

11384/22

1-11012/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 050848

H 050848

19.7.22
Ce-2/218/216

certified that the document submitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

19 JUL 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 19th day of July, 2022 (Two Thousand Twenty Two).

BETWEEN

[Faint handwritten notes and signatures]

32465

19 JUL 2022

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

Name:.....

Boohi satwa Basu

Address:.....

Advocate

Vendor:.....

Alipur Police Court
Kolkata-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

32465 = 5000/-



Identified by me:
 Meemili Chowdhury
 d/o Lt. Prasanta Chowdhury
 Occupation - others
 Brahmapur, Kol-96

1. SRI DEBASISH DAS (PAN NO. DEKPD8232J) (AADHAAR NO. 673010266418), son of Late Jatindra Nath Das, by faith Hindu, by nationality Indian, by Occupation – Business, residing at A-60, Satindra Pally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Dist- South 24 Parganas, **2. SMT. MALABIKA ROY @ SMT. MALABIKA DEY (PAN NO. BSTPD3552Q) (AADHAAR NO. 499307418758)**, daughter of Late Atul Kumar Roy and wife of Sri Subrata Dey, by faith Hindu, by nationality Indian, by Occupation – Housewife, residing at NA-47/8, Arjunpur, Uttarpara, P.O. Arjunpur, Rajarhat Gopalpur Municipality, Kolkata-700059, Dist- North 24 Parganas and **3. SRI UTPAL ROY (PAN NO. BFEPR3353B) (AADHAAR NO. 236430547752)**, son of Late Atul Kumar Roy, by faith Hindu, by nationality Indian, by Occupation – Business, residing at A-60, Satindra Pally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Dist- South 24 Parganas, hereinafter called and referred to as the **“LAND OWNERS”** (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTY**;

AND

TAUHID CONSTRUCTION (PAN NO. AARFT5711G), a Partnership Firm having its office at 244 Kamdahari Purba Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its partners namely **1) MD. ALAM ANSARI @ MOHAMMED ALAM ANSARI (PAN ACZPA9487A) (AADHAAR NO. 579995275701)**, son of Late Md. Yasin Ansari and **2) MD. TOSHIF ALAM (PAN NO. BNDPA5334E) (AADHAAR NO.827728637095)**, son of Md. Alam Ansari, both by Faith - Muslim, by Nationality - Indian, by Occupation – Business, residing at Kasturi Park, Kumrakhali South, P.O. Narendrapur, P.S. Sonarpur, Kolkata - 700103, District South 24 Parganas, hereinafter called and referred to as the **“DEVELOPER/PROMOTER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

WHEREAS one named Jatindra Nath Das was the recorded owner of **ALL THAT** piece and parcel of Bastu land comprised in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas.

AND WHEREAS the said Jatindra Nath Das sold **ALL THAT** piece and parcel of Bastu land measuring about **5 (Five) Cottahs 8 (Eight) Chittaks** more or less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas by virtue of registered Deed of Sale dated 30.01.1985 which was registered in the office of Sub-Registrar Alipore and recorded in Book No. I, Volume No. 12, Pages 68 to 74, Being No. 667 for the year 1985 in favour of his son namely Sri Debasish Das first party herein for a valuable consideration.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

19 JUL 2022

AND WHEREAS after become the sole and absolute owner, the said Sri Debasish Das Land owner No. 1 herein sold **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Chittak 40 (Forty) Sq. ft.** out of **5 (Five) Cottahs 8 (Eight) Chittaks** more or less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas by virtue of registered Deed of Sale dated 08.02.1995 which was registered in the office of Additional District Sub-Registrar Alipore and recorded in Book No. I, Volume No. 37, Pages 373 to 380, Being No. 3414 for the year 1995 in favour of Smt Amita Panda for a valuable consideration.

AND WHEREAS after selling the abovesaid land the said Sri Debasish Das Land owner No. 1 herein became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **5 (Five) Cottahs 6 (Six) Chittaks 05 (five) Sq. ft.** more or less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas.

