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Certified that the document is a true and correct copy of the original and the signature thereof and the endorsement is attached with the document and the payment of the document.

*[Signature]*  
 District Sub Registrar  
 Alipore, South 24 Parganas

19-5

THIS AGREEMENT FOR DEVELOPMENT is made on this the 11<sup>th</sup> day of May, Two Thousand Twenty Two

BETWEEN

(1) SRI SANTANU GUHA, son of Late Amalendu Guha, having PAN : ALFPG8255M, by occupation-Business, by faith Hindu, by nationality

contd .. p/2

5742

04 JAN 2022

No.....Rs.-100/- Date.....

Namat.....SUBIT MAJUMDAR

Address.....Advocate

Vendor.....High Court, Calcutta

Alipore Callee Corate, 24 Pgs. (S)

Kolkata-700001

SUBHANKAR DAS  
STAMP VENDOR

Alipour Police Court, Kol-27

*[Handwritten signature]*

→ Partheshwar

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Malayam



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Sandaru Guba

P.T.O

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11 MAY 2022

Indian, residing at D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, State of West Bengal, (2) **SMT. KEYA DE**, wife of Sri Kausik De, having **PAN : FXFPD4595G**, by occupation- Housewife, by faith Hindu, by nationality Indian, residing at Boral Purba Para, Rajpur Sonarpur (M), Post Office-Rajpur, Police Station - Sonarpur, PIN-700154, District : South 24-Parganas, State of West Bengal, hereinafter be referred to as **OWNERS** ( which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives administrators, and/or assigns ) of the **ONE PART**.

**A N D**

**M/S. SUVADEEP CONSTRUCTION**, a partnership firm having it's office at No. 215/1, Raipur Road, Police Station - Netaji Nagar, Kolkata - 700 032, having PAN : ACHFS 2539P, represented by it's partners namely (1) **SRI PARTHA SHOME**, son of Late Chittaranjan Shome, by faith - Hindu, by occupation - Business, having **PAN : BAXPS0325N**, residing at Reshmi Apartment, 215/1, Raipur Road, Police Station : Netaji Nagar, Kolkata - 700 047 (2) **SRI MALAY DAS**, son of Sri Radhaballav Das, by faith - Hindu, by occupation - business, having **PAN : AGWPD 9765B**, residing at No. 80, Lotus Park, Police Station : Netaji Nagar, Kolkata - 700047 referred to as the **DEVELOPER**.

**WHEREAS** one Gayatri Guha, since deceased, was the rightful absolute owner of all that piece and parcel of land measuring about **03** cottahs more or less together with a structure standing thereon, lying and situate at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji Nagar, Mouza- Raipur, J.L. No. 33, Dag No. 1155, Khatian No. 139, ward No. 100, within the limits of Kolkata Municipal Corporation, by way of Deed of sale Gift. The Deed of Gift was made on 27.07.1978 between one Birendra Nath Banerjee, Nripendra Nath Banerjee, Rabindra Nath Banerjee and Gayatri Mukherjee, togetherly referred as the Owners/Vendors therein of the **ONE PART** and the said Gayatri Guha, since deceased, having residence at residing at D 41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji

5006

Keya De

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Jouran Chakraborty  
54/10, Lotus Park  
Kolkata - 700047



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Nagar, Kolkata - 700 047, State of West Bengal, as the Purchaser of the OTHER PART which was registered at the office of the Sub-Registrar at Alipore, South 24-Parganas, recorded in Book No. 1, Being No. 2970 for the year 1978.

AND WHEREAS the aforesaid landed property had been recorded in the name of the said Gayatri Guha, since deceased, in the record of the Kolkata Municipal Corporation on payment of taxes and the said property has been duly assessed by Kolkata Municipal Corporation and numbered as premises No. 15B, Raipur Mondal Para Road, vide assessee no. 21-100-09-0052-0, having postal address D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, State of West Bengal.

AND WHEREAS while the said Gayatri Guha seized and possessed the said landed property as owner, died intestate on 19.09.2019 leaving behind her only son Sri Santanu Guha and only daughter Smt. Keya De as her legal heirs and successors.

