC Premises No. 163, Jadunath Ukil Road, having its Mailing Address - 12/1, Jadunath Ukil Road, Kolkata - 700041 and she had paying corporation taxes in her name in the records of KMC.

AND WHEREAS thereafter the said Smt. Shovarani Chatterjee, wife of Late Shyamapada Chatterjee while seized

and possessed of the said land in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel land measuring more or less 2 Cottahs 08 Chittak 00 Sq.ft., together with brick built Partly Asbestos Shed and Partly Pucca single storied building, standing thereon, lying and situated at Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian No. 48, appertaining to R.S. Dag No. 142, under Police Station - Thakurpukur now Haridevpur, being KMC Premises No. 163, Jadunath Ukil Road, having its Mailing Address - 12/1, Jadunath Ukil Road, Kolkata - 700041, within the limits of Ward No. 115 of the Kolkata Municipal Corporation, in the District South 24 Parganas, unto and in favour of **SRI DEBJIT CHATTERJEE** son of Sri Murari Mohan Chatterjee, of 12/1, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, being the Present Owner No. 2 herein, by virtue of a registered Bengali Deed of Gift, dated 22.04.2003, duly registered in the office of District Sub-Registrar - II at Alipore, recorded in Book No.I, Volume No. 96, Pages from 809 to 825, Being No. 5545 for the year 2003.

AND WHEREAS after got the land said **SRI DEBJIT CHATTERJEE** son of Sri Murari Mohan Chatterjee, of 12/1, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur

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now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, being the Present Owner No.2 herein duly mutated his name in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 163, Jadunath Ukil Road, having its Mailing Address - 12/1, Jadunath Ukil Road, Kolkata - 700041** and he has been paying corporation taxes in his name in the records of **KMC Assessee No. 41-115-04-0163-3.**

AND WHEREAS the Present Owner No.1 and Present Owner No.2 seized and possessed of their separate two plots of land, which was situated side by side and benefit of use, enjoy and occupy the two plots into a single plot of land, they jointly executed a registered Deed of Amalgation executed on 18.05.2022 joined the same into a single plot of land and accordingly the said Deed of Amalgamation was registered on 18.05.2022, in the office of D.S.R:-II at Alipore, recorded in Book No.I, Volume No. 1602-2022, Pages from 240775 to 240808, Being No. 160206378 for the year 2022.

AND WHEREAS after execution of the said Deed of Amalgamation the said **1. SMT. BANI ROY** wife of Pravir Kumar Roy, of 44C, Shyama Prasad Mukherjee Road, P.O. & Police Station - Kalighat, Kolkata - 700026, in the District of South 24 Parganas and **2. SRI DEBJIT CHATTERJEE** son of Sri Murari Mohan Chatterjee, of 12/1, Jadu Nath Ukil Road, P.O. Paschim Putiary,

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Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, being the Present Owners herein jointly became the absolute lawful owners of **ALL THAT** piece and parcel of **bastu land** measuring more or less an area of **4 (four) Cottahs 00 (zero) Chittak 00 (zero) Sq.ft., TOGETHER WITH** Partly brick built Tile Shed structure, having an area more or less 400 Sq.ft. with cemented floor finished and brick built Partly Pucca single storied building, having an area more or less 400 Sq.ft. and Partly Asbestos Shed structure, having an area more or less 250 Sq.ft. totalling more or less 1050 Sq.ft. now standing thereon, lying and situated at **Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian Nos. 48 & 406, appertaining to R.S. Dag Nos. 142 & 142/1407, under Police Station - Thakurpukur now Haridevpur, being KMC Premises No. 163, Jadunath Ukil Road, having its Mailing Address - 12/1, Jadunath Ukil Road, Kolkata - 700041, within the limits of Ward No. 115 vide KMC Assessee No. 41-115-04-0163-3 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. at Alipore,** morefully and particularly described in the Schedule "A" hereunder written and accordingly the Present Owners herein duly recorded their names in the records of B.L. & L.R.O. and finally, fully and absolutely published their names in the records of rights under **L.R. Khatian Nos. 996 (Bani Roy) and 997 (Debjit Chatterjee)** in respect of

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the said land and the Present Owners herein also mutated their names in the records of KMC and they have been paying corporation taxes in their names in the records of **KMC Assessee No. 41-115-04-0163-3.**

AND WHEREAS with a view to develop the land, as described in the Schedule "A" below and to erect G+III storied building or more than the same (as may be sanctioned by the KMC) over the same in terms of the building plan to be sanctioned by the Kolkata Municipal Corporation, the land Owners herein have invited the developer to undertake the charge of such constructional and/or development works at the schedule "A" mentioned property at its costs, expenses and efforts.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land Owners and agreed to develop the Schedule property and to erect a building which will be made as 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

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used for several times and will come number of times hereinafter shall always mean and include.

SAID PLOT OF LAND – shall always mean and include all that piece and parcel of the land, as morefully and particularly described in the Schedule "A" hereunder written.

PROPOSED BUILDING MEANS – the proposed G+III storied building or more than the same to be constructed upon the said property as per the building plan to be sanctioned by the competent authority of the Kolkata Municipal Corporation.

FLAT/APARTMENT MEANS : The unit of a self contained compact accommodation of the said Building for residential purpose having one or more rooms along with separate Kitchen, separate bath and privy and separate balcony with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and public road. The rooms, kitchen, bath cum privy, balcony shall have partition for separation from each other by pucca walls with necessary doors and windows.

PLAN OR MAP SHALL MEAN : The building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such modification or alternation as may be made by the developer from time to time when required (subject to further sanction

and/or regularisation by the competent authority of the KMC).

OWNERS MEANS : 1. **SMT. BANI ROY** wife of Pravir Kumar Roy, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 44C, Shyama Prasad Mukherjee Road, P.O. & Police Station - Kalighat, Kolkata - 700026, in the District of South 24 Parganas and 2. **SRI DEBJIT CHATTERJEE** son of Sri Murari Mohan Chatterjee, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 12/1, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas.

DEVELOPER MEANS : **M/S. RAY CONSTRUCTION**, a Proprietorship Firm, having its Office at 102F, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas, being represented by its Proprietor namely **SRI ASIT BARAN ROY** son of Late Anil Baran Roy, having his PAN - ADFPR2524L, Aadhaar No. 8130 0835 3314, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 161A, Jadu Nath Ukil Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District of South 24 Parganas.

ARCHITECT – Architect shall mean any qualified person or persons or firm or firms of LBS appointed or nominated by the

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Developer as the Architect of the building/buildings to be constructed upon the said property.

SPECIFICATIONS AND AMENITIES – shall mean materials and specifications as may be 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 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 including main entrance leading to 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 will be 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 in common and as may be specified and/or terrace and areas.

ix) Roof on the top floor.

x) Lift Machine and Lift Room of the proposed building.

OWNERS' ALLOCATION : Owners shall get 50% total F.A.R. that means Entire First Floor, consisting two Flats being Flat Nos. A-1, in the South-Eastern side and A-2, in the South-Western side and One 2BHK Flat being Flat No. A-3 on the Second Floor, in the South-Western side along with 50% of Total Car Parking Space, on the Ground Floor, in the Eastern side of the proposed G+III storied building, as per sanction plan duly sanctioned by the Kolkata Municipal Corporation, in finished and complete habitable condition and apart from the above, details mentioned in the Schedule "B". the Owners shall also get non refundable amount of Rs.1,00,000/- (Rupees One Lakh) Only each totalling Rs.2,00,000/- (Rupees Two Lakhs) Only from Developer herein.

TAX LIABILITIES : the Owners shall not be liable to pay the tax liability in respect of selling the flats under developer's allocation and the Developer further undertakes to clear all rents, rates, taxes and/or any other type of outstanding for the property under the Project and on and from the date of execution of this Agreement the Developer will remain bound to continue to pay all payables in relation with the property under the project and only after getting the possession of the allocation of the Land Owners. They will become liable to pay the payables to the Authority concern in respect of their share of allocation.

INSPECTION OF THE CONSTRUCTION : If any inferior quality building materials is detected by the Owners, the same shall be replaced by the standard good quality of building materials by the Developer.

RESERVED PORTION SHALL MEAN : Owners' allocation.

DEVELOPER'S ALLOCATION : Developer shall get remaining 50% total F.A.R. that means Entire Third Floor, consisting two Flats being Flat Nos. A-5, in the South-Eastern side and A-6, in the South-Western side and One 2BHK Flat being Flat No. A-4 on the Second Floor, in the South-Eastern side along with 50% of Total Car Parking Space, on the Ground Floor, in the Western side of the proposed G+III storied building, as per sanction plan duly sanctioned by the Kolkata Municipal Corporation, in finished and complete habitable condition will be treated as the Developer's Allocation after providing the Owners' allocation as mentioned above, the aforesaid Developer's Allocation is morefully described in the Schedule "C" hereunder written.

SANCTIONED FLOOR PLAN AREA : The quantum or measure of area of each/any floor of the proposed building which the KMC shall sanction and/or approve in respect of sanctioned floor plan area.

FLOOR PLAN AREA : The quantum or measure of area of each/ any floor of the proposed building to be mentioned in the building plan as proposed area, upon mutual discussion and consultation between "Owners" and "Developer" and "Architect" however decision of architect shall stand final.

KOLKATA MUNICIPAL CORPORATION : a statutory body constituted vide Kolkata Municipal Corporation Act., 1980 and/ or any other future body empowered to approve and/or sanction the building plan in accordance with law of the land in vogue.

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

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : Unnatural calamities, war, riot, earthquakes, civil disorder, political unrest

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etc. generally termed as "Act of God" or Force Majure 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 the said building provided the developer fulfill the following obligations towards the land Owners :-

- a) That the "Developer" shall make proper survey/ measurement of the said land to determine the actual measurement of the said land and inform the "Owners" and the Developer will further remain bound to make the property regularised in all respect for the purpose of the project, including the process of mutation etc. in the books and records of the B.L. & L.R.O. as also the KMC at its own cost, without having any claim from the Land Owners.
- b) That the Developer will construct the proposed building upon the said property strictly as per the building plan to be duly sanctioned by the Kolkata Municipal Corporation.
- c) 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.

- d) 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.
- e) That the entire cost and expenses for the construction of the building as well as prepare of plan and sanctioned will be borne by the developer and the developer shall not claim or demand in any part of the said expenses from the land Owners.
- f) That, completion of the building, the "Developer" shall obtain proper certificate of completion from K.M.C.
- g) Thereafter the developer shall acquire right to sell the flats 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 Owners 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.

That it pertinent to mentioned here that after delivery of the Owners' Allocation as per the agreement then the Developer can delivery the possession of the Flat/ Flats to the intending buyer/buyers and/or Purchaser/ Purchasers.

- h) That developer shall start the constructional work of the building and sanction of building plan by the Kolkata Municipal Corporation authority and shall complete the same in terms of the building plan to be sanctioned by Kolkata Municipal Corporation within next **24 months**, from the date of obtaining sanction plan, hereinafter shall be called "**CONSTRUCTION PERIOD**" 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 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.
- i) However, if there is any genuine cause for delay in completion of the building, the time period of handing over the possession may be extend for further 6 (six) months upon request of the "Developer" No further time beyond 6 (six) months shall be allowed beyond Construction Period.
- j) That the developer shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the Owners' allocation.
- k) That the developer shall act as an independent contractor in constructing the building and undertake to keep the land Owners indemnified from time to time all third 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.

- l) That developer shall be responsible to fulfil all the abovementioned obligations towards the land Owners, failing which the land Owners shall have every option to claim and/or cancel, rescind, the present agreement.
- m) That the Owners 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.
- n) That the Owners with the execution of the said Development Agreement the Land Owners agree to execute a Registered Development Power of Attorney in favour of the Developer appointing the Developer as their lawful Constituted Attorney empowering and entrusting him upon all the rights, liberties and authorities in respect of the Schedule property (together with the right of selling of the flats of the proposed construction except Owners' allocation) so that the Developer shall carry on the proposed Development and/or constructional work of the Schedule property peacefully and smoothly.
- o) The Developer will arrange all the materials of the construction at its own costs, risk and arrangements and

there is no question of Debrish and shifting to the Land Owners in the instant project.

- p) After execution of this agreement the landowners shall have and enjoy joint possession of the said property and proposed building with the Developer notwithstanding whatsoever mentioned in the agreement. The landowners shall have the right and power to enter into the said property during the time of construction for inspection and verification of the progress, development and quality of work of construction to be carried out by the Developer in respect of the proposed building. However the landowners shall have no power and shall not be entitled to cause any disturbance/objection/hindrance to the work of the Developer unless no irregularity found, Developer has to perform the work as per KMC sanctioned plan and as per the terms of the agreement or provisions of the law of the land in vogue or deviation from the building plan. If the Developer makes any deviation addition and/or alteration in the construction, that must be done with the proper approval of the Architect -in-Charge of the Project and the same must be regularised from the competent authority of the KMC at the cost & risk of the Developer Only.

- q) The Developer shall not have the right, power, liberty to transfer or let out or cause lease or tenancy or leave and license or part with possession or cause any encumbrance to any person of the any portion of the common area. The Developer will not have any right to put the entire property in any scheme of mortgage or loan, but the prospective/ intending Purchaser/s may take/avail loan under the scheme of equitable mortgage for purchase out of the Developer's Allocation.
- r) The Developer shall arrange to provide and certified and issued the acknowledgement in the letterhead of the Developer of all the original documents to the Owners which are collected by the Developer from the Owners and the Developer will remain duty bound to return all such documents as also all the subsequent documents in respect of the project to the land Owners on completion of the sale of its allocation out of the project.
- s. That it has been agreed by and between the parties herein that any service tax, G.S.T (if applicable) Owners shall borne and shall pay the said tax and/or charges for their Owners' allocation and remaining portion of proposed building shall be borne by the Developer and/or intending buyer or buyers.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER.

- a) That save and except those portion which shall be kept reserved for the land Owners, the developer shall be entitled to sell and/or transfer all the flats of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer. In this context it should be mentioned here that the common areas reserved for common user purpose as also the statutory common service areas shown in the building plan to be sanctioned must remain common.
- b) That the developer shall be entitled to receive the entire consideration money in respect of the developer allocation only from the intending buyers against issuing proper receipt thereof.
- c) That the land Owners 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 Landowners 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 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 Developer's Allocation any after handing over the possession of the Owners in full complete condition and after having the completion certificate issued by the KMC. However, the Developer shall be entitled and empower to execute and/or register any Agreement for Sale, Deed of Conveyance with intending purchaser of Developer's Allocation and/or take booking and other necessary proceeding thereof of just after execution of this Agreement.
- e) That the developer shall be entitled to be present before the Registration office or officers for the registration of all those deeds or documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for the purpose the land Owners will execute a General 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 demarcated impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and the land Owners shall ratify in favour of the flat buyers and the

land Owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers (except any act done by the Developer illegally).

ARTICLE - IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

- a) That the land Owners do hereby declare that they have absolute right, title and interest upon the said land property and do hereby further declare that the said property morefully described in the schedule "A" 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 Kolkata Municipal Corporation 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 not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer but shall have absolute right & authorities to inspect the main

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structural part of the building as well as construction of owner's 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 developer.

- c) That the land Owners shall not be required to share or pay cost of construction of the land owners' allocation which will be solely borne by the developer.
- d) That in the event, if a co-operative society and/or Association be formed, the Landowners shall become the member of the said society and/or Associations as 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.
- f) The land Owners shall have the right to sell, transfer, the flats under their allocation to any third party as per their own discretion. The developer shall have no interference to that effect in any manner whatsoever, rather if necessary in required he will extend their co-operation in all respect including making himself as a party to the related documents in respect of the Owners' Allocation.

ARTICLE - V

CANCELLATION AND ARBITRATION

- 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 1st 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.

- b) The court within District 24 Parganas (South) shall have the jurisdiction to entertain and try in accordance with the law, 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 materialize the said development project within the stipulated time of **24 months** from the date of obtaining sanction building plan duly sanctioned by the Kolkata Municipal Corporation. Due to unavoidable circumstances, if there is any delay, another 6 (six) months shall be allowed to the Developer for completion of construction. There shall not be any further delay beyond 6 (six) months.

ARTICLE - VI

DETAILS OF WORKS AND STANDARD OF MATERIALS :

1. FOUNDATION :

Building designed of R.C.C. foundation.

2. STEEL :

Standard quality.

3. CEMENT :

A.C.C., Lafarge, Ambuja & Ultratech.

4. SAND :

Course sand for construction and silver sand for earth filling.

5. STONE CHIPS :

Standard quality available in the market.

6. BRICKS :

1st Class in the market.

7. FLOORING & SKIRTING :

Bed Rooms, Living cum Dining Room, Toilet, Kitchen, W.C. and Balcony will be finished with good quality marble (2'x2') size.

8. KITCHEN :

Kitchen will have black stone with brick work. Cooking platform with $2\frac{1}{2}$ ' height glazed tiles and black stone top of the platform. One black stone sink will be provided, one tap on the sink and other under the sink for washing utensils.

9. TOILETS :

5' high glaze tiles rounded. Toilet and one W.C. attached to the Bedroom will have one Western commode (white) with cistern, taps, C.P. Shower. Other toilet will have European commode (white) with cistern, one Wash basin (white) taps and Shower. Both the toilet will have good quality PVC concealed pipelines.

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10. DOORS :

PVC Door in toilets and good quality phenol bounded flash doors in all inside doors.

11. WINDOWS :

Aluminium sliding windows with glass fittings.

12. VERANDAH/BALCONY :

Verandah/Balcony will be M.S. Grill fencing.

13. ELECTRICAL WORKS :

Electrical points for light, fan, refrigerator, television etc. will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with piano type switches or oval type and 5 & 15 Amp. plug point, electrical points will be provided as required, A.C. line. Each bed room have and dining cum drawing have points as per requirement, M.C.B. will be provided. All Bed Room shall provide AC Line and 15 Amp. Plug point.

14. ELECTRICAL METER :

The Developer will arrange for the electric meter for common services like roof lights, stair-case, passages Pump/Motor from the C.E.S.C. The Flat Owner shall also bear the cost of electric meter for their personal use.

15. EXTRA WORK :

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained

before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

16. WATER SUPPLY :

Water will be supplied from the supply of the Kolkata Municipal Corporation. Water supply from Kolkata Municipal Corporation will be arranged with underground reservoir and cost of water connection from the Kolkata Municipal Corporation will be borne by the Developer. Individual Flat Owner shall get water supply from the common overhead water tank.

17. PAINTING :

All internal walls will be finished with Wall Putty. All external paintings will be with weather coat paints.

18. SANITARY :

All internal pipelines will be of concealed (PVC) type, Soil lines are to be connected to underground drainage pipes terminating in sewer line and Septic Tank.

19. LIFT :

Lift Machine shall be installed by the Developer inside the proposed building at its own costs, expenses and efforts.

SCHEDULE - A

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu land** measuring more or less an area of **4 (four) Cottahs 00 (zero) Chittak 00 (zero)**

Sq.ft., TOGETHER WITH Partly brick built Tile Shed structure, having an area more or less 400 Sq.ft. with cemented floor finished and brick built Partly Pucca single storied building, having an area more or less 400 Sq.ft. and Partly Asbestos Shed structure, having an area more or less 250 Sq.ft. totalling more or less 1050 Sq.ft. now standing thereon, lying and situated at **Mouza - Paschim Putiary, J.L. No. 26, R.S. No. 275, Pargana - Magura, District Collectorate Touzi No.18, comprised in R.S. Khatian Nos. 48 & 406 corresponding to L.R. Khatian Nos. 996 and 997, appertaining to R.S. & L.R. Dag Nos. 142 & 142/1407, under Police Station - Thakurpukur now Haridevpur, being KMC Premises No. 163, Jadunath Ukil Road, having its Mailing Address - 12/1, Jadunath Ukil Road, Kolkata - 700041, within the limits of Ward No. 115 vide KMC Assessee No. 41-115-04-0163-3 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. at Alipore, **TOGETHER WITH** all easement rights and appurtenances thereto, of the said property, and the same is butted and bounded as follows :-**

On the North : 20' ft. wide Jadunath Ukil Road.

On the South : Land and Building of Sunil Ranjan Mukherjee.

On the East : 8' ft. wide KMC Road.

On the West : 8' ft. wide KMC Road.

SCHEDULE - B

OWNERS' ALLOCATION : Owners shall get 50% total F.A.R. that means Entire First Floor, consisting two Flats being Flat Nos. A-1, in the South-Eastern side and A-2, in the South-Western side and One 2BHK Flat being Flat No. A-3 on the Second Floor, in the South-Western side along with 50% of Total Car Parking Space, on the Ground Floor, in the Eastern side of the proposed G+III storied building, as per sanction plan duly sanctioned by the Kolkata Municipal Corporation, in finished and complete habitable condition and apart from the above. the Owners shall also get non refundable amount of Rs.1,00,000/- (Rupees One Lakh) Only each totalling Rs.2,00,000/- (Rupees Two Lakhs) Only from Developer herein.

SCHEDULE - C

DEVELOPER'S ALLOCATION : Developer shall get remaining 50% total F.A.R. that means Entire Third Floor, consisting two Flats being Flat Nos. A-5, in the South-Eastern side and A-6, in the South-Western side and One 2BHK Flat being Flat No. A-4 on the Second Floor, in the South-Eastern side along with 50% of Total Car Parking Space, on the Ground Floor, in the Western side of the proposed G+III storied building, as per sanction plan duly sanctioned by the Kolkata Municipal Corporation, in finished and complete habitable condition will be treated as the Developer's Allocation after providing the Owners' allocation as mentioned above.

SCHEDULE - D

COMMON AREA/SERVICE AREA/EASEMENT :

- 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.
- 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.

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

WITNESSES:-

1) Ratan Bhattacharjee
Alipore Police Court
Kal- 27

2) Pravin Kumar M.
44-C, S.P. MUKHERJEE
ROAD, KOL - 700 026

Drafted by me :

Nabakumar Mukhopadhyay
Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enrl. No.-WB/2037/1999
Advocate,

Alipore Police Court,
Kolkata - 700 027.

Computerised Printed by

Kuntal Mukherjee
Kuntal Mukherjee

Bansi Roy

Debit Chatterjee
(DEBIT CHATTERJEE)

SIGNATURE OF THE OWNERS

RAY CONSTRUCTION

Asit Baran Ray
Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF THE CONSIDERATION

RECEIVED sum of Rs.2,00,000/- (Rupees Two Lakhs) Only by
1. SMT. BANI ROY and **2. SRI DEBJIT CHATTERJEE**, in terms
of this agreement in presence of the following witnesses and
in the following manners :-

- :: MEMO :: -

By way of Cheque vide No. 224596, dt.12.02.22 drawn on Central Bank of India, Purba Putiary Br.	Rs.50,000/-
By way of Cheque vide No. 224598, dt.19/7/22 drawn on Central Bank of India, Purba Putiary Br.	Rs.50,000/-
By way of Cheque vide No. 224594, dt.12.02.22 drawn on Central Bank of India, Purba Putiary Br.	Rs.50,000/-
By way of Cheque vide No. 224597, dt.19/7/22 drawn on Central Bank of India, Purba Putiary Br.	Rs.50,000/-

TOTAL Rs.2,00,000/-

(Rupees Two Lakhs Only)

WITNESSES:

1) Ratan Bhattacharya

Bani Roy

2) Pravin Kumar Singh

Debjit Chatterjee

(SRI DEBJIT CHATTERJEE)

SIGNATURE OF THE OWNERS

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... ASIT BARAN ROY

Signature..... *Asit Baran Roy*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... BANI ROY

Signature..... *Bani Roy*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... DEBIT CHATTERJEE

Signature..... *Debit Chatterjee* (DEBIT CHATTERJEE)

Major Information of the Deed

Deed No.:	I-1602-09482/2022	Date of Registration	19/07/2022
Query No./Year	1602-2002175108/2022	Office where deed is registered	
Query Date	18/07/2022 3:18:29 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kalyan Midya ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836143233, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 42,25,502/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slio.(Urbar area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadunath Ukil Road, , Premises No: 163, , Ward No: 115 Pin Code : 700041




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	1/-	37,80,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.6Dec	1/-	37,80,002 /-	

Structure Details :




Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	1/-	1,75,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1050 sq ft	2 /-	4,45,500 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt BANI ROY Wife of Pravir Kumar Roy Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office			
19/07/2022	LTI 19/07/2022	19/07/2022	

44C, Shyama Prasad Mukherjee Road, City:- , P.O:- Kallghat, P.S:-Kallghat, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxx6l, Aadhaar No: 30xxxxxxxx7305, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri DEBJIT CHATTERJEE Son of Shri Murari Mohan Chatterjee Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office			
19/07/2022	LTI 19/07/2022	19/07/2022	



12/C, Jadu Nath Ukil Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxx6p, Aadhaar No: 42xxxxxxxx5228, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAY CONSTRUCTION 102F, Jadun Nath Ukil Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: adxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Asit Baran Roy (Presentant) Son of Late Anil Baran Roy Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office	 Jul 19 2022 1:09PM	 LTI 19/07/2022	Asit Baran Roy 19/07/2022

161A, Jadu Nath Ukil Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx4l, Aadhaar No: 81xxxxxxx3314 Status : Representative, Representative of : RAY CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ratan Bhattacharjee Son of Late P G Bhattacharjee Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 19/07/2022	 19/07/2022	Ratan Bhattacharjee 19/07/2022

Identifier Of Smt BANI ROY, Shri DEBJIT CHATTERJEE, Shri Asit Baran Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BANI ROY	RAY CONSTRUCTION-3.3 Dec
2	Shri DEBJIT CHATTERJEE	RAY CONSTRUCTION-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BANI ROY	RAY CONSTRUCTION-325.00000000 Sq Ft
2	Shri DEBJIT CHATTERJEE	RAY CONSTRUCTION-325.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt BANI ROY	RAY CONSTRUCTION-200.00000000 Sq Ft
2	Shri DEBJIT CHATTERJEE	RAY CONSTRUCTION-200.00000000 Sq Ft

19-07-2022

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

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

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

Presented for registration at 12:33 hrs on 19-07-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Asit Baran Roy .

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 42,25,502/-

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

Execution is admitted on 19/07/2022 by 1. Smt BANI ROY, Wife of Pravir Kumar Roy, 44C, Shyama Prasad Mukherjee Road, P.O: Kalighat, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Shri DEBJIT CHATTERJEE, Son of Shri Murari Mohan Chatterjee, 12/C, Jadu Nath Ukil Road, P.O: Paschim Putiary, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service

Indetified by Mr Ratan Bhattacharjee, , Son of Late P G Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-07-2022 by Shri Asit Baran Roy, Proprietor, RAY CONSTRUCTION (Sole Proprietorship), 102F, Jadun Nath Ukil Road, City:-, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr Ratan Bhattacharjee, , Son of Late P G Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053/- (B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2022 11:42AM with Govt. Ref. No: 192022230076834251 on 19-07-2022, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU2386857 on 19-07-2022, 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 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 654182, Amount: Rs.1,000/-, Date of Purchase: 18/07/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2022 11:42AM with Govt. Ref. No: 192022230076834251 on 19-07-2022, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU2386857 on 19-07-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



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

GRN Details

GRN: 192022230076834251 Payment Mode: Online Payment
GRN Date: 19/07/2022 11:41:08 Bank/Gateway: State Bank of India
BRN : CKU2386857 BRN Date: 19/07/2022 11:42:14
Payment Status: Successful Payment Ref. No: 2002175108/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ASIT BARAN ROY
Address: 161A , JADU NATH UKIL ROAD, KOL-700041
Mobile: 9836143233
Depositor Status: Buyer/Claimants
Query No: 2002175108
Applicant's Name: Mr Kalyan Midya
Identification No: 2002175108/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002175108/1/2022	Property Registration- Stamp duty	0330-02-103-003-02	6021
2	2002175108/1/2022	Property Registration- Registration Fees	0330-03-104-001-16	2021
			Total	8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.