AND WHEREAS the said Sri Debasish Das Land owner No. 1 herein sold **ALL THAT** piece and parcel of Bastu land measuring about **13 (Thirteen) Chittaks 25 (Twenty Five) Sq. ft.** out of **5 (Five) Cottahs 6 (Six) Chittaks 05 (five) Sq. ft.** more or less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas by virtue of registered Deed of Sale dated 08.02.1995 which was registered in the office of Additional District Sub-Registrar Alipore and recorded in Book No. I, Volume No. 16, Pages 87 to 94, Being No. 519 for the year 1997 in favour of Smt Shikha Ghosh for a valuable consideration.

AND WHEREAS after selling the abovesaid land the said Sri Debasish Das Land owner No. 1 herein became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **4 (Four) Cottahs 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas.

AND WHEREAS the said Sri Debasish Das Land owner No. 1 herein mutated his name in the office of Kolkata Municipal Corporation vide **Assessee No. 31-111-22-0252-7** and his land is known and numbered as **252, Satindra Pally**.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

19 JUL 2022

AND WHEREAS the said Sri Debasish Das Land owner No. 1 herein sold **ALL THAT** piece and parcel of Bastu land measuring about **2 (Two) Cottahs 15 (Fifteen) Chittaks** out of **4 (Four) Cottahs 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, being **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7**, by virtue of registered Deed of Sale dated 15.05.1998 which was registered in the office of Sub-Registrar Alipore and recorded in Book No. I, Volume No. 185, Pages 227 to 236, Being No. 2607 for the year 1998 in favour of Sri. Atul Kumar Roy and his wife Smt. Minati Rani Roy for a valuable consideration.

AND WHEREAS after selling the above said land the said Sri Debasish Das Land owner No. 1 herein became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 9 (Nine) Chittaks 25 (Twenty Five) Sq. ft.** more or less together with a 600 sq. ft. katcha cement flooring tiles shed structure less lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, being **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7**.

AND WHEREAS the said Sri. Atul Kumar Roy and his wife Smt. Minati Rani Roy mutated their names in the office of Kolkata Municipal Corporation vide **Assessee No. 31-111-22-0349-0** and their land is known and numbered as **252/1, Satindra Pally** and they also built a 1100 sq. ft. katcha cement flooring tiles shed structure on the said land.

AND WHEREAS the said Sri. Atul Kumar Roy died intestate on 09.06.2016 and his wife Smt. Minati Rani Roy died intestate on 26.04.2000 leaving behind them their one daughter namely Smt. Malabika Roy @ Smt. Malabika Dey, Land owner No. 2 herein and one son namely Sri Utpal Roy, Land owner No. 3 herein as their only legal heirs and successors.

AND WHEREAS the said Smt. Malabika Roy @ Smt. Malabika Dey, Land owner No. 2 herein and Sri Utpal Roy, Land owner No. 3 herein became the joint owners of **ALL THAT** piece and parcel of Bastu land measuring about **2 (Two) Cottahs 15 (Fifteen) Chittaks** more or less together with a 1100 sq. ft. katcha cement flooring tiles shed structure lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, being **Premises No. 252/1, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0349-0** and subsequently they mutated their names in the records of the Kolkata Municipal Corporation and have been paying proper municipal taxes since then.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

AND WHEREAS for the purposes of more convenient and better use, occupation and enjoyment of their respective portions, the land owners herein have mutually agreed and decided to have their respective properties amalgamated into a single plot and therefore by virtue of registered Deed of Amalgamation dated 16.03.2022 which was registered in the office of D.S.R.-III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages 220543 to 220569, Being No. 160304108 for the year 2022 and they mutated their names in the records of the Kolkata Municipal Corporation vide **Assessee No. 31-111-22-0252-7** and their land is known and numbered as **K.M.C Premises No. 252, Satindra Pally**.

AND WHEREAS after amalgamated their portion the Land owners herein became the absolute owners of **ALL THAT** piece and parcel of Bastu land measuring about **4 (Four) Cottahs 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less together with 1700 sq.ft. katcha cement flooring tiles shed structure lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989, R.S. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7**.

AND WHEREAS the Landowners mutated their names in the office of B.L.&.L.R.O vide **L.R. Khatian No. 3700, 3705 and 3704** respectively.