AND WHEREAS after sad demise of the said Gayatri Guha, her legal heirs namely Sri Santanu Guha and Smt. Keya De jointly became the owners of ALL THAT piece and parcel of land measuring about 03 cottahs more or less together with a structure standing thereon, lying and situate at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji Nagar, Mouza- Raipur, J.L. No. 33, Dag No. 1155, Khatian No. 139, ward No. 100, within the limits of Kolkata Municipal Corporation, recorded as K.M.C. Premises No. 15B, Raipur Mondal Para Road, vide assessee no. 21-100-09-0052-0, having postal address D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, District : South 24-Parganas, State of West Bengal.

AND WHEREAS subsequently the said Sri Santanu Guha and Smt Keya De jointly desired to develop their laded property measuring about 03 cottahs more or less together with a structure standing thereon, lying and situate at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji



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Nagar, Mouza- Raipur, J.L. No. 33, Dag No. 1155, Khatian No. 139, ward No. 100, within the limits of Kolkata Municipal Corporation, recorded as K.M.C. Premises No. 15B, Raipur Mondal Para Road vide assessee no. 21-100-09-0052-0, having postal address D/41/1, Ramgarh, Post Office – Naktala, Police Station – Netaji Nagar, Kolkata – 700 047, District : South 24-Parganas, State of West Bengal ( more fully and particularly described in Schedule-A hereunder written and hereinafter be referred to as the 'SAID PROPERTY' ).

AND WHEREAS now the said Sri Santanu Guha and Smt. Keya De jointly the owner of the said property and for the betterment and development of this said plot of land wants to develop the said plot of land but due to paucity of fund and lack of financial strength and knowledge the said owners are not in a position to construct a new building as per Kolkata Municipal Corporations' sanctioned building plan for better enjoyment of residential accommodation and other commercial purpose therefore the Owner wants to develop the said plot of land by constructing a new G+IV storied building as per the sanctioned building plan of the Kolkata Municipal Corporation in the aforesaid premises under certain terms and conditions hereunder appearing and the said Developer of the other part being satisfied with the said offer given by the said Owner of the One Part and accept the same.

AND WHEREAS the Owner and the Developer after several discussion has agreed to inter alia : for developing the said premises by effecting construction of a new building on the said premises for the terms and conditions as hereunder appearing.

**NOW THIS AGREEMENT WITNESSETH** that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

**ARTICLE : I**

1.1. OWNERS : **SRI SANTANU GUHA and SMT. KEYA DE**



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1.2. DEVELOPER : **M/S. SUVADEEP CONSTRUCTION**

1.3. PREMISES : ALL THAT the landed property measuring about 03 cottahs more or less together with a tile shed structure measuring about 250 square feet standing thereon, lying and situate at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji Nagar, Mouza- Raipur, J.L. No. 33, Dag No. 1155, Khatian No. 139, ward No. 100, within the limits of Kolkata Municipal Corporation, recorded as K.M.C. Premises No. 15B, Raipur Mondal Para Road, having postal address D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, District : South 24-Parganas, State of West Bengal ( more fully and particularly described in the first schedule hereunder written ).

1.4. DEVELOPMENT AGREEMENT : The instant agreement made between the owner and the developer.

1.5. POSSESSION : The owner will deliver peaceful vacant physical possession of the said landed property to the developer in entirety free from all encumbrances whatsoever simultaneously upon execution of the agreement.

1.6. BUILDING : ALL that the G+IV storied residential buildings to be constructed on the said premises in accordance to the sanctioned building plan.

1.7. PLAN : The sanction of building plan will be obtained from the Kolkata Municipal Corporation for construction of the said building at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.

1.8. ARCHITECT : The person and/or firm to be appointed by the developer for planning, designing and supervising the said building.

1.9. ADVOCATE : The person to be appointed by the developer who only look after all legal matters in connection with the project under this agreement.



