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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar
Alipore, South 24-parganas

29 SEP 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 29th day of September, in the year Two Thousand Twenty One (2021)

BETWEEN

Cont.....P/2

28 SEP 2021

41173

No.....Rs. 5000/- Date.....

Name: M/S. TARUNEMA CONSTRUCTION.

Address: 112C, Seliampore Road, Kolkata-700031.

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

41173 = 5000/-

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা
South 24-Parganas, Alipore

Basanta Biswas
S/o Late Satish Ch. Biswas
5, Patuli
Post. Garia
Kolkata - 84

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 SEP 2021

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SMT. APARNA BISWAS, having PAN AHVPB9884H and Aadhaar No.355400740943 wife of Sri Prasanta Biswas, by faith - Hindu, by occupation - Housewife, by Nationality – Indian, residing at 664, Baishnabghata Patuli, P.O.- Garia, Police Station – Patuli, Kolkata- 700084, District South 24-Parganas, hereinafter called and referred to as "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal his, executors, administrators legal representatives and assigns) of the **ONE PART**:

A N D

"M/S. TARUNEMA CONSTRUCTION," a proprietorship firm having its place of Business at 112C, Selimpur Road, P.O.- Dhakuria, P.S. - Lake, Kolkata-700031, represented by its sole Proprietor **SRI NEMAI DUTTA, (PAN AESPD5867N),** having Aadhar No. 782904927812, son of Late Gopi Mohan Dutta, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at 112C, Selimpur Road, P.O.- Dhakuria, P.S. Lake, Kolkata- 700031, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sri Mihir Kumar Chakraborty was the sole and absolute owner of ALL THAT piece and parcel of land measuring about 49.5 decimals, lying and situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, District formerly 24-Parganas now South 24-Parganas, by way of registered Sale Deed, which was duly registered in the office at District Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 264, Pages 83 to 87, Deed No. 7061, for the year 1980.

AND WHEREAS while seized and possessed of said land, said Sri Mihir Kumar Chakraborty sold, conveyed and transferred ALL THAT piece and parcel of land measuring about 7 Cottahs out of said 49.5 Decimals land, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, in favour of

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(1) Sri Sushanta Dutta, son of Late Sudhangshu Ranjan Dutta, and (2) Smt. Sangita Dutta, wife of Sri Sushanta Dutta, against a valuable consideration mentioned therein, by way of registered Sale Deed, and the said sale deed was duly registered in office at A.D.S.R. Sealdah, recorded in Book No. I, Deed No. 1713, for the year 1996.

AND WHEREAS said Sushanta Dutta and Smt. Sangita Dutta became the joint owners of said land measuring about 7 Cottahs, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, and had paid rent upto Bengali Sal 1412, to B.L. & L.R.O. and they also got their names mutated in the record of the Kolkata Municipal Corporation and said property is separately assessed as Municipal Premises No. 2220, Nayabad, Ward No. 109, District South 24-Parganas.

AND WHEREAS by virtue of Indenture of Deed of Conveyance dated 12/08/2006 between 1) Sri Sushanta Dutta, son of Late Sudhangshu Ranjan Dutta, and (2) Smt. Sangita Dutta, wife of Sri Sushanta Dutta, described therein as the Vendors of the One Part and Smt. Aparna Biswas, wife of Sri Prasanta Biswas described therein as the Purchaser of the Other Part, and therein the said Vendors sold, transferred and conveyed all that piece of land measuring 7 Cottahs be the same a little more or less, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, Municipal Premises No. 2220, Nayabad, Ward No. 109, District South 24-Parganas, in favour of the said Purchaser namely Smt. Aparna Biswas, the said Deed was duly registered on the even date in the office of the D.S.R.-III, Alipore and recorded in Book No. I, Volume No. 18, Pages 6003 to 6015, Being No. 07417, for the year 2006.

AND WHEREAS while seized and possessed of said land, said Sri Mihir Kumar Chakraborty sold, conveyed and transferred ALL THAT piece and parcel of land measuring about 3 Cottahs out of said 49.5 Decimals land, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No.

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90, appertaining to R.S. Khatian No. 104 and 147/1, in favour of Sri Sushanta Dutta, son of Late Sudhangshu Ranjan Dutta, against a valuable consideration mentioned therein, by way of registered Sale Deed, and the said sale deed was duly registered in office at D.S.R. at Alipore, recorded in Book No. I, Deed No. 2877, for the year 1997.

AND WHEREAS said Sushanta Dutta became the sole and owner of said land measuring about 3 Cottahs, lying and situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, and he had paid rent upto Bengali Sal 1412, to B.L. & L.R.O. and he also got his name mutated in the record of the Kolkata Municipal Corporation and said property is separately assessed as Municipal Premises No. 2292, Nayabad, Ward No. 109, District South 24-Parganas.