AND WHEREAS the Landowners now desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of Bastu land measuring about **4 (Four) Cottahs 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less together with 1700 sq.ft. katcha cement flooring tiles shed structure lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989 corresponding L.R. Khatian No. 3700,3705 and 3704, R.S. and L.R. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7** to the developer herein to develop their property by raising a G+III storied building.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH as follows:

**ARTICLE -I
(DEFINITION)**

1. LANDOWNERS: 1. SRI DEBASISH DAS (PAN NO. DEKPD8232J) (AADHAAR NO. 673010266418), son of Late Jatindra Nath Das, by faith Hindu,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

19 JUL 2022

by nationality Indian, by Occupation – Business, residing at A-60, Satindra Pally, P.O. Garia, P.S. Bansdronei, Kolkata-700084, Dist- South 24 Parganas, **2. SMT. MALABIKA ROY @ SMT. MALABIKA DEY (PAN NO. BSTPD3552Q) (AADHAAR NO. 499307418758)**, daughter of Late Atul Kumar Roy and wife of Sri Subrata Dey, by faith Hindu, by nationality Indian, by Occupation – Housewife, residing at NA-47/8, Arjunpur, Uttarpara, P.O. Arjunpur, Rajarhat Gopalpur Municipality, Kolkata-700059, Dist- North 24 Parganas and **3. SRI UTPAL ROY (PAN NO. BFEPR3353B) (AADHAAR NO. 236430547752)**, son of Late Atul Kumar Roy, by faith Hindu, by nationality Indian, by Occupation – Business, residing at A-60, Satindra Pally, P.O. Garia, P.S. Bansdronei, Kolkata-700084, Dist- South 24 Parganas.

2. DEVELOPER: TAUHID CONSTRUCTION (PAN NO. AARFT5711G), a Partnership Firm having its office at 244 Kamdahari Purba Para, P.O. Garia, P.S. Bansdronei, Kolkata-700084, being represented by its partners namely **1) MD. ALAM ANSARI @ MOHAMMED ALAM ANSARI (PAN ACZPA9487A) (AADHAAR NO. 579995275701)**, son of Late Md. Yasin Ansari and **2) MD. TOSHIF ALAM (PAN NO. BNDPA5334E) (AADHAAR NO.827728637095)**, son of Md. Alam Ansari, both by Faith - Muslim, by Nationality - Indian, by Occupation – Business, residing at Kasturi Park, Kumrakhali South, P.O. Narendrapur, P.S. Sonarpur, Kolkata - 700103, District South 24 Parganas.

3. ARCHITECT : The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.

4. COMMON EXPENSES shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Schedule-‘B’ hereto.

5. COMMON PORTIONS shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Second Schedule hereto.

6. ARBITRATOR shall mean such person or persons whom the DEVELOPER and OWNERS jointly may from time to time appoint as the Arbitrator for the Project.

7. MUNICIPALITY shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

8. LAND shall mean **ALL THAT** piece and parcel of Bastu land measuring about **4 (Four) Cottah 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less together with 1700 sq.ft. katcha cement flooring tiles shed structure lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989 corresponding L.R. Khatian No. 3700,3705 and 3704, R.S. and L.R. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

19 JUL 2022

Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7.**

9. NEW BUILDING shall mean and include the G+III storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.

10. COMMON FACILITIES : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, specific tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule 'C' herein below.

11. OWNERS' ALLOCATION AS FIXED AS FOLLOWS: In the new G+III storied Building, be constructed on the land described here under the **SCHEDULE 'A'** land, the **LAND OWNERS** shall get:-

- i) **ALL THAT one 3 BHK Flat front side on the Second Floor.**
- ii) **ALL THAT entire Third Floor.**
- iii) **ALL THAT 2 nos. of car parking of the left side on the Ground Floor.**

Further, be it mentioned here that land owners allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owners against her allocated portion.

12. DEVELOPER'S ALLOCATION: save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+III storied building i.e.

- i) **ALL THAT entire First Floor.**
- ii) **ALL THAT one 2 BHK Flat and one 1 BHK Flat on the Second Floor.**
- iii) **ALL THAT 2 nos. of car parking of the right side and one 2 BHK flat (sanctioned as Tenant's allocation) on the Ground Floor.**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owners in favour of the Developer.

13. PLANS shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations/modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

a copy of the Plan shall be obtained from the **OWNERS** and in case of any Revised Plan also such approval has to be taken.

14. PREMISES shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of Bastu land measuring about **4 (Four) Cottahs 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less together with 1700 sq.ft. katcha cement flooring tiles shed structure lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989 corresponding L.R. Khatian No. 3700, 3705 and 3704, R.S. and L.R. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdrani, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7**, more fully described in the **Schedule 'A'** hereto.