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1.10. OWNERS' ALLOCATION : Save and except the developer's allocation the owners' allocation will be allotted to the owners according to FAR as per sanction building plan in respect of the proposed G + IV ( Four ) storied building in the following manner ;

- A. The 50% of the entire First Floor in the proposed G + IV ( Four ) storied building
- B. The 25% of the Ground floor in the proposed G + IV ( Four ) storied building.
- C. The 25% of the Third floor in the proposed G + IV ( Four ) storied building.
- D. The 25% of the Fourth floor in the proposed G + IV ( Four ) storied building.

Together with the undivided proportionate share of land and along with all common areas and facilities of the said building ( more fully and particularly described in Schedule ' B ' hereunder written ).

1.11. DEVELOPER'S ALLOCATION : Save and except the owners' allocation the developer will be entitled to get rest area of the total FAR as per sanction building plan consisting in the proposed G + IV ( Four ) storied building on the said landed property ( more fully and particularly described in the Schedule - C hereunder written ).

1.12. NON-REFUNDABLE AMOUNT : The developer will pay to the owner a sum of Rs. 12,50,000-00 ( Rupees Twelve Lacs fifty thousand only ) as non refundable amount along with the owner's allocation in the proposed G + IV (Four) storied building as stated herein above. The Developer will pay such amount to the owner as per the Payment Schedule as mentioned in the sixth schedule of this agreement.

1.13. SALEABLE PORTION : All the portion in the building pertaining to developer's allocation.



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1.14. COMMON SERVICE AREAS : All the common service facilities to be enjoyed by both the owners and the developer in the building ( more fully and particularly described in the fourth schedule hereunder written ).

1.15. TRANSFERORS : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.

1.16. TRANSFEREE : The purchaser who will purchase flat/space in the building from the areas pertaining to developer' allocation.

1.17. TRANSFER : Transfer of proportionate undivided share/interest of land in the premises by the owner to ultimate purchaser of flats pertaining to developer's allocation.

1.18. CONSIDERATION : Owners' allocation at the cost of the developer will be treated as consideration to be given to the owners.

1.19. DELIVERY OF POSSESSION OF LAND ; In the context shall mean, the owners will hand over to the developer the peaceful vacant well demarcated physical possession of the said premises simultaneously upon execution of this agreement.

1.20. TIME : The developer will complete the said building and deliver the peaceful vacant physical possession of the owners' allocation to the owner within 36 months from the date of the sanctioned building plan issued by the Kolkata Municipal Corporation. However the developer will be given an extended six months to complete the project in the event of natural calamities.

1.21. POWER OF ATTORNEY : The owner will execute power of attorney appointing the developer or its nominee as their lawful constituent attorney to do the acts stipulated hereunder.

1.22. COMMON EXPENSES : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer and/or their respective nominee after



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completion and delivery of respective possession ( more fully and particularly described in the fifth schedule hereunder written ).

1.23. PROJECT : The work of development of the said premises undertaken by the developer.

1.24. UNIT : Any independent flat/car parking space in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.

1.25. UNIT OWNER : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit as well as individual flat in the building and shall include the owner and the developer for the units held by them from time to time.

1.26. MANNER OF WORK and SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

## ARTICLE - II : OWNER'S REPRESENTATION :-

2.1. The owners are jointly the absolute owners in respect of the said schedule landed property as aforesaid.

2.2. There is no agreement holder in respect of the said premises.

2.3 There is no tenant in the said premises.

2.4. There are no suits, litigations or legal proceedings in respect of the premises or part thereof.

2.5. No person other than the owners has any right, title and interest of any nature whatsoever in the premises or any part thereof.

2.6. The right, title and interest of the owners in the premises are free from all encumbrances and the owners has a marketable title thereto.



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2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.

2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.

2.9. The owners has not in any way dealt with the premises whereby the right, title and interest of the owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

2.10. The owners shall have no difficulty in producing income tax clearance certificate or any permission, if required, for completion of transfer of the developer's allocation to the developer and/or its nominees and/or otherwise in fulfilling their obligations hereunder.