AND WHEREAS by virtue of Indenture of Deed of Conveyance dated 12/08/2006 between Sri Sushanta Dutta, son of Late Sudhangshu Ranjan Dutta, described therein as the Vendor of the One Part and Sri Prosenjit Biswas, son of Sri Prasanta Biswas described therein as the Purchaser of the Other Part, and therein the said Vendor sold, transferred and conveyed all that piece of land measuring 3 Cottahs be the same a little more or less, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, Municipal Premises No. 2292, Nayabad, Ward No. 109, District South 24-Parganas, in favour of the said Purchaser namely Sri Prosenjit Biswas, the said Deed was duly registered on the even date in the office of the D.S.R.-III, Alipore and recorded in Book No. I, Volume No. 18, Pages 5991 to 6002, Being No. 07416, for the year 2006.

AND WHEREAS by purchase of the aforesaid two Deeds of Purchase dated 12/08/2006, vide Book No.I, Deed No. 7417 and another Book No. I, Deed No. 7416, said Smt. Aparna Biswas, wife of Sri Prasanta Biswas became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 7 Cottahs, lying and situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and

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56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, and he had paid rent upto Bengali Sal 1412, to B.L. & L.R.O. and he also got his name mutated in the record of the Kolkata Municipal Corporation and said property is separately assessed as Municipal Premises No. 2220, Nayabad, Ward No. 109, and Sri Prosenjit Biswas became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 03 Cottahs, lying and situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, and he had paid rent upto Bengali Sal 1412, to B.L. & L.R.O. and he also got his name mutated in the record of the Kolkata Municipal Corporation and said property is separately assessed as Municipal Premises No. 2292, Nayabad, Ward No. 109, Kolkata – 700094, District South 24-Parganas, each respectively, totaling 10 (ten) Cottahs more or less.

AND WHEREAS the aforementioned two properties were contiguous to each other aggregating 10 Cottahs 00 Chittaks 00 sq.ft. be the same a little more or less belonging to the parties and they intended to amalgamate the said properties into a single property.

AND WHEREAS by an indenture of Deed of Exchange-cum-Amalgamation made on 01/02/2016 between Smt. Aparna Biswas, wife of Sri Prasanta Biswas, described therein as the party of the First Part and Sri Prosenjit Biswas, son of Sri Prasanta Biswas described therein as the party of the Second Part, the said Owners mutually amalgamated their said properties by way of exchange of undivided 50% share of their respective properties to each other and the said Deed of Exchange-cum-Amalgamation was registered in the office of the District Sub-Registrar-V, at Alipore and recorded therein Book No. I, Pages 8172 to 8195, Being No. 00279, for the year 2016.

AND WHEREAS after amalgamation of the said properties as aforesaid the owners Smt. Aparna Biswas and Sri Prosenjit Biswas became the joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently

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entitled to the said total land measuring about 10 Cottahs 00 Chittak 00 Sq.ft. be the same a little more or less, lying and situated at Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, and Municipal Premises No. 2292, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur respectively.

AND WHEREAS the above mentioned the said (1) Smt. Aparna Biswas and (2) Sri Prosenjit Biswas became the joint owners of the total land measuring about 10 Cottahs 00 Chittak 00 Sq.ft. be the same a little more or less, and for their better enjoyment executed and registered Deed of Partition dated 20/02/2020 amongst themselves by meet and bound the said property and the deed was registered in the office of Additional Registered of Assurances-IV, at Kolkata and entered in Book No. I, Volume No.1904-2020, Pages 95786 to 95816, Being No. 01623, for the year 2020 and as per the said Deed of Partition, the said Smt. Aparna Biswas was allotted and got a land measuring about 07 Cottah 00 Chittaks 00 sq. ft. situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, P.S.- Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, being Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, within the jurisdiction of District South 24-Parganas, which is described therein in the Second Schedule of the said Partition Deed, and Sri Prosenjit Biswas was allotted and got a land measuring about 03 Cottah 00 Chittaks 00 Sq. ft . situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, P.S.- Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, being Municipal Premises No. 2292, Nayabad, Ward No. 109, Kolkata – 700094, which is described therein in the Third Schedule of the said Partition Deed.

AND WHEREAS by virtue of said Deed of Partition dated 20/02/2020, said Smt. Aparna Biswas has become sole and absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the

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said land measuring about 07cottahs 00 Chittak 00 Sq. Ft. be a little more or less, lying and situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 109, and mutated her name in the records of the Kolkata Municipal Corporation for the said land measuring 07cottahs 00 Chittak 00 Sq. Ft. be a little more or less, lying and situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, as **Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, with Assessee No.-31-109-08-2220-6, under K.M.C. Ward No.- 109,** for the sake of brevity herein after referred to & called as the **SAID PROPERTY** which was morefully & particularly described in the **FIRST SCHEDULE** here under written and the said Smt. Aparna Biswas is in peaceful possession and enjoyment of the said property without any interruption, hindrance from others as 16 annas owner.

AND WHEREAS the Owner/Vendor herein is the sole and absolute owner of the said property more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and sufficiently entitled to the said property in its entirety as the Owner/Vendor thereof and has full right and absolute authority of alienation of transfer of the same or any portion thereof without any let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declared and confirmed that he has not executed any sort of instruments like sale, lease, gift, mortgage, charges or Agreement for Sale, Tenancy and Development Agreement with regard to the said property with anybody/bodies, person/ persons, concern/concerns, company/ companies and authority /authorities.

AND WHEREAS the present Owner/Vendor has declared and represented as under :

1] That the property is absolutely free from all encumbrances, mortgages, attachments, liens, lispendense or rights of others, whatsoever.

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2) That the said property does not attract the mischief of Urban Land (Ceiling & Regulations) Act, 1976 or any other attachment at present.

3) That the present Owner/Vendor has not entered into any agreement for sale of the said property or any part thereof nor she bound herself by any such condition as would laid to a proceeding under Specific Relief Act in relation to the said property.

4) That the Owner/Vendor has good right, indefeasible title and absolute power and authority to transfer these property and every part thereof.

AND WHEREAS the Owner/Vendor desire of having the said property developed for better utilization of the space available therein.

AND WHEREAS the Developer herein is having sufficient knowledge and experience required for development of properties.

AND WHEREAS relying on the above representation made by the Owner/Vendor herein and believing the same to be true, the Developer herein have offered to develop the said land measuring about 07 Cottahs 00 Chittak 00 Sq. Ft. be a little more or less, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, being known and **Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, with Assessee No.-31-109-08-2220-6, under K.M.C. Ward No.- 109,** in the District South 24-Parganas, constructing and completing in every respect a multi storied building as permitted by the Kolkata Municipal Corporation and completing the same making all necessary implements, amenities and utilities therein.

AND WHEREAS the present Owner/Vendor have agreed with the said proposal of the Developer on certain terms and conditions for the contemplated joint venture have been settled between the parties as herein after appearing.

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NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows, unless in these presents it is repugnant to the subject on context.

ARTICLE – I

DEFINITION : 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 include.

1) **SAID PROPERTY** shall always mean all that piece and parcel of a land admeasuring about 07 Cottahs 00 Chittak 00 Sq. Ft. be a little more or less, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, within the Municipal limits of the Kolkata Municipal Corporation, being known and **Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, with Assessee No.-31-109-08-2220-6, under K.M.C. Ward No.- 109,** in the District South 24-Parganas, more fully described in the First Schedule 'A' hereunder written and referred to as the said property.

2) **PROPOSED BUILDING MEANS** : The proposed multi storied building to be constructed upon said property sanctioned by the Kolkata Municipal Corporation for construction of building as permissible limits of the concerned Municipality as per the sanctioned plan by the Kolkata Municipal Corporation.

Be it noted that during the construction period after sanction G+IV storied building, if the K.M.C. will be approved the extra floor area as per K.M.C. Rules & Circular, vide No. 04 of 2019-20, dated 05/08/2019, accordingly said Developer will be constructed extra floor area on the said Fourth Floor as per said K.M.C. Rules & Circular, vide No. 04 of 2019-20, dated 05/08/2019, therein the said Owner will be get one flat at the South-East side on the Fifth Floor of the said proposed extra area as per 45% Owner's Allocation (after sanction G+IV

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storied building) and subsequently the said Developer will be get one flat at the South-West side on the Fifth Floor of the said proposed extra area (after sanction G+IV storied building) as per 55% Developer's Allocation. and out of sanction plan, the said Developer will provide extra open to sky two car parking space on the ground floor at the front side of the said proposed building and no objection will be entertained in respect of the above. The Owner/Vendor and said Developer will get equal right in respect of the said two open car parking space.

3) **FLAT MEANS** : The unit of a self contained accommodation of the said building for residential purposes having one or more bed rooms along with a drawing/dining and a kitchen, exclusive user of bath and privy with all modern amenities and facilities to use and enjoy same exclusively and without any interruption from other, along with free access and right to ingress and egress to and from the main entrance and public road.

4) **PLAN OR MAP SHALL MEAN** : The building plan duly sanctioned by The Kolkata Municipal Corporation in respect of the proposed multi storied building and shall include all such modification or alterations as may be made by the developer from time to time as and when required and desired by them after taking necessary approval from the Kolkata Municipal Corporation.

5) **OWNER** : Shall mean and include **SMT. APARNA BISWAS**, having PAN AHVPB9884H and Aadhaar No.355400740943 wife of Sri Prasanta Biswas, by faith - Hindu, by occupation - Housewife, by Nationality – Indian, residing at 664, Baishnabghata Patuli, P.O.- Garia, Police Station – Patuli, Kolkata- 700084, District South 24-Parganas.

6) **DEVELOPER** : Shall mean and include **"M/S. TARUNEMA CONSTRUCTION"**, a proprietorship firm having its' place of Business at 112C, Selimpur Road, P.O.- Dhakuria, P.S. Lake, Kolkata-700031, represented by its sole Proprietor **SRI NEMAI DUTTA**, son of Late Gopi Mohan Dutta, by Nationality - Indian, by faith - Hindu, by occupation -

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Business, residing at 112C, Selimpur Road, P.O.- Dhakuria, P.S. - Lake, Kolkata- 700031.

7) **TITLE DEED** : Shall mean and include all deeds, documents, papers and writings regarding title of the said property.

8) **TECHNICAL BUILDING CONSULTANT/ SUPERVISOR** : shall mean any qualified person, firm or firms of L.B.S./ Enlisted Civil Engineer/ Architects, appointed or nominated by the Developer as may be deem fit and proper to do and supervise the planning and construction proposed multi storied building upon said property, as per plan sanctioned and subsequent modification or alteration approved by the Kolkata Municipal Corporation.

9) **SPECIFICATIONS AND AMENITIES**: Materials and specifications as are recommended by the Architect/ Civil Engineer for the construction of the building amenities means – All fittings as described in the Schedule "D" herein below and will be provided by the Developer in those flats under reserve portion.

10) **COMMON/ SERVICE AREA SHALL MEAN** :

a) The space within the building comprised of the entrance thereto staircase, leading lobbies and roof.

b) Staircase on all floors.

c) Staircase landing on all floors.

d) Common entry passage at the ground floor.

e) Water pumps, water tank, reservoirs, water pipes, septic tank, all rain water pipe and all other common plumbing installation and sanitary installations.

f) Common electrical wiring, fittings and fixtures, the common areas.

g) Drainage and sewers.

h) Electric pump and pump installations space.

i) Boundary walls and main gate.

j) Toilet for common use (if any as deemed by the Developers).

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k) Such other common parts, areas, equipment's, fittings, installation, and fixtures 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 determined from time to time to be common parts after construction and completion of the said building, which the developer may deem fit. Be it mentioned that said Owner/Vendor shall made a tin shed on the fourth floor roof at the North side of the said building at her own cost and expenses and said tin shed will be used for common purpose.

l) Lift provided in the proposed building.

11) **OWNER'S ALLOCATION** : shall mean the Owner/Vendor will get enter Second Floor, 2(two) flats on the Fourth Floor i.e. one flat on the South-East side and one flat on the South-West side out of 45% as Owner's Allocation, along with Car parking space on the Ground Floor out of 45% as Owner's Allocation of the proposed G+IV storied building as per sanctioned plan and some deficit Owner's Allocation of the Fourth Floor adjusted by the Developer by amount, and such amount shall be paid by the Developer to the Owner in respect of extra area on the Fourth Floor as Developer's Allocation.

These are treated as Owner's Allocation as per terms and conditions of these presents including proportionate share in the common facilities, utilities and amenities on pro-rata basis.

12) **SALEABLE SPACE** shall mean the space in the new building available for independent use and occupation by the Developer after making provisions for common facilities and space required thereof and after providing the Owner's Allocation.

13) **DEVELOPER'S ALLOCATION** : shall mean the Developer will get Entire First Floor, entire Third Floor, and one flat on the Fourth Floor at the North side out of 55% of Developer's Allocation, along with Car Parking space on the Ground Floor out of 55% of Developers' Allocation of the proposed G+IV storied building, i.e. remaining portion of Owner's

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Allocation (save and except the Owner's Allocation) together with common easement rights in common areas of the said premises.

14) **INTENDING BUYER SHALL MEAN** : All the persons firm, organizations who are interested to purchase any flat/ flats, of the said building particularly from the Developer's Allocation.

15) **UNAVOIDABLE CIRCUMSTANCES SHALL MEAN** Natural calamities, abnormal rain, civil disorder, political unrest and/or any judicial order of the Competent court of Law or any stay order or any stop work notice from any Govt. organization or any other competent authority/ authorities by which the construction work of the building can be disturbed, stopped or suspended for a considerable time for which the developer is not at all responsible.

16) **AREA OF A FLAT ALWAYS MEANS** : The super built up area of flat.

ARTICLE – II :: DEVELOPER'S OBLIGATIONS:

A) That it is agreed by and between these parties herein that the Developer shall be entitled to construct a multi storied building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, towards booking any flat/flats in the Developer's Allocation of the said building, provided the Developer shall have to fulfill the following obligations towards the land owner.

B) That the Developer will construct the proposed multi storied building upon the said property as per building plan duly sanctioned by the Kolkata Municipal Corporation with some modification and alteration as the Developer may deem fit and proper. The name of the building will be decided by the Developer.

C) That the Developer shall have to maintain the proper specification as per building plan and also as per advice of the Architect/ Civil Engineer and Owner's Allocation shall be constructed as per specification given in Fourth Schedule "D" hereunder written.

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D) That the Developer shall have to appoint a professional Civil Engineer or L.B.S. or firm to supervise the construction of the proposed multi storied building.

E) That the Developer will make necessary arrangement for taking water connection, (if required) Electric connection in the said building with the Developer's own cost and expenditure and the Owner will sign all application/petition etc. for the purpose of taking those connection/supply and/or other facilities or amenities required for the building. In due course of time the Owner will execute specific Power of Attorney in favour of the Developer to facilitate the Developer to do all the acts, regarding development of the building construction in all respect without having any interruption or hindrance from any other person.

F) That the entire cost and expenses for the construction of the building will be borne by the Developer as per sanction plan and the Developer shall have no claim or demand in any part of the said expenses from the land owners.

G) That after completion of this said building the Developer shall have to deliver possession certificate of the Owner's Allocation to the Owner within 30 (Thirty) months from the Plan sanction by the Kolkata Municipal Corporation.

H) That the flat mentioned in the Schedule "B" hereunder written will be delivered by the Developer to the land Owner in finished, ready and in habitable condition in all respect will be with all amenities and fittings as mentioned in the Schedule "D" hereunder written.

I) That the delivery of possession of the flats in favour of the landowner will be made by the Developer within next 30 (Thirty) months from the date of plan sanctioned by Kolkata Municipal Corporation, and provided that the landowner shall delivered and handover the possession of the said land positively within 10(ten) days from the date of Sanction Plan.

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J) Such delay in delivery of the Owner's Allocation may be allowed maximum up to next 6 (six) months from the date of expiry of 30 (Thirty) months of the building sanction plan and even it till then the Developer fail to deliver the Owner's' Allocation in good and habitable conditions excepting due to force-majeure, this Agreement is liable to be terminated without any notice period by the Owner/Vendor. Any written communication made through speed post shall be treated as the sufficient evidence of service notice in this regard. Force Majeure shall mean flood earthquake, riot, war, storm, tempest, civil commotion and/or other act or commission beyond the control of the parties hereto.

K) That the Developer shall act as an independent in construction the building and undertake to keep the land owners indemnified from and against all 3rd party claim and action arising out of any act as commission or accident such as loss of life or labours, mistries, and allied nature or things in or relating to the construction of the building.

L) The Developer shall bear all the expenses of all donations, subscription etc. for local club/society that may be needed for peaceful execution of the building project. Any social commitment or pecuniary commitment made for the improvement/welfare of the locality either claim from Corporation or from any statutory body whatsoever, will exclusively be borne by the Developer from its own fund and in that even the owners shall have no financial liability as all those expenses will be deemed to be a part and parcel of the entire project cost.

ARTICLE – III :: RIGHTS AND PRIVILEGES OF THE DEVELOPER

1) That save and except those portion which shall be kept reserved for the Land Owner's', the Developer shall be entitled to sell and /or transfer all the flats in Developer's Allocation of the said building to any intending buyer/ buyers in such a price and in such terms and conditions as determined by the Developer. The Developer shall give possession or arrange for execution of Deed of Conveyance in respect of the Developer's Allocation only in favour of intending purchaser or purchasers after the

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delivery of vacant and peaceful possession of the Landowner's Allocation to the Owner'/Vendor' by the Developer.

2) That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof in respect of Developer's Allocation.

3) That the Landowner shall have no right and/or liberty to interfere in those transaction made between the developer and the intending buyer in any manner whatsoever and further the landowner shall have no right to claim the consideration price or part thereof from the developer and/or the landowner shall not be entitled to claim the profit of the said venture or part thereof.

4) That the Developer shall be entitled to execute all or any sort of agreement with any intending flat 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 said flat of the building particularly that entire part of Developer's Allocation after handing over the possession of the Owner or her allocation and further shall be entitled to be present before the Registration office of office for the registration of all those deed and documents of transfer in the favour of all intending buyers on behalf of itself and also on behalf of land owners and/or that purpose the landowner will execute a Registered Development Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction of the multi storied building and also for execution and registration of the Deed of transfer against the un-demarcated/undivided impartible proportionate share of the entire land under FIRST SCHEDULE property in favour of the flat buyers and the other spaces 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.

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5) That during the period of construction of the proposed multi storied building the Developer shall be in absolute possession of the said property.

6) That both the Owner and Developers herein will be exclusively entitled to their respective share of allocation in the building regarding transfer or otherwise deal/dispose off without interference by the other part and also in peace and quit enjoyment of their respective share.

ARTICLE – IV :: LAND OWNER'S OBLIGATION AND PRIVILEGE

1) That the Landowner do hereby confirm and declare that She has absolute right, title and interest on the said landed property and do hereby further declare that the said property more fully described in the First Schedule below is free from all encumbrances, disputes, litigations', alignment, attachment, under acquisition or requisition by any Govt. of Quasi Govt. or any statutory body and bodies, and in the meantime they have not received any notice/ notices to the effect that the said land is effected by any schedule of the Govt. of West Bengal and/or any other statutory body at the time of signing of this agreement. So, the first party making satisfied about the marketable title of the said property to the second party and the property is free from all encumbrances the developer herein has entered into this agreement.

2) That the Landowner shall at the time of execution of this Development Agreement deliver to the developer the copies of all original documents regarding the title deed of the land, other papers and documents against proper receipts from the developer, which shall be returned to the Owner/Vendor along with possession of the Owner's flat.

3) That the Landowner shall not be required to share or pay any portion of costs for demolition of existing structure and construction of the proposed multi storied building including the cost of construction of the Landowner Allocation more fully described in the Second Schedule hereunder written which will be solely borne by the developer transfer of

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the flats of the building to the intending buyer or buyers. But shall have absolute right & authorities to inspect and check the main structural part of the building as well as the construction by any Engineer or specialized person and if any defect is found, that should be removed by the second party i.e. The Developer at his/its' cost and expenses.

4) That for smooth functioning of the development work and for the purpose of construction of the proposed building, the Landowner will execute a Registered Development Power of Attorney in favour of the Developers empowering its administrator in office to do all acts and deeds required for the construction of the proposed multi building and to sale, transfer any flat or flats or spaces of the building to any intending buyers and to take consideration money for the same from the buyer, and further to execute and register the deed of transfer only in respect of the proportionate share in land in favour of the flat buyer / buyers.

5) That in the event, if a Co-operative society and/or Association be formed, the Landowner shall become the member of the said society and/or Association as the case may be and shall be liable to pay and bear the proportionate maintenance charges, as well as service charge and municipal tax in areas, facilities etc.

6) The Landowner shall have right to sell, transfer the said reserved portion of flat morefully described in the Schedule "B" hereunder written to any third party at their own discretion.

7) The Owner shall pay all the outstanding arrears of the Kolkata Municipal Corporation taxes, B.L. & L.R.O. charges, any Govt. & Non-Govt. charges relating to the said First Schedule property up to this date of agreement and during the construction the Developer shall pay the necessary Kolkata Municipal Corporation Taxes of the said premises on behalf of the Owner till the handing over the possession of the owner's allocation mentioned herein to the Owner. The Owner shall be liable to pay for the Kolkata Municipal Corporation taxes in respect of

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this allocation as soon as this allocation shall be handed over to the owner by the Developers. The Owner shall liable to pay Service Tax, Income Tax and other necessary and/or relevant taxes in respect of the First Schedule property.

8) That both the parties hereto will abide by all the formalities, requirements as well as the provisions of all the concerned laws and rules and/or concerning Act relating to the building promotion.

9) That in case of necessity of any addition or alteration or modification of the building plan arises in the mid-term of building construction then both the parties hereto, after joint discussion and by virtue of written agreement will modify the same and the said modification of the building plan will also be treated as a part and parcel of this Agreement. The Developer will obtain necessary sanction/approved from the Kolkata Municipal Corporation and/or relevant statutory body prior to commencing with construction as per modified plan.

10) That this Agreement together with its terms and stipulations will always remain binding upon the parties hereto as well as upon their respective successors and/or representatives till the building project is over and neither of the parties shall have any authority to violate and/or to ignore the said terms and conditions and failing which the aggrieved party can enforce or compel the offending party to perform its /his duties and obligations by taking the shelter of law under the provision of Specific Relief Act.

ARTICLE – V :: FORCE MAJURE

The Owner and Developer shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from obtaining during duration of the force majeure.

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ARTICLE – VI :: CANCELLATION AND ARBITRATION

1) That for cancellation of this Agreement by either of the parties clear six month notice is required to be sent upon the other parties in the address mentioned in the first part of this Agreement.

2) All communication in the form of letter, notice, correspondence from/to either of the parties will be made to this address written in the 1st page of this present and will be communicated by postal services or personal peon services and both the parties hereby undertake not to refuse any letter, notice served upon either of the parties by other.

3) The Courts within District 24-Parganas [South] shall have the jurisdiction to entertain and try all actions suit proceedings arising out of his agreement.

4) Both the parties do hereby undertake to co-operate with each other in all respect to materials the said development project.

BE IT NOTED THAT by this Development Agreement and the related Developer Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and related Development Power of Attorney shall never be treated as the agreement/final document for transfer of property between the Owner and the Developers in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE "A" ABOVE REFERRED TO
[Description of the entire Property/Premises]

ALL THAT piece and parcel of Bastu land measuring about 07 Cottahs 00 Chittak 00 Sq. Ft. be a little more or less, situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur,

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within the Municipal limits of the Kolkata Municipal Corporation, within the Municipal limits of the Kolkata Municipal Corporation, being known and **Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, with Assessee No.-31-109-08-2220-6, under K.M.C. Ward No.- 109,** in the District South 24-Parganas, A.D.S.R. Office at Sealdah, South 24-Parganas, together with all right of easement and common passage belonging and appurtenant hereto butted and bounded by :

ON THE NORTH : Premises No. 2220/1, Nayabad.

ON THE SOUTH : 9.13M. wide Black Top Road.

ON THE EAST : Premises No. 1333, Nayabad.

ON THE WEST : Premises No. 1524 & 2482, Nayabad.

THE SECOND SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT the Owner/Vendor will get enter Second Floor, and 2(two) flats on the Fourth Floor i.e. one flat on the South-East side and one flat on the South- West side out of 45% as Owner's Allocation, along with Car parking space on the Ground Floor out of 45% as Owner's Allocation of the proposed G+IV storied building as per sanctioned plan and some deficit Owner's Allocation of the Fourth Floor adjusted by the Developer by amount, and such amount shall be paid by the Developer to the Owner in respect of extra area on the Fourth Floor as Developer's Allocation.

Be it noted that during the construction period after sanction G+IV storied building, if the K.M.C. will be approved the extra floor area as per K.M.C. Rules & Circular, vide No. 04 of 2019-20, dated 05/08/2019, accordingly said Developer will be constructed extra floor area on the said Fourth Floor as per said K.M.C. Rules & Circular, vide No. 04 of 2019-20, dated 05/08/2019, therein the said Owner will be get one flat at the South-East side on the Fifth Floor of the said proposed extra area as per 45% Owner's Allocation (after sanction G+IV storied building)

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THE THIRD SCHEDULE "C" ABOVE REFERRED TO (DEVELOPERS' ALLOCATION)

ALL THAT the Developer will get entire First Floor, entire Third Floor, and one flat on the Fourth Floor at the North- side out of 55% of Developer's Allocation, along with Car Parking space on the Ground Floor out of 55% of Developers' Allocation of the proposed G+IV storied building, i.e. remaining portion of Owner's Allocation (save and except the Owner's Allocation) together with common easement rights in common areas of the said premises, together with common easement rights in common areas of the said premises, shall be allotted as Developer's Allocation share of the proposed multi storied building together with common areas and facilities with right or user and enjoyment or common passage, parts, services, facilities benefits as annexed and incidental thereto and mentioned herein and hereunder.

Be it noted that during the construction period after sanction G+IV storied building, if the K.M.C. will be approved the extra floor area as per K.M.C. Rules & Circular, vide No. 04 of 2019-20, dated 05/08/2019, accordingly said Developer will be constructed extra floor area on the said Fourth Floor as per said K.M.C. Rules & Circular, vide No. 04 of 2019-20, dated 05/08/2019, therein the said Developer will be get one flat at the South-West side on the Fifth Floor of the said proposed extra area (after sanction G+IV storied building) as per 55% Developer's Allocation. and out of sanction plan.

THE FOURTH SCHEDULE "D" ABOVE REFERRED TO (COMMON AREAS AND FACILITIES)

a) Entrance, common path, stair - case, landings, lobbies, whole part of Roof top, stair - head room and lobby and Lift.

b) Water pump, Water Tank, Water Pipes And other common Plumbing Installation.

c) Pump Room and Meter Room.

d) Electric Wiring, Meter, Excluding those are installed for any particular units.

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e) General common elements of all appurtenances and facilities and other items which are not part of this unit.

f) Exterior conducts utilities lying underground storage tank.

g) Common toilet, sewerage lines boundary wall, main gate for entrance and exit.

h) Underground and overhead Reservoirs, septic tank, pipe lines and all other installations in the premises for common use or common purpose.

i) All other facilities or elements or any improvement outside the unit but upon such building which is necessary for convenience to be existence management, operation, maintenance and safety of the building or normally in common use.

j) Conducts, utilities lines, telephone and electric system contained in the said building.

k) The foundations, columns, beams, supports, exterior walls of the compelled beyond the said unit side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said building.

l) North side/back side on the fourth floor roof will be connected by tin shade for community interest for all flat holder of the said building.

THE FIFTH SCHEDULE-'E' ABOVE REFERRED TO (SPECIFICATION OF THE CONSTRUCTION)

1. The Building is designed on R.C column foundation.

2. Reinforced cement concrete framed super structure with R.C.C columns, beams and slabs.

3. All Exterior walls will be 200 mm thick and partition walls will be of 75 mm thick with 1.6 cement sand mortar.

4. Wall: Plastered wall smooth finished with plaster of Paris.

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5. Door: Front door have Wooden frames / Wooden panel door and other doors have wooden panel with commercial ply door.

6. Window: still / Aluminium Frame windows fitted with Grill and glass shatter Glass.

7. Concealed pipe lines of P.V.C. surfaced pipe line.

8. One Wash hand basin (white).

9. English / Orissa type commode with all complete.

10. Standard I.S.I. stop cocks, bib cocks and shower (standard make).

11. Water pipe lines in all toilets.

12. Bath room's wall glazed tiles upto 6' feet in height.

13. Floor with Good quality Floor Tiles.

14. Living / Dining: One ceiling fan point, three numbers wall mounted light points, one 15 Amps. Plug point, with AC Point.

15. Bed rooms: One ceiling fan point, two wall mounted light points, two light plug point (5 Amps.) one power plug point (15 Amp.) & AC Point.

16. Toilet: One wall mounted point one power plug point 15 Amp. and one Exhaust Fan point

17. Kitchen: One light point from ceiling and one Exhaust Fan point, and one Microwave point with store working platform & sink.

18. Additional one power plug point 15 Amp. For Refrigerator in each flat & one plug point for washing Machine.

19. All wiring shall be with copper wires & internal fittings.

20. Outside painting will be made of cement paints and inside of all Plaster of Paris finish.

21. Aluminum hardware fittings, M.S. Hinges to be fitted in doors.

22. B. E. water pump with one H. P. Motor.

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23. S.U.G. Reservoir and overhead Reservoir.

24.One Suitable Lift to be installed.

25. stair with marble flooring with railing.

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

SIGNED, SEALED AND DELIVERED

By the presence of :

WITNESSES :

1) Prasanta Biswas.
464 Baishnabghata Patuli
Kol- 84

2) Biswanath Halder
Alipur Police Court.
Kol- 27.

Aparna Biswas

SIGNATURE OF OWNER

TARUNEMA CONSTRUCTION

Nemai Dutta
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & prepared by

Amitabha Roy
Advocate
Alipore Police Court
Kol:27
WB/236/1984

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

Name .....

Signature .....

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

Name APARNA BISWAS

Signature Aparna Biswas

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

Name ...[illegible] TTA

Signature [illegible]

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

Name .....

Signature .....

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/PERMANENT ACCOUNT NUMBER

AESPD5867N

/NAME

NEMAI DUTTA

/FATHER'S NAME

GOPI MOHAN DUTTA

/DATE OF BIRTH

01-01-1956

/SIGNATURE

COMMISSIONER OF INCOME-TAX W.B. - III

Nemai Dutta

Office of the Dist. Sub-Registrar

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

APARNA BISWAS

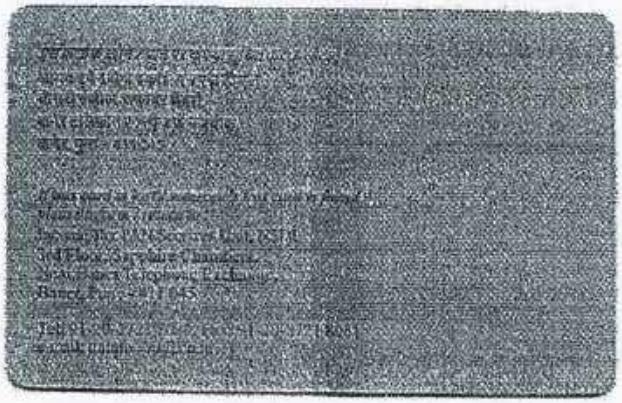
RAMONI MOHAN BISWAS

03/09/1980

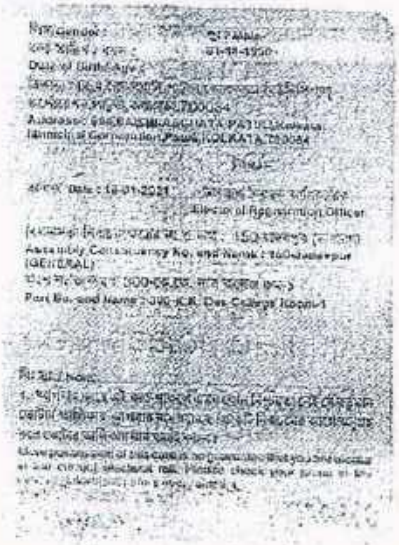
Permanent Account Number

AHVPBS834H

Signature




ELECTION COMMISSION OF INDIA
Name : Prasanta Biswas


Assembly Constituency No. and Name : 160-Jadavpur (GENERAL)

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Major Information of the Deed

Deed No :	I-1603-08681/2021	Date of Registration	29/09/2021
Query No / Year	1603-2001779350/2021	Office where deed is registered	
Query Date	13/09/2021 8:21:51 AM	1603-2001779350/2021	
Applicant Name, Address & Other Details	Biswanath Haldar Alipur,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003816976, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,23,73,206/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2220, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7 Katha	1/-	1,23,47,556/-	Width of Approach Road: 30 Ft.,
	Grand Total :				11.55Dec	1 /-	123,47,556 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	25,650/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	100 sq ft	1 /-	25,650 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs APARNA BISWAS Wife of Mr Prasanta Biswas Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office	 29/09/2021	 LTI 29/09/2021	Aparna Biswas 29/09/2021
	664, Baishnabghata Patuli,, City:- , P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx4H, Aadhaar No: 35xxxxxxxx0943, Status :Individual, Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**TARUNEMA CONSTRUCTION** 112C, Selimpur Road,, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AExxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NEMAI DUTTA **(Presentant)** Son of Late Gopi Mohan Dutta Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office	 Sep 29 2021 12:49PM	 LTI 29/09/2021	Nemai Dutta 29/09/2021
	112C, Selimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7N, Aadhaar No: 78xxxxxxxx7812 Status : Representative, Representative of : TARUNEMA CONSTRUCTION (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Biswas Son of Late Satish Biswas 664, Baishnabghata Patuli,, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			Prasanta Biswas
	29/09/2021	29/09/2021	29/09/2021

Identifier Of Mrs APARNA BISWAS, Mr NEMAI DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs APARNA BISWAS	TARUNEMA CONSTRUCTION-11.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs APARNA BISWAS	TARUNEMA CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160308681 / 2021

On 29-09-2021

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 11:37 hrs on 29-09-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr NEMAI DUTTA ,.

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 1,23,73,206/-

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

Execution is admitted on 29/09/2021 by Mrs APARNA BISWAS, Wife of Mr Prasanta Biswas, 664, Baishnabghata Patuli,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Prasanta Biswas, , , Son of Late Satish Biswas, 664, Baishnabghata Patuli,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Retired Person

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

Execution is admitted on 29-09-2021 by Mr NEMAI DUTTA, Proprietor, TARUNEMA CONSTRUCTION (Sole Proprietoship), 112C, Selimpur Road,, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Prasanta Biswas, , , Son of Late Satish Biswas, 664, Baishnabghata Patuli,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2021 2:59PM with Govt. Ref. No: 192021220087495531 on 28-09-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR5402035 on 28-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no G996663, Amount: Rs.5,000/-, Date of Purchase: 28/09/2021, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2021 2:59PM with Govt. Ref. No: 192021220087495531 on 28-09-2021, Amount Rs: 15,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR5402035 on 28-09-2021, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 241260 to 241294

being No 160308681 for the year 2021.

Seal of the District Sub-Registrar III, South 24 Parganas

Digitally signed by DEBASISH DHAR
Date: 2021.09.29 15:44:20 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/09/29 03:44:20 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)