15. PROJECT shall mean the work of the development undertaken to be done by the Builder in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit OWNER.

16. PROPORTIONATE with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

17. UNIT shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

18. UNIT OWNER shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owners and the Developer/Builder for the Units held by them from time to time.

19. a) MASCULINE GENDER shall include the feminine and vice versa.

b) SINGULAR shall include the plural and vice versa.

20. SUBMISSION OF THE DOCUMENTS : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the OWNERS to the Developer and against this submission the Developer issue a proper receipt to the land owners for their documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

21. SALEABLE SPACE : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNERS Allocation together with all proportionate common facilities and the space as required thereof.

22. EXTRA COST: that any extra work for OWNER/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNER/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

23. FORCE MAJURE: shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.

24. TRANSFER: with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

25. TRANSFEREE: shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

26. BUILT UP AREA: means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

27. SUPER BUILT UP AREA: means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, safety tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

ARTICLE-II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE - II **OWNERS' OBLIGATION**

2.1 The '**OWNERS**' have agreed to produce the original papers of the above mentioned schedule land to the Developer.

2.2 That the **OWNERS** will to upto date all corporation taxes, B.L.&L.R.O. khajna, corporation mutation, B.L.&L.R.O. mutation.

2.3 The '**OWNERS**' have agreed to make over possession of the said property now within their possession of the schedule land as and when required by the Developer for new construction thereon.

2.4 Subject to the proceeding clause, the '**OWNERS**' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owners' share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within a stipulated period of **18 months** from the date of the Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of **18 months** from getting sanction plan from Kolkata Municipal Corporation then the **OWNERS** will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto.

2.5 That after completion of construction and delivery of possession of **OWNERS** allocation in the new building, the **OWNERS** shall convey and transfer to the Builder and/or their nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.

2.6 The **OWNERS** shall from time to time answer and comply with all requisitions made by his advocate appointed by the developer for the project for establishing valid title of the **OWNERS** in the premises if required if the land **OWNERS** will not able to satisfy with their documents like chain deeds, B.L.& L.R.O. mutation, conversion of the nature of land then the developer will be able to cancel this agreement mutually with the land **OWNERS** and the land **OWNERS** will not raise any objection.

2.7 The **OWNERS** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The **OWNERS** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.8 **OWNERS** have to collect the transformer charges from all the purchasers of their allocation of the proposed G+III storied building and the same has to be transferred to developer if the transformer will be installed in this project.

2.9 The **OWNERS** hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

2.10 The **OWNERS** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNERS** shall not be held responsible and liable to pay any compensation for the same.

2.11 The **OWNERS** hereby agrees and covenants with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any of the **DEVELOPER** allocated portion in the building after completion of the new building.

2.12 The **OWNERS** hereby agree and covenant with the developer/promoter not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoter, if anything is not going against the spirit of this Agreement.

2.13 The **OWNERS** hereby agree and covenant with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.14 The **OWNERS** hereby agree and covenant with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

2.15 The **OWNERS** hereby agree and covenant with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

2.16 That the **OWNERS** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNERS'** presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

ARTICLE - III

OWNERS' RIGHTS AND REPRESENTATIONS

3.1 The '**OWNERS**' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

3.2 None other than the said '**OWNERS**' have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.3 The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

3.5 The Developer as well as the **OWNERS** shall collect individual clearance Income Tax if required in respect of their individual allocation.

ARTICLE-IV

DEVELOPER'S/PROMOTER'S RIGHTS

4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the '**DEVELOPER**' on behalf of the '**OWNERS**' and the '**DEVELOPER**' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the '**OWNERS**' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.

4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.

4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNERS** and the owners shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION**.

4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

shall be standard one. However, the **OWNERS** shall have the right of inspection the project from time to time if required.

4.6. The **OWNERS** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **OWNERS** after completion of the construction work and sale of all flats/units under Developer's Allocation.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owners and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer Firm and/or in the name of **TAUHID CONSTRUCTION (PAN NO. AARFT5711G)**, a Partnership Firm having its office at 244 Kamdahari Purba Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its partners namely 1) **MD. ALAM ANSARI @ MOHAMMED ALAM ANSARI (PAN ACZPA9487A) (AADHAAR NO. 579995275701)**, son of Late Md. Yasin Ansari and 2) **MD. TOSHIF ALAM (PAN NO. BNDPA5334E) (AADHAAR NO.827728637095)**, son of Md. Alam Ansari, both by Faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at Kasturi Park, Kumrakhali South, P.O. Narendrapur, P.S. Sonarpur, Kolkata - 700103, District South 24 Parganas, where the Land **OWNERS** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **SCHEDULE-'A'**.

4.8. The Developer shall be authorized in the name of the **OWNERS** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land **OWNERS** allocated portion by the Land **OWNERS**, they will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the Land **OWNERS** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNERS** had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land **OWNERS**.

4.9. That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats /Shop etc. belonging to the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

Developer's allocation. The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement until such time construction of the building is completed and sale and transfer of the Developer's Allocated portions is over. The Owners hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNERS/Vendors** in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

ARTICLE - V
DEVELOPER'S/PROMOTER'S OBLIGATION

5.1 The developer/promoter hereby agrees and covenants with the **OWNERS** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters the owners may consider and extend the completion period of the said construction on the said property.

5.2 The developer/promoter hereby agrees and covenants with the **OWNERS** not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.

5.3 The developer/promoter hereby agrees and covenants with the owners not to do any act, deed or thing whereby the **OWNERS** are prevented from enjoying, selling, assigning and/or disposing of any of the **OWNERS'** allocation on the building.

5.4 That upon completion of construction of the new building, the builder shall inform the **OWNERS** to take delivery of possession of the **OWNERS'** allocated area in the new building in good and habitable condition and the **OWNERS** within 30 days from the date of such intimation shall take possession of his allocations thereon and the land **OWNERS** shall have to pay all rent, rates and taxes and others out goings from the date of taking land owners' allocation as per notice serves.

5.5 That the developer/promoter hereby agrees and covenants with the **OWNERS** to arrange them suitable accommodation and give them 15,000/- (Rupees Fifteen Thousand) only per month for two shifting.

ARTICLE - VI
FURTHER OBLIGATIONS MUTUALLY AGREED BY
THE OWNERS AND THE DEVELOPER/PROMOTER

6.1 The **OWNERS** hereby agree and covenant with the developer/promoter that as soon as the **OWNERS'** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

6.2 The **OWNERS** hereby agree and covenant that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.

6.3 That the developer shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the construction of the proposed building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owners shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

6.4 That the **OWNERS** shall be exclusively entitled to deal with **OWNERS'** allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owners shall not entitled to interfere in any manner.

ARTICLE - VII

FORCE MAJEURE

7.1 The parties hereto 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 the force majeure and shall be suspended from the obligations during the duration of the force majeure.

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE-VIII

JURISDICTION

The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

ARTICLE IX

ARBITRATION

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator, each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summery powers.

The Arbitrators shall have the power to appoint an Umpire in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

SCHEDULE-'A' ABOVE REFERRED TO:**(DESCRIPTION OF THE LAND)**

ALL THAT piece and parcel of Bastu land measuring about **4 (Four) Cottah 8 (Eight) Chittaks 25 (Twenty Five) Sq. ft.** more or less together with 1700 sq.ft. katcha cement flooring tiles shed structure lying and situated in Mouza-Brahmapur, Pargana-Magura, District Collectorate Touzi No. 60, J.L. No. 48, R.S. No. 169, R.S. Khatian No. 989 corresponding L.R. Khatian No. 3700,3705 and 3704, R.S. and L.R. Dag No. 743, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 252, Satindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700084, in the District of South 24 Parganas, **Assessee No. 31-111-22-0252-7**, the land is butted and bounded as follows:-

NORTH	:	by House of Smt. A. Panda;
SOUTH	:	by House of Arun Das;
EAST	:	by House of Smt. Sikha Ghosh;
WEST	:	by 19'-10" K.M.C. black top Road;

SCHEDULE-'B' ABOVE REFERRED TO:**(Common Area/Service Area/Easement and Facilities)**

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
5. Common electrical Wiring, fittings and fixtures, generators (excluding those as is installed for any particular unit).
6. Drainage and sewers.
7. Boundary walls and main gates.
8. Such other common parts, areas, equipment, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units it common and as may be specified and/ or terrace and areas.
9. Roof on the top floor.
10. There is lift facility in the building.

SCHEDULE-'C' ABOVE REFERRED TO:**(Details of Works And Standard of Materials)**

Structure : RCC with bricks

Walls : Internal : Putty finish

External : Finishing with Weathercoat with graceful elevation

Flooring :

Entire flat with Marble flooring (2' /2.5')

Stairs and lobby floor with Marble



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

Electricals :

Concealed ISI fire resistant copper wiring with ISI switches

Two light points, One fan point in bedrooms, Two light points, Two fan points in living room

TV points at living and master bedroom

AC point in master bedroom

Provision of exhaust fan in kitchen and toilet

Kitchen :

Cooking platform with Green Marble

Stainless steel sink

Glazed tiles upto 3 ft above cooking platform

Provision for fixing of water purifier and exhaust point

One light point, Power plug points for mixer and oven

Toilets :

Marble Flooring in bathroom

Glazed tiles upto height of 6 ft

CP bath fittings, sanitary fittings of reputed brands with ISI mark

Concealed plumbing with insulation for hot water lines

Geyser and exhaust points in all toilets

Doors :

Sal wood frame with flush doors.

PVC doors at toilets (white)

Windows : Aluminium sliding windows with glass along with straight grill

Water Supply :

KMC water supply

Overhead tank for sufficient storage and supply

Roof : Top roof with IPS flooring

Others : Power supply from WBSEDCL

If there is any change/addition in item of work for superior quality item or another item replacement Owners/Purchaser/s will pay the difference cost to the developer if higher cost item.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES :-

1. Moumita Chowdhury
Brahmapur, Kol-96

Sebasish Das

Malabika Sen

Utpal Roy

SIGNATURE OF LAND OWNERS

2. Badhisatwa Das
(Advocate)
Alipore Police Court
Kol-27



SIGNATURE OF DEVELOPER

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Badhisatwa Das

Advocate

Enrolment No. WB 2138/09

Alipore Police Court,

Kolkata - 700027

NOTICE OF SUBMISSION

খানাপত্র



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



Debashish Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Malabika Dey

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Utpal Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Md. Alam Ansoni

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

11



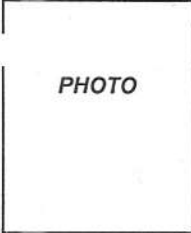
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022



ভারত সরকার
GOVERNMENT OF INDIA



মৌমিতা চৌধুরী
Moumita Chowdhury
পিতা : প্রশান্ত চৌধুরী
Father : Prasanta Chowdhury
জন্ম তারিখ / Year of Birth : 1996
মহিলা / Female



5850 8774 6354

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এ/৪, রবীন্দ্রপল্লী, ব্রহ্মপুত্র,
কলকাতা, পশ্চিমবঙ্গ, 700096

Address:
A/8, RABINDRA PALLY,
Brahmapur S.O, Brahmapur,
Kolkata, West Bengal,
700096

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Moumita Chowdhury



গণেশ চন্দ্র চন্দ্র

Major Information of the Deed

Deed No :	I-1603-11012/2022	Date of Registration	19/07/2022
Query No / Year	1603-2002181216/2022	Office where deed is registered	
Query Date	18/07/2022 10:04:22 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bodhisatwa Basu Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777290339, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 45,40,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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 :



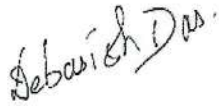






District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satindra Pally, , Premises No: 252, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Chatak 25 Sq Ft	1/-	40,81,252/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.4823Dec	1 /-	40,81,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	1/-	4,59,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1700 sq ft	1 /-	4,59,000 /-	



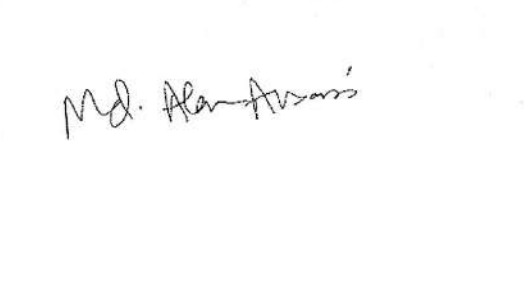



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBASISH DAS Son of Late JATINDRA NATH DAS Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office			
	19/07/2022	LTI 19/07/2022	19/07/2022	
A-60 SATINDRA PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DExxxxxx2J, Aadhaar No: 67xxxxxxxx6418, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office				
2	Name Mrs MALABIKA DEY, (Alias: Mrs MALABIKA ROY) Daughter of Late ATUL KUMAR ROY Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office			
	19/07/2022	LTI 19/07/2022	19/07/2022	
NA-47/8, ARJUNPUR, UTTARPARA, City:- Rajarhat-gopalpore, P.O:- ARJUNPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx2Q, Aadhaar No: 49xxxxxxxx8758, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office				
3	Name Mr UTPAL ROY Son of Late ATUL KUMAR ROY Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office			
	19/07/2022	LTI 19/07/2022	19/07/2022	
A-60 SATINDRA PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx3B, Aadhaar No: 23xxxxxxxx7752, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TAUHID CONSTRUCTION 244 KAMDAHARI PURBA PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md MOHAMMED ALAM ANSARI, (Alias Name: Md ALAM ANSARI) (Presentant) Son of Late MD YASIN ANSARI Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office			
		Jul 19 2022 2:22PM	LTI 19/07/2022	19/07/2022
	KASTURI PARK KUMRAKHALI, City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7A, Aadhaar No: 57xxxxxxxx5701 Status : Representative, Representative of : TAUHID CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Md MD TOSHIF ALAM Son of Md ALAM ANSARI Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office			
		Jul 19 2022 2:27PM	LTI 19/07/2022	19/07/2022
	KASTURI PARK, KUMRAKHALI SOUTH, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx4E, Aadhaar No: 82xxxxxxxx7095 Status : Representative, Representative of : TAUHID CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Miss MOUMITA CHOWDHURY Daughter of Late P CHOWDHURY BRAHMAPUR, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096			
	19/07/2022	19/07/2022	19/07/2022
Identifier Of Mr DEBASISH DAS, Mrs MALABIKA DEY, Mr UTPAL ROY, Md MOHAMMED ALAM ANSARI, Md MD TOSHIF ALAM			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DAS	TAUHID CONSTRUCTION-3.74115 Dec
2	Mrs MALABIKA DEY	TAUHID CONSTRUCTION-1.87057 Dec
3	Mr UTPAL ROY	TAUHID CONSTRUCTION-1.87057 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DAS	TAUHID CONSTRUCTION-850.00000000 Sq Ft
2	Mrs MALABIKA DEY	TAUHID CONSTRUCTION-425.00000000 Sq Ft
3	Mr UTPAL ROY	TAUHID CONSTRUCTION-425.00000000 Sq Ft

Endorsement For Deed Number : I - 160311012 / 2022

On 19-07-2022

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

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

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

Presented for registration at 13:49 hrs on 19-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Md MOHAMMED ALAM ANSARI Alias Md ALAM ANSARI,.

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 45,40,252/-

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

Execution is admitted on 19/07/2022 by 1. Mr DEBASISH DAS, Son of Late JATINDRA NATH DAS, A-60 SATINDRA PALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 2. Mrs MALABIKA DEY, Alias Mrs MALABIKA ROY, Daughter of Late ATUL KUMAR ROY, NA-47/8, ARJUNPUR, UTTARPARA, P.O: ARJUNPUR, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Mr UTPAL ROY, Son of Late ATUL KUMAR ROY, A-60 SATINDRA PALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late P CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

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

Execution is admitted on 19-07-2022 by Md MOHAMMED ALAM ANSARI, , Md ALAM ANSARI PARTNER, TAUHID CONSTRUCTION (Partnership Firm), 244 KAMDAHARI PURBA PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late P CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

Execution is admitted on 19-07-2022 by Md MD TOSHIF ALAM, PARTNER, TAUHID CONSTRUCTION (Partnership Firm), 244 KAMDAHARI PURBA PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late P CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

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 19/07/2022 11:30AM with Govt. Ref. No: 192022230076810261 on 19-07-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1849306255 on 19-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 050848, Amount: Rs.5,000/-, Date of Purchase: 19/07/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2022 11:30AM with Govt. Ref. No: 192022230076810261 on 19-07-2022, Amount Rs: 2,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1849306255 on 19-07-2022, 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 1603-2022, Page from 394589 to 394616

being No 160311012 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.07.19 18:26:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/19 06:26:48 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)