2.11. The owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.

#### ARTICLE : III – OWNERS'S RIGHT :

3.1. The Owners will get the owner's allocation without any hindrance in the proposed new building within 36 months from the date of sanctioned building plan issued by the Kolkata Municipal Corporation subject to the delivery of the peaceful vacant possession of the said land by the owners which shall not become applicable if the developer project in question faced any hindrances in respect of any kind of legal matters, natural calamities etc however the time is the essence of contract against which the Owners will transfer the proportionate undivided share/interest of land in the premises attributable to the Developer's allocation without any hindrance.

#### ARTICLE IV – OWNER'S OBLIGATION :



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- 4.1. The Developer shall be entitled to construct and complete the new building strictly in accordance to the building plan without any interference or hindrance from the side of the Owners provided that the Developer shall use good quality of materials and good quality of labours as well.
- 4.2. During the continuance of this Agreement the Owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer and vice versa.
- 4.3. The Owners will execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the Developer's allocation in the new building.
- 4.4. The Owners will execute a registered power of attorney in favour of the Developer or its nominee authorizing to sell the area under developer's allocation.
- 4.5. The Owners if required, will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and spaces pertaining to the Developer's allocation for registration.
- 4.6. The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building free of cost.
- 4.7. The Developer will be entitled to deliver the flats and spaces pertaining to the Developer's allocation to the purchaser only after it delivers the Owner's Allocation to the Owners in complete habitable conditions.
- 4.8. The Developer will be entitled to transfer the flat/space along with the undivided proportionate share of land in the premises attributable to the Developer's allocation on the strength of the Power of Attorney to be given by the Owners.



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4.9. The Developer will be entitled to make publicity in all possible manners for the benefit of commercial exploitation of the Developer's allocation in the said building.

4.10. The Owners will be liable to keep all original documents such as the Title deeds, K.M.C. Tax Bills, Mutation Certificate and any other documents regarding the titleship of the said landed property with the said Developer, against a valid receipt for the requirement in respect of the plan and/or any other reasonable purposes during the construction of the building. The said original documents will be returned to the owners' association of the said proposed building after delivery of the whole building by the developer.

4.11. The Owners will have to deliver the peaceful vacant possession of this landed property within one ( 01 ) week after getting the sanctioned building plan of the proposed building from K.M.C. and/or upon getting the intimation to vacant the possession from the developer whichever is earlier.

#### ARTICLE IV – OWNERS' OBLIGATION :

4.1. The owner shall rectify all latent defects in the title of the property, if any, at her own costs and expenses.

4.2. The owner will make delivery of possession of the said premises to the developer within one ( 01 ) week after getting the sanctioned building plan of the proposed building from K.M.C. and/or upon getting the intimation to vacant the possession from the developer whichever is earlier in accordance to the terms and conditions stipulated in these presents.

4.3. The developer shall be entitled to construct and complete the building in accordance with the sanction of the building plan without any interference or hindrance from the side of the owner.



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- 4.4. During the continuance of this agreement the owner will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.
- 4.5. The owners will execute all deed of conveyances for conveying the undivided proportionate share of land relating to the developer's allocation in the building in accordance to the terms and conditions stipulated in these presents.
- 4.6. The owners will, if required, execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats, pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.
- 4.7. The owners, with the execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. Those documents will remain with developer till the completion of the building. Thereafter those documents will remain with the Association of the said building owners.
- 4.8. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developer and also removing all the existing structure and trees in the said premises and free from all encumbrances whatsoever.
- 4.9. The owners will also agreed upon that if in future it will found that any deed of transfer would be necessary to execute by the owner herein in lieu of the sale of the part of the developer's allocation then she will bound to execute the same by her own cost without any delay or default with immediate effect. The owner will solely responsible for to execute such transfer, if any.
- 4.10. The owners will extend all reasonable cooperation to the developer for effecting construction of the said building.



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4.11. The owners shall from time to time, sell and convey to the developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to the units pertaining to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of the owners' allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.

4.12. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owner shall be liable to meet up and remove the same at their own costs and expenses. In case the owners do not then the developer shall be liberty to do so and to recover the said costs from the owners.

4.13. That the owners shall, if required from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developers doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the building and/or portion thereof (excluding the owners' area) and to receive all amount in pursuance there.

4.14. The owners will, simultaneously upon execution of the agreement, handover and deliver the peaceful vacant physical possession in entirety to the developer.

4.15. The owners will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement.

#### ARTICLE - V : DEVELOPER'S RIGHT

5.1. The owners hereby grant exclusive right to the developer to build and complete the building.

5.2. The owner hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owner. The developer will have full right and absolute



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authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of its discretion and receive advance/consideration in full thereof.

5.3. The developer shall be entitled to occupy and use the premises SUBJECT TO the terms of this agreement, duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owner shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required. The owners however will have no liability to pay the said electricity bill as aforesaid and the developer will pay the entire electricity bill during the period of project.

5.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability of the owners.

5.6. The developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.7. The developer will be authorised in the name of the firm so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8 The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser.



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5.9. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer to the intending purchaser

5.10. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

5.11. The developer will be entitled to get the peaceful vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owner without any obstruction from any quarter.

5.12. The owner shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

#### ARTICLE - VI : DEVELOPER'S OBLIGATION :

6.1. The Developer will bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C., K.M.D.A., Land and Revenue Department of West Bengal and any other statutory or Govt. bodies time to time during the construction period and up to the delivery of the said building to the Owners and the other purchasers.

6.2. That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc, if any and the Developer shall keep the Owners saved harmless and indemnified against any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the ownership of the said premises in so far as it relates to the Developer's Allocation in the building.



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6.3. That the Developer shall arrange Electricity connection of the main service for the entire new building. The Owners and the Purchasers shall bear and pay proportionately for the certain amount of deposits and expenses as would be required to obtain the individual metre for their flats from the CESC Ltd. for the common electricity meter in the building in respect of their respective portions/flats in the said new building at the said premises.

ARTICLE VII : OWNERS' INDEMNITY :

7.1. The developer will indemnify the owner against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.

7.2. The developer will indemnify and keep the owners indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.

7.3. The developer will keep the owner saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.

7.4. The developer will indemnify the owners against all claims or demand that may be made due to anything done by the developer during the construction of the said building.

7.5. The developer will indemnify the owner against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.

7.6. The developer will indemnify the owner against any demand and/or demand/claim made by the unit holder in respect of the developer's allocation.



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7.7. The developer will indemnify the owner against any action taken by the Corporation and/or other authority for any illegal or faulty construction or otherwise of the building.

ARTICLE VIII : COMMON UNDERSTANDINGS :

8.1. In case it is required to pay any outstanding dues and/or any other outgoings and liabilities to any competent authority in respect of the premises till the date the owner hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof. On behalf of the owner which the owner will refund to the developer before taking possession of the owners' allocation. The developer shall pay all the outstanding charges, rates and taxes and electricity bills from the date of taking possession of premises from the owners till it delivers to the owners the owners' allocation.

8.2. The owners shall be solely and exclusively entitled to the owners' allocation and the developer shall be solely and exclusively entitled to the developer's allocation.

8.3. The owners' allocation shall be constructed by the developer for and on behalf of the owners. The rest of the building shall be constructed by the developer for and on behalf of itself and common space will be entitled by both the parties.

8.4. The owners and the developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will also be at liberty to enter into agreement for sale of their respective allocations SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto, common expenses and other matter of common interest, the owner and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata.



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8.5. The owners shall be entitled to all monies that be received from the unit owners of the owners' allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owner.

8.6 The developer will provide main electricity connection of CESC for the entirety of the building only, not for any other individual flat of the said building at their cost.

8.7. That the owners will also agreed that the said owner will fetch the materials of the existing structure/building after demolition.

8.8 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by the advocates and as in conformity with other buildings containing ownership flats. The developer and the owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

8.9 If so required by the developer, the owner shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' allocation.

#### ARTICLE IX : COMMON RESTRICTIONS :

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.



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9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owners' allocation and the developer sell major parts of the developer's allocation, the developer will have no liability to the said committee and/or any association to be formed.

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

#### ARTICLE X : MISCELLANEOUS :

10.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

10.3. The owners allocation and the developer's allocation in the building will be demarcated after obtaining the building plan from the competent authority.



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11 MAY 2022

ARTICLE XI : FORCE MAJURE :

11.1. The developer will obtain plan and complete the owners' allocation within the stipulated period unless it is prevented by the circumstances like natural calamities, dearth of labourer, want of building materials etc. which may be found beyond control of the developer.

## ARTICLE XII : JURISDICTION :

12.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

**THE FIRST SCHEDULE AS REFERRED TO ABOVE****( Description of the entire Premises )**

ALL THAT piece and parcel of homestead land measuring about the landed property measuring about **03** cottahs more or less together with a tile shed structure measuring about 250 square feet standing thereon, lying and situate at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji Nagar, Mouza- Raipur, J.L. No. 33, Dag No. 1155, Khatian No. 139, recorded as K.M.C. Premises No. 15B, Raipur Mondal Para Road, having postal address D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, ward No. 100, within the limits of Kolkata Municipal Corporation, District : South 24-Parganas, State of West Bengal which is butted and bounded as follows :-

ON THE NORTH : by 12 feet wide K.M.C. Road

ON THE SOUTH : by 20 feet wide K.M.C. Road

ON THE EAST : by 20 feet wide K.M.C. Road

ON THE WEST : by Premises No. 15A, Raipur Mondalpara Road



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**THE SECOND SCHEDULE AS REFERRED TO ABOVE****( OWNERS' ALLOCATION )**

Save and except the developer's allocation as described in the third schedule hereunder the owner will be entitled to get the owners' allocation according to FAR as per sanction building plan in respect of the proposed G + IV (Four) storied building in the following manner ;

- A. The 50% of the Entire First Floor in the proposed G + IV ( Four ) storied building
- B. The 25% of the Ground floor in the proposed G + IV ( Four ) storied building.
- C. The 25% of the Third floor in the proposed G + IV ( Four ) storied building.
- D. The 25% of the Fourth floor in the proposed G + IV ( Four ) storied building.

Together with the undivided proportionate share of land and along with all common areas and facilities of the said proposed G+IV storied building on the property, recorded as K.M.C. Premises No. 15B, Raipur Mondal Para Road, having postal address D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, ward No. 100, within the limits of Kolkata Municipal Corporation, District : South 24-Parganas, State of West Bengal on the said landed property TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. The common areas in the building and/or the said premises will be used in common with the developer.

The exact area will however will be determined only after obtaining the building plan.



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**THE THIRD SCHEDULE AS REFERRED TO ABOVE**  
**( DEVELOPER'S ALLOCATION )**

SAVE and except the owners' allocation as described in the second schedule hereinabove the developer will be entitled to get rest area of the total FAR as per sanction building plan consisting in the proposed G + IV ( Four ) storied building on the said landed property recorded as K.M.C. Premises No. 15B, Raipur Mondal Para Road, having postal address D/41/1, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, ward No. 100, within the limits of Kolkata Municipal Corporation, District : South 24-Parganas, State of West Bengal on the said landed property TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. The common areas in the building and/or the said premises will be used in common with the owners.

The exact area will however will be determined only after obtaining the building plan.

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE**  
**(common areas )**

R.C.C. Columns/beam,  
 Underground water reservoir,  
 Septic tank,  
 Overhead water tank,  
 Boundary wall,  
 Space for electric meter and pump,  
 Electric installations,  
 Passage,  
 courtyard,  
 open areas with all easement rights,  
 Roof of the top floor of the building,  
 Stair and stair case,  
 stair top room,



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All other areas to be used commonly by the flat/space owners of the building.

**THE FIFTH SCHEDULE AS REFERRED TO ABOVE**

**[Common expenses to be effected from the date of transfer]**

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

**THE SIXTH SCHEDULE AS REFERRED TO ABOVE**

**[ PAYMENT SCHEDULE ]**

The developer will pay the sum of **Rs. 12,50,000-00** ( Rupees Twelve Lacs fifty thousand only ) to the owner as stated herein in the following manner ;

- |  |                        |
|--|------------------------|
| ( i ) At the time of the execution and registration of the Joint Venture Agreement & Development Power of Attorney | <b>Rs. 2,50,000-00</b> |
| ( ii ) after 30 days from the execution of Agreement   | <b>Rs. 2,50,000-00</b> |
| ( iii ) Upon delivery of the peaceful vacant possession of the land by the owners herein                           | <b>Rs. 2,50,000-00</b> |
| ( iv ) After completion of the second floor roof casting   | <b>Rs. 2,50,000-00</b> |
| ( v ) After completion of the entire flooring works of the building.   | <b>Rs. 2,50,000-00</b> |



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
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**IN WITNESSES WHEREOF** the parties hereto have put their respective hands and seal on these presents on the day month and year first above written.

**WITNESSES:**

1. Subit Kumar  
B/19, Rangpur  
Kw. 42

1. Santanu Guha

2. Keya De

(OWNERS)

2. Anik Nag  
D-76A, Rangpur  
Kw. 47

**M/S. SUVADEEP CONSTRUCTION**



Malay  
Partners

(DEVELOPER)

Drafted by me and prepared in my office

  
(SUBIT MAJUMDAR)

Advocate,

High Court, Calcutta

Kolkata - 700 001.

Enrollment No. WB/242/2004



DISTRICT SUB REGISTRAR-III  
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11 MAY 2022



**MEMO OF RECEIPT**

**RECEIVED** from the within named developer the within mentioned sum of **Rs. 2,50,000-00** ( Rupees Twelve Lacs fifty thousand ) only in the following manner :

BANK NAME	DATE	CHQ. NO.	AMOUNT
Union Bank	11.05.2022	011247	1,25,000.00
Union Bank	11.05.2022	011248	1,25,000.00
<b>TOTAL =</b>			<b>2,50,000.00</b>

**WITNESSES:**

1. *Subit Bance*

1. *Santanu Guha*

2. *Amit Verma*

2. *Keya De*

**( O W N E R S )**



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
11 MAY 2022

**A**  
**ANNEXURE**  
**TECHNICAL SPECIFICATION**  
**SCOPE OF WORKS & AMENITIES INSIDE THE FLAT**

**FOUNDATION**

The foundation of the building shall be R.C.C. frame worked as specified by the structural engineer mentioned in the sanctioned plan.

**STRUCTURE**

The main structure of the building shall be of R.C.C frame structure comprising of R.C.C. Columns beams slabs etc as specified by the structural engineer mentioned in the sanctioned plan.

**ELEVATION**

Attractive designed front elevation with exclusive finish.

**BRICK WALL :**

External Brick wall shall be 8" thick and partition wall shall be 3" in c.m. ( 1:4 ) and common wall 5" thick in c.m. ( 1:5)

**PLASTER :**

External wall of average  $\frac{3}{4}$  " thick 1:5 c.m. whereas ceiling and interior wall of average  $\frac{1}{2}$  " thick with ( 1 : 5 ) cement mortar.

**WALLS**

The external shall be covered with putti for having even smooth surface and painted with weather coat where as interior shall have one coat primer finishing (white ) on best quality wall putty .

**FLOORING AND SKIRTING**

All and other flooring and skirting inside the flat including the balcony shall be made (2' x 2' ) with white vetrified tiles with matching veins with 4" high skirting.



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DOORS

All doors frame will be made of Sal wood (100 \* 65 mm) and all doors shall be commercial type flush door of 32 mm with primer paint. Toilets will have PVC frame and door. The main door shall be commercial flush door and also provided with Godrej lock.

WINDOWS

All supplying window shall be aluminium sliding window frame with and will be fitted with glass panes as per design approved.

GRILLS : All windows shall be provided with M.S. Grill of square bar ( 12 mm ) as per design. All balcony and/or verandah shall be fully covered provided with 18 mm square bar with 3 feet high.

TOILET & W.C. :

- i) One India/European commode of Bell/Hindware Company of white colour with Ptrap ( jam free type ).
- ii) One shower with central valve of Essco.
- iii) Two Tap point one high level pt. and one low level point (Essco)
- iv) