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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 750397

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B-1441674/21

11/8/21  
17/8/21

REGISTERED  
 11 AUG 2021  
 ALIPORE, SOUTH 24 PARGANAS

District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 11 AUG 2021

DEVELOPMENT AGREEMENT:

THIS REGISTERD AGREEMENT is made this 11<sup>th</sup> day of AUGUST, TWO THOUSAND TWENTY ONE, Anno Domini,

6 AUG 2021

2438

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Send to.....  
Subject: SVO

S. CHAKRABORTY  
Advocate, Alipore Judges' Court  
Kolkata - 27



*Ses*  
Santigan Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kln 27

2438 No 2201 / N fine number

788037

Anica Bha



4407



Anica Bha



4408

Karna Kayal



4409

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
11 AUG 2021

Karyan Kayal

Sudipta Chakraborty  
Alipore  
Kolkata - 27

B E T W E E N

(1) SRI KANGSARI KAYAL, Son of Late Gour Mohan Kayal alias Gouri Chandra Kayal, By Faith-Hindu, By Occupation-Business, PAN-AGHPK2569H, Aadhaar No.715997822991, (2) SRI KARNA KAYAL, Son of Late Gour Mohan Kayal alias Gouri Chandra Kayal, By Faith-Hindu, By Occupation-Business, PAN-AFLPK6849P, Aadhaar No.751121479060, both are residing at 266/1, N.S.C. Bose Road, Police Station-Netaji Nagar, Kolkata-700040, District South 24-Parganas, hereinafter called and referred to as the "OWNERS OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/representatives and person/ persons, deriving title under them} of the FIRST PART.

: A N D :

SRI ANIKET PODDAR, Son of Sri Bikash Poddar, By Faith Hindu, By Occupation-Business, PAN-BQRPP5935P, Aadhaar No.626512578818, residing at P-109, Bansdrone Park, Police Station-Bansdrone, Kolkata-700070, sole proprietor of "SNEHA CONSTRUCTION" having it office at P-109, Bansdrone Park, Police Station- Bansdrone, Kolkata-700070, hereinafter called and referred to as the "DEVELOPER/ BUILDER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his its heir/heirs, successor/successors, executor/ executors, administrator/administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.

W H E R E A S in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

1} The "FIRST PARTY" shall mean and include the OWNERS of the Property of the Premises and their heirs and successors, representatives, executors.

II} The "SECOND PARTY" shall mean and include the "BUILDER/DEVELOPER" and his heirs, successors, representatives, executors.

III} The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of land containing an area of 18 Cottahs 09 Chittaks 02 Square Feet more or less together with structure thereon, in R.S. Dag No.227, under Khatian No.65, 135, 205, hal 503, 509, 516, of Mouza- Raynagar, J.L. No.47, Touzi No.3,4,5 R.S. No.175, now within the limits of Kolkata Municipal Corporation, being Premises No.819, South Raynagar, Assessee No.311121908194, KMC WARD NO.112, Police Station-Regent Park, now Bansdroni, Kolkata-700070, District South 24-Parganas, is in the possession of the First Party/Owners particularly described in the FIRST SCHEDULE hereunder written.

IV} "OWNER'S ALLOCATION" shall mean that the Owners will be provide the One Flat on the First floor, South-Western side, (in Southern Part of the building), One Flat on the First floor, South-Eastern side (in Southern Part of the building), One Flat on the First floor, North -Western side (in Northern Part of the building), Entire Third Floor, One Flat on the Fourth floor, North -Western side (in Southern Part of the building), One Flat on the Fourth floor, North-East-South side (in Northern Part of the building), One Office Space on the Ground floor, North-Western Side, and 44% Car Parking Space on the Ground floor, as per Sanction Plan of the G+IV Storied building, together with common areas and facilities and common roof right and liquidated amount of Rs.75,00,000=00 (Rupees Seventy Five Lakh) only as forfeit money out of which Rs.20,00,000=00 (Rupees Twenty Lakh) only will be paid at the time execution of this Registered Development Agreement and Power of Attorney and balance Rs.55,00,000=00 (Rupees Fifty Five Lakh) only will be will be provided after obtaining the sanction plan i.e. at the time starting the construction work.

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V} "DEVELOPER'S ALLOCATION" shall mean save and except the owners' allocation out of the total construction area remaining i.e. One Flat on the First floor, North-Western side, (in Southern Part of the building), One Flat on the First floor, North-Eastern side (in Southern Part of the building), One Flat on the First floor, North-East-South-West (in Northern Part of the building), One Flat on the First floor, North-East-South Side (in Northern Part of the building), Entire Second Floor, One Flat on the Fourth floor, South-Western side (in Southern Part of the building), One Flat on the Fourth floor, South-Eastern side (in Southern Part of the building), One Flat on the Fourth floor, North-Western side (in Southern Part of the building), One Flat on the Fourth floor, North-East-South-West side (in Northern Part of the building), One Flat on the Fourth floor, North-Western side (in Northern Part of the building), One Office Space on the Ground floor, North-Eastern Side, and 56% Car Parking Space on the Ground floor, as per Sanction Plan of the G+IV Storied building, together with common areas and facilities to be constructed will be of the Developer's allocation. If the developer constructs the flat/shop on Ground floor Space (on Developer's allocation) as per Sanction Plan, then in that case the Owners' shall have no objection in anyway.

VI} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment overhead water tank, S.U.G Reservoir.

VII} "PROPORTIONATE SHARE" means the share which is agreed to be fixed as Owners' and Developer's shares respectively in the Land.

A N D W H E R E A S one Sachi Dulal Paine, gifted his landed property i.e. Bagan measuring 10 Cottahs 4 Chittaks 15 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza- Raynagar, J.L. No.47, Touzi No.3, R.S. No.175, Police Station-Regent Park now Bansdronei, District South 24-Parganas, to his brother Radha Krishna Paine, by way of Gift Deed, which was registered at Alipore Sadar, on 12/07/1939, which was recorded in Book No.I, Volume No.73, pages 64 to 68, being No.2575, for the year 1939.

A N D W H E R E A S on 24/09/1957, said Radha Krishna Paine sold, conveyed and transferred his landed property i.e. Bagan measuring 10 Cottahs 4 Chittaks 15 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza- Raynagar, J.L. No.47, Touzi No.3, R.S. No.175, Police Station-Regent Park now Bansdroni, District South 24-Parganas, to Sri Akshay Kumar Chakraborty, Son of Late Mahim Chandra Chakraborty, by way of Saf Bikroy Kobala, which was registered at S.R. Alipore, which was recorded in Book No.I, being No.7803, for the year 1957.

A N D W H E R E A S the said Akshay Kumar Chakraborty, died intestate on 02/09/1963, leaving behind five sons of first wife, namely Abinas Chandra Chakraborty, Atul Kumar Chakraborty, Anil Kumar Chakraborty, Arun Kumar Chakraborty, Amiya Kumar Chakraborty, second wife Sova Rani Debi, and her three sons namely Ashoke Kumar Chakraborty, Amar Chakraborty, Amit Chakraborty, three daughters Lila Rani Debi, Wife of Narayan Chakraborty, Bela Rani Debi, Wife of Makhani Lal Chakraborty, Hasi Rani Chakraborty, Wife of Biswanath Chakraborty, and the said property devolved on them jointly by way of INHERITANCE.

A N D W H E R E A S said Abinas Chandra Chakraborty and 11 other sold conveyed and transferred the entire property to Nirmal Chandra Mukherjee, Son of Late Amirta Lal Mukherjee, by way of several deed i.e. (1) on 02/11/1968, Vide Book No.I, Volume No.184, pages 15 to 20, being No.6126, for the year 1968 (2) on 26/07/1969, Vide Book No.I, Volume No.74, pages 126 to 130, being No.3819, for the year 1969 and (3) on 21/10/1992, Vide Book No.I, Volume No.138, pages 69 to 80, being No.4578, for the year 1992.

A N D W H E R E A S on 24/09/1996 said Nirmal Chandra Mukherjee sold conveyed and transferred the entire property i.e. Bagan measuring 10 Cottahs 4 Chittaks 15 Square Feet more or less as per physical measurement 9 Cottahs 14 Chittaks 34 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza- Raynagar, J.L. No.47, Touzi No.3, Police

Station-Regent Park now Bansdrone, District South 24-Parganas, to Kangsari Kayal and Karna Kayal, by way of Saf Bikroy Kobala, which was registered at S.R. Alipore, which was recorded in Book No.I, Volume No.29, pages 199 to 213, being No.960, for the year 1996.

AND WHEREAS One Smt. Sunandar Pati, Wife of Kapil Dew Mahato, purchased the Bagan land measuring 2 Cottahs more or less in R.S. Dag No.227, under Khatian No.65, 135, 205, hal 503, 509, 516, of Mouza- Raynagar, J.L. No.47, Touzi No.3-5, Police Station-Regent Park now Bansdrone, District South 24-Parganas, by way of Saf Bikroy Kobala, which was registered at S.R. Alipore, recorded in Book No.I, being No.1936, for the year 1992.

AND WHEREAS on 24<sup>th</sup> June, 1999, said Sunandar Pati sold conveyed and transferred her property measuring 2 Cottahs more or less in R.S. Dag No.227, under Khatian No.65, 135, 205, hal 503, 509, 516, of Mouza-Raynagar, J.L. No.47, Touzi No.3-5, to Karna Kayal, by way of registered by way of Saf Bikroy Kobala, which was registered at S.R. Alipore, recorded in Book No.I, Volume No.11, pages 195 to 199, being No.397, for the year 2000.

AND WHEREAS on 30/03/1971, said Anil Kumar Paine sold, conveyed and transferred his landed property measuring 4 Cottahs 2 Chittaks 30 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza-Raynagar, J.L. No.47, Touzi No.3,4,5 to (1) Mohan Lal Adya, others, by way of registered Saf Bikroy Kobala, which was registered at D.R. Alipore, recorded in Book No.I, Volume No.431, pages 132 to 137, being No.17352, for the year 1990.

AND WHEREAS on 15/12/1990, said Anil Kumar Paine gifted his landed property measuring 2 Cottahs 7 Chittaks 28 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza- Raynagar, J.L. No.47, Touzi No.3,4,5 to (1) Mohan Lal Adya, (2) Sanjit Kumar Adya, (3) Susanta Kumar Adya (4) Goutam Kumar Adya, by way of registered Gift Deed, which was registered at D.R. Alipore, recorded in Book No.I, Volume No.431, pages 132 to 137, being No.17352, for the year 1990.

A N D W H E R E A S on 4<sup>th</sup> May, 2000 said (1) Mohan Lal Adya, (2) Sanjit Kumar Adya, (3) Susanta Kumar Adya (4) Goutam Kumar Adya, jointly sold, conveyed and transferred their property measuring 2 Cottahs 7 Chittaks 28 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza-Raynagar, J.L. No.47, Touzi No.3,4,5 to Kangsari Kayal and Karna Kayal, by way of Registered Saf Bikroy Kobala, which was registered at ADSR Alipore, recorded in Book No.I, Volume No.89, pages 257 to 264, being No.2410, for the year 2000.

A N D W H E R E A S 29<sup>th</sup> May, 2000 said (1) Mohan Lal Adya other, jointly sold, conveyed and transferred their property measuring 4 Cottahs 2 Chittaks 30 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, of Mouza- Raynagar, J.L. No.47, Touzi No.3,4,5 to Kangsari Kayal and Karna Kayal, by way of Registered Saf Bikroy Kobala, which was registered at ADSR Alipore, recorded in Book No.I, Volume No.95, pages 49 to 58, being No.2558, for the year 2000.

A N D W H E R E A S on 14<sup>th</sup> August, 2020 said Karna Kayal, gifted his undivided 50% share of the Bastu land i.e. land measuring 1 Cottahs 00 Chittaks 00 Square Feet more or less out of 2 Cottahs 00 Chittaks 00 Square Feet more or less together with structure, at KMC Premises No.769, South Raynagar, Assessee No.311121907694, KMC WARD NO.112, Police Station-Regent Park, now Bansdroni, Kolkata-700070, District South 24-Parganas which was purchased in Deed No.397, for the year 2000, to his brother Kangsari Kayal, by way of registered Gift Deed, which was registered at ADSR Alipore, recorded in Book No.I, Volume No.1604-2020, pages 114390 to 114414, being No.160402756, for the year 2020 and after gift deed (1) SRI KANGSARI KAYAL, (2) SRI KARNA KAYAL, amalgamated their several plots into a one plot and mutated their names in the record of the Kolkata Municipal Corporation and paying regular taxes thereon against the Premises No.819, South Raynagar, Assessee No.311121908194, KMC WARD NO.112, Police Station-Regent Park, now Bansdroni, Kolkata-700070, District South 24-Parganas.



A N D W H E R E A S the said (1) SRI KANGSARI KAYAL, (2) SRI KARNA KAYAL, were well seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property by virtue of purchase and enjoying the same with good right full and absolute power of ownership in the said property upon the share of land.

A N D W H E R E A S the First Party herein as Owners of the said total Property measuring 18 Cottahs 09 Chittaks 02 Square Feet more or less have decided to "Commercially Exploit" through residential Building by raising new proposed multi Storied Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

A N D W H E R E A S the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

A N D W H E R E A S to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 Days from the date of obtaining the sanction plan. Proposed plan to be submitted before K.M.C. within 15 days from the date of signing of this Agreement and Plan of the G+IV storied building.

2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

3} That the First Party shall pay all the arrears of Corporation Taxes and electric bills, G.R. (all dues of KMC), Amalgamation Expenses and mutation expenses, for the FIRST SCHEDULE Property upto the date of handing over the vacant possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately and B.L. & L.R.O. mutation and conversion expense will be borne by the first party. In exchange of Owners' Property mentioned in the FIRST SCHEDULE owners will be provided One Flat on the First floor, South-Western side, (in Southern Part of the building), One Flat on the First floor, South-Eastern side (in Southern Part of the building), One Flat on the First floor, North -Western side (in Northern Part of the building), Entire Third Floor, One Flat on the Fourth floor, North -Western side (in Southern Part of the building), One Flat on the Fourth floor, North-East-South side (in Northern Part of the building), One Office Space on the Ground floor, North-Western Side, and 44% Car Parking Space on the Ground floor, as per Sanction Plan of the G+IV Storied building, together with common areas and facilities and common roof right and liquidated amount of Rs.75,00,000=00 (Rupees Seventy Five Lakh) only as forfeit money out of which Rs.20,00,000=00

(Rupees Twenty Lakh) only will be paid at the time execution of this Registered Development Agreement and Power of Attorney and balance Rs.55,00,000=00 (Rupees Fifty Five Lakh) only will be will be provided after obtaining the sanction plan i.e. at the time starting the construction work.

4} That the First Party herein shall allow the Second Party to erect said multi storied Building for construction as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.

5} That the Second Party herein at his own cost and initiative will make the said Plan to be Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/ alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions.

6} That Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans if required and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7} That the First Party shall execute A Development POWER OF ATTORNEY in favour of the SECOND PARTY empowering the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as she could do the same herself with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to them with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8} That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid POWER OF ATTORNEY.

9} To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building i.e. of Developer's allocation for and on behalf of the First Party in the capacity of the Owners in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area in the said land i.e. of Developer's allocation.

10} That the First Party shall have no claim on the sale proceeds of the said constructed areas of developer's allocation, which shall rightfully belong to the Second Party in consideration of his investment and endeavor in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11} That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the developer's allocation.

12} That the First Party shall have "NO OBJECTION" of being treated as Owners of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats under the WEST BENGAL APARTMENT {REGULATION OF CONSTRUCTION AND TRANSFER} ACT, XVIII OF 1979.

13} A Supplementary deed shall be executed and registered by both party for mentioning specific Owners' allocation.

14} Developer shall handover the vacant and peaceful possession of Land Owners' allocation to the Land owners and possession letter, Completion Certificate, completed in all respect before handing over the possession of the purchaser/purchaser in respect of the Developer allocation. That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share attributable to the land underneath the building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/ Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.

15} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 36 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 6 {Six} Months. If for any legal complication and/or for delay of delivery of Sanction Plan from the KOLKATA MUNICIPAL CORPORATION for any reasons whatsoever and completion certificate will be handed over by the Developer to the Landowners within 36 months from the date of obtaining the sanction plan.

16} That the Second Party shall complete the construction within 36 Months from the date of Sanction plan and quitting from the FIRST SCHEDULE below Property by the First Party after obtaining the Sanctioned Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for force-majeure.

- 17} That the Second Party shall complete the construction of the said new proposed building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 36 Months from the date of Sanctioning the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION.
- 18} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.
- 19} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid and the First Party's Allocation is in lieu of this land.
- 20} The Building will be constructed for Residential/Commercial purposes.
- 21} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.
- 22} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.
- 23} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Second Party due to any accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however any other activities arising out of construction.

24} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owners the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 2015, and/or any other statutory modification and/or enactment. Be it noted that the first party will hand over the original Deeds and other relevant papers to the Developer at the time of execution of this agreement.

25} Apart of owners' allocation, in case of selling gifting or transferring the property, developer must prove assistance with other vital paper regarding property, possession letter and Completion Certificate.

26} Before submitting the building plan to the KMC the plan must be signed any one of the land owners and one of the original sanctioned copy by KMC should be handover to the Land owners.

27} The Jurisdiction of the Court will be at ALIPORE.

Be it further noted that the work in progress of the construction of both the owners' allocation and developer's allocation will be done parallely. The developer will take most effect for delivery of possession of the owners' allocation to the owners within 36 month from the date of sanction building plan. It has also been agreed that after delivery of possession of owners' allocation. Developer will be entitled to sale his allocation as per agreement. Time is the essence of this development agreement.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Vacant Bastu land containing an area of 18 Cottahs 09 Chittaks 02 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, 135, 205, hal 503, 509, 516, of Mouza- Raynagar, J.L. No.47, Touzi No.3,4,5 R.S. No.175, now within the limits of Kolkata Municipal Corporation, being Premises No.819, South Raynagar, Assessee No.311121908194, KMC WARD NO.112, Police Station-Regent Park, now Bansdrani, Kolkata-700070, District South 24-Parganas, and butted and bounded by :-

ON THE NORTH : 6 feet wide common passage and Other Property. —  
ON THE SOUTH : 6 feet wide common passage and Other Property —  
ON THE EAST : Vacant Land & building of the Ratan Basu Chowdhury. —  
ON THE WEST : 24' feet wide KMC Road. —

: THE SECOND SCHEDULE ABOVE REFERRED TO :

(Owners' Allocation)

OWNERS will get One Flat on the First floor, South-Western side, (in Southern Part of the building), One Flat on the First floor, South-Eastern side (in Southern Part of the building), One Flat on the First floor, North -Western side (in Northern Part of the building), Entire Third Floor, One Flat on the Fourth floor, North -Western side (in Southern Part of the building), One Flat on the Fourth floor, North-East-South side (in Northern Part of the building), One Office Space on the Ground floor, North-Western Side, and 44% Car Parking Space on the Ground floor, as per Sanction Plan of the G+IV Storied building, together with proportionate share of land underneath the said building and common areas and facilities and common roof right and liquidated amount of Rs.75,00,000=00 (Rupees Seventy Five Lakh) only as forfeit money out of which Rs.20,00,000=00 (Rupees Twenty Lakh) only will be paid at the time execution of this Registered Development Agreement and Power of Attorney and balance Rs.55,00,000=00 (Rupees Fifty Five Lakh) only will be will be provided after obtaining the sanction plan i.e. at the time starting the construction work.



: THE THIRD SCHEDULE ABOVE REFERRED TO :

{PROPORTIONATE COMMON PARTS/PORIONS OF BOTH THE OWNERS & DEVELOPER }

- 1} Entrance and exits of the Building.
- 2} Boundary walls and Main Gate.
- 3} Drainage and sewerage lines and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}. Overhead water tank.
- 4} Stair-case, lobbies on all the floors and common roof right.
- 5} Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 6} Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.
- 7} Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owners.

: SPECIFICATION OF THE FLAT :

1. FOUNDATION :

The Building is designed on R.C.C. footing and frame.

2. WALLS :

All the external walls shall be 8" thick brick walls with cement plaster. All internal partition walls of the owners' allocation shall be 5" thick brick wall with both side cement plaster.

3. DOORS :

All doors shall be flash doors (1½ " thick) and Frame will be of Shal wood and bathroom door will be of PVC and the bath room frame will be of Wooden of 1.15 inch.

4. WINDOWS :

All windows shall be of Aluminum Sliding with grill with smoke glass.

5. FLOORING :

Entire Floor will be provided of floor tiles Finish.

6. INTERNAL FINISH TO WALLS :

All internal walls and ceiling of bed room living rooms & verandah kitchen and toilets shall be finished with Plaster of Paris.

7. EXTERNAL PAINTING :

All the external walls will be painted by weather cote snowcem finished with suitable colour combination.

8. SANITARY AND PLUMBING :

All the internal horizontal soil and waste pipes shall be 50mm to 100mm dia C.I/P.V.C. pipes joined by cement. All the vertical soil, vent and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. Pipes joint with cement mortar and exposed to wall. All the rain water pipes shall be 100mm dia in good quality asbestos PVC/HDPE. All the Sanitary and Toilet shall have white commode with low down P.V.C. Cistern, 1 No. White 18"X12" wash basin, shower with cold water provision. All bathroom fittings such as stop cock, bib cock, pillar cock will be of C.P. One Hand shower will be provided in each toilet. All sanitary fittings will be of Jaguar/Parryware.

9. ELECTRIFICATION :

Only Owners' portion : all the internal wiring shall be concealed in polythene conduit, all wires (Finolex or Havel) shall be of copper, all switch boards of M.S. Flush with walls cover with white switch each bed room shall provide with 4 nos. light points 2 no 5 amp plug point. 2 no. fan point, AC point Each drawing and dining space shall be provided with 3 no. light points + 2 No. fan point + 2 no. 15amp + 2 no.5/05 amp plug point + 1no.calling bell point, kitchen shall be provided with 1 no light point + 1 No.15amp plug point + 1 No. Ex. fan point toilet 1 No light point, 1no. fan point, one Geyser point in each toilet.

10. WATER SUPPLY :

Each Flat will be provided sufficient water supply line from RCC over head water tank as per Corporation mentioned water tank 5000 to 6000 ltr. shall be fitted up by water pump from semi underground water reservoir 10000 to 12000 ltr for all the flats. Water will be supplied from municipal water supply.

11. Kitchen : 2'-6" tiles from Black Stone cooking platform, with bigger size stainless steel sink.

12. Toilet :

Marble flooring, Indian/Commode pan of standard quality, upto 5'-6" tiles.

13. Lift : 4 Passenger Lift.

14. GENERAL :

Each flat shall have separate WBSEDCL Meter and the main meter and transformer cost also will be obtained at the cost of the Owners of the property and different intending purchaser/s of the proposed new building proportionately. The Owners/First party shall bear all expenses for any other extra works if made in the said owners' allocation space.

N.B. :- Any thing extra/any additional work(s) will be done as per parties requirements, extra cost and payment should be made on or before execution.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.

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

1. *Sushanta Kumar Sanyal*  
220, Rifle club east  
KOL-70
- 2) *Sudipta Choudhury* (Adv)  
Alipore Judges  
Court. W-27
- 3) *Bikash Podder*  
P/109 Bensoinai Park  
KOL-70

*Kanyani Koyal*

*Karna Koyal*

SIGNATURE OF THE OWNERS.

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

1. *Sushanta Kumar Sanyal*
- 2) *Sudipta Choudhury*
- 3) *Bikash Podder*

**Sneha Construction**

*Anirudh K. Das*  
Proprietor

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

*Sudipta Choudhury*  
{ ADVOCATE } (F-434/135/99)  
ALIPORE JUDGES' COURT. KOL-27.

TYPED BY ME.

*Soumitra Paul*  
{ TYPIST }

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.20,00,000=00 (Rupees Twenty) only. (Twenty Lacs only)

: M E M O :

1. By Cheque vide No. 999260 — 10,00,000=00  
dt-11-08-2021 of  
S.B.I. Rifle Club Rd.  
Branch - Kol-70
- 2) By Cheque vide No. 999259 — 10,00,000=00.  
dt-11/8/2021 of  
S.B.I. Rifle Club Branch  
Kol-70

=====  
Total Rs.20,00,000=00

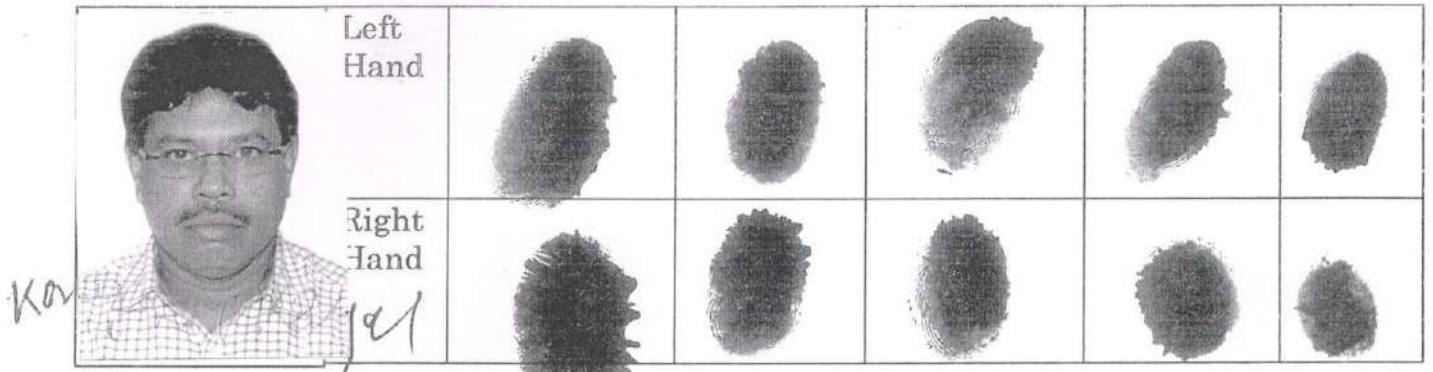
=====  
Kangsan Kayal  
Karna Kayal

SIGNATURE OF THE OWNER

WITNESSES :

- 1) Sushant Kulkarni
  - 2) Sandip Kulkarni
  - 3) Bikash Kulkarni
-

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



Name .. KANGSARI KAYAL

Signature .. Kangsari Kayal

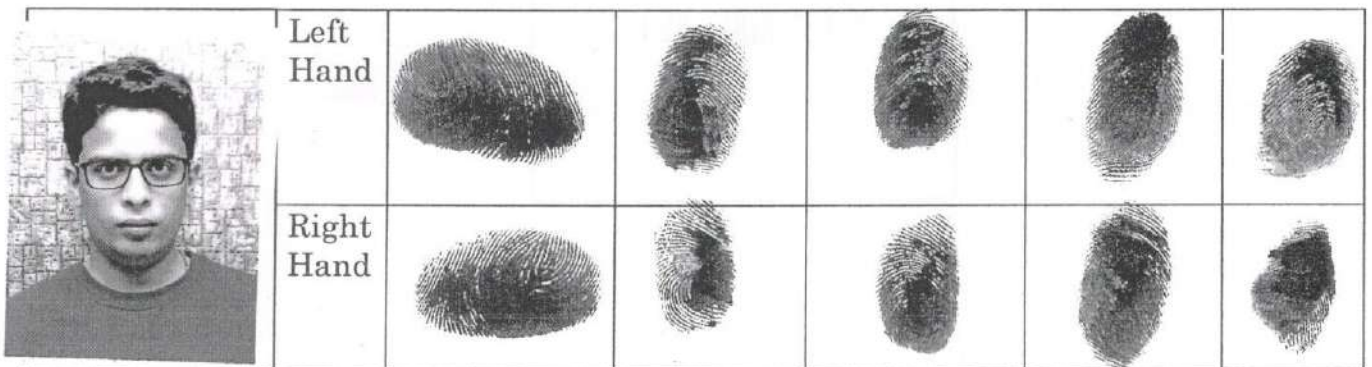
Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger



Name .. Karina Kayal

Signature .. Karina Kayal

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



Name .. ANIKET PODDAR

Signature .. Sneha Constant









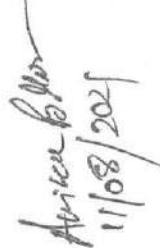
Aniket Poddar  
Prop.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042001441674/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KANGSARI KAYAL 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			 11/8/21
2	Mr KARNA KAYAL 266/1, N.S.C. Bose Road, City:-, P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			 11/8/21
3	Mr ANIKET PODDAR P- 109, Bansdroni Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Represent ative of Developer [SNEHA CONSTR UCTION]			 11/08/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr KANGSARI KAYAL, Mr KARNA KAYAL, Mr ANIKET PODDAR			

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





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

Query No / Year	2001441674/2021	Office where deed will be registered
Query Date	10/08/2021 12:01:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 20,00,000/-]
Set Forth value		Market Value Rs. 1,24,70,410/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable Rs. 20,021/- (Article:E, E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, Premises No: 819, Ward No: 112, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	18 Katha 9 Chatak 2 Sq Ft		1,24,70,410/-	Width of Approach Road: 24 Ft.,
Grand Total :				30.6327Dec	0/-	124,70,410/-	

**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr KANGSARI KAYAL Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal, 266/1, N.S.C. Bose Road, City:-, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx9H, Aadhaar No.: 71xxxxxxx2991, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





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

GRN Details

GRN: 192021220049006201 Payment Mode: Online Payment  
GRN Date: 11/08/2021 11:21:14 Bank/Gateway: State Bank of India  
BRN : IK0BFMFGY6 BRN Date: 11/08/2021 11:08:27  
Payment Status: Successful Payment Ref. No: 2001441674/4/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUDIPTA CHAKRABORTY  
Address: ALIPORE JUDGES COURT KOLKATA-700027  
Mobile: 9831036678  
EMail: sudiptachakroborty@ymail.com  
Depositor Status: Advocate  
Query No: 2001441674  
Applicant's Name: Mr SUDIPTA CHAKRABORTY  
Identification No: 2001441674/4/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001441674/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2001441674/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	20021
			<b>Total</b>	<b>35042</b>

IN WORDS: THIRTY FIVE THOUSAND FORTY TWO ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT  
KARNATAKA

भारत सरकार  
GOVT OF INDIA

GOVERNMENT OF KARNATAKA

10/08/1989

Permanent Account Number

APLPK 3242F

*Kayal*

Signature



आयकर विभाग-कर्नाटक सरकार, बंगलूरु  
आयकर विभाग, बंगलूरु  
सर्वोच्च न्यायालय, बंगलूरु, कर्नाटक  
संकेत: 4/1/89

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, 10/11  
1st Floor, 1st St, Bangalore  
Phone No. 2211, Fax No. 2211  
Mobile No. 98451 2211, Bangalore  
Date - 10/8/89

यदि यह कार्ड खोया जाय / किसी का खोया कार्ड मिले,  
कृपया सूचना देना / वापस करना

*Karnata Kayal*


**भारत सरकार**  
**GOVERNMENT OF INDIA**



**KARNA KAYAL**  
 Date of Birth (DOB): 16/08/1969  
 Gender: MALE  
 Mobile No: 9831076325

Download Date: 14/07/2018  
 Generated Date: 05/05/2018

7533 3147 9060  
 MP: 8172334 3581 8357

আমার আশা , আমার পরিচয়


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**Address:**  
 S/O Gurnarayan Kayal, 166/1, B.S.C. ROAD  
 ROAD, Regent Park, Kolkata,  
 West Bengal - 700040



Download Date: 14/07/2018 Generated Date: 05/05/2018

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1047      help@uidai.gov.in      www.uidai.gov.in      Fax No. No. 1047,      1300 300 1047      Chandigarh-160 001

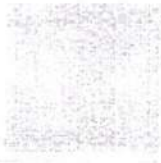
Karna Kayal





Card No: 1000  
Date of Birth/DOB: 25/08/1988  
Male/ female  
Pincode No: 501 218 207

7155 5732 2991  
MO - 987 222 222 222



కాకా , కాకా గిరి

Address:

100, Constitution Road, 1st Floor, 501 218 207  
100D Hyderabad & Co.,  
100, Constitution Road



Kong Sai Kayal

आयकर विभाग

INCOME TAX DEPARTMENT

ANIKET PODDAR

BIKASH PODDAR

26/06/1993

Permanent Account Number

BQRPP5935P

Aniket Poddar

Signature



भारत सरकार

GOVT. OF INDIA



Aniket Poddar

  
Government of India

  
Aniket Poddar  
Date of Birth/DOB: 26/06/1993  
Male/ MALE

6265 1257 8818  
VID: 9145 4407 2513 2663

मेरा आधार, मेरी पहचान

  
Aha

Unique Identification Authority of India

Address:  
C/O Bikash Poddar, P-109, BANSDRONI  
PARK, DUTTA VILLA, BANSDRONI,  
Kolkata, South 24 Parganas,  
West Bengal - 700070



QR Code with Photograph

6265 1257 8818  
VID: 9145 4407 2513 2663

1047

Aniket Poddar

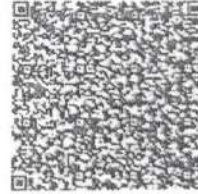




भारत सरकार  
GOVERNMENT OF INDIA



Sudipta Chakraborty  
Date of Birth/DOB: 12/03/1972  
Male/ MALE  
Mobile No: 9831036678



**9423 9328 0947**  
VID : 9131 7680 1708 4064

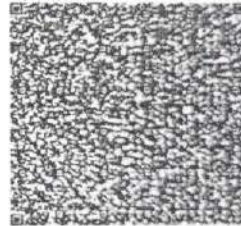
**MERA AADHAAR. MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Bhabani Ranjan Chakraborty, 156,  
Rifle Club East, Kolkata, South 24  
Parganas,  
West Bengal - 700070



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru-560 001

*Handwritten signature*

2	Mr KARNA KAYAL Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal,266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx9P, Aadhaar No.: 75xxxxxxxx9060,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	SNEHA CONSTRUCTION ( Sole Proprietoship ) ,P-109, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No. BQxxxxxx5P, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr ANIKET PODDAR Son of Mr Bikash PoddarP-109, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:- Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BQxxxxxx5P , Aadhaar No.: 62xxxxxxxx8818	SNEHA CONSTRUCTION (as Proprietor)

**Identifier Details :**

Name & address
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr KANGSARI KAYAL, Mr KARNA KAYAL, Mr ANIKET PODDAR

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr KANGSARI KAYAL	SNEHA CONSTRUCTION-15.3164 Dec
2	Mr KARNA KAYAL	SNEHA CONSTRUCTION-15.3164 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-09-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-09-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :	I-1604-05175/2021	Date of Registration	12/08/2021
Query No / Year	1604-2001441674/2021	Office where deed is registered	
Query Date	10/08/2021 12:01:43 PM	1604-2001441674/2021	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,24,70,410/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 819, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	18 Katha 9 Chatak 2 Sq Ft		1,24,70,410/-	Width of Approach Road: 24 Ft.,
<b>Grand Total :</b>				<b>30.6327Dec</b>	<b>0 /-</b>	<b>124,70,410 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KANGSARI KAYAL</b> Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9H, Aadhaar No: 71xxxxxxxx2991, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence
2	<b>Mr KARNA KAYAL</b> Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9P, Aadhaar No: 75xxxxxxxx9060, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SNEHA CONSTRUCTION</b> P-109, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: BQxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANIKET PODDAR (Presentant )</b> Son of Mr Bikash Poddar P-109, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BQxxxxxx5P, Aadhaar No: 62xxxxxxxx8818 Status : Representative, Representative of : SNEHA CONSTRUCTION (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sudipta Chakraborty</b> Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr KANGSARI KAYAL, Mr KARNA KAYAL, Mr ANIKET PODDAR			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr KANGSARI KAYAL	SNEHA CONSTRUCTION-15.3164 Dec
2	Mr KARNA KAYAL	SNEHA CONSTRUCTION-15.3164 Dec

On 11-08-2021

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

Presented for registration at 19:15 hrs on 11-08-2021, at the Private residence by Mr ANIKET PODDAR ,.

**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 1,24,70,410/-

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

Execution is admitted on 11/08/2021 by 1. Mr KANGSARI KAYAL, Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal, 266/1, N.S.C. Bose Road, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 2. Mr KARNA KAYAL, Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal, 266/1, N.S.C. Bose Road, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr Sudipta Chakraborty, , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-08-2021 by Mr ANIKET PODDAR, Proprietor, SNEHA CONSTRUCTION (Sole Proprietorship), P-109, Bansdrongi Park, City:- , P.O:- Bansdrongi, P.S:-Bansdrongi, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr Sudipta Chakraborty, , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Pradipta*

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

On 12-08-2021

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,053/- ( B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 11:22AM with Govt. Ref. No: 192021220049006201 on 11-08-2021, Amount Rs: 20,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFMFGY6 on 11-08-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 15,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 38, Amount: Rs.5,000/-, Date of Purchase: 06/08/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 11/08/2021 11:22AM with Govt. Ref. No: 192021220049006201 on 11-08-2021, Amount Rs: 15,021/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFMFGY6 on 11-08-2021, Head of Account 0030-02-103-000002

*Pradipta Kishore Guha*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 210885 to 210921

being No 160405175 for the year 2021.



Digitally signed by pradipta kishore guha  
Date: 2021.08.18 18:24:41 +05:30  
Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 2021/08/18 06:24:41 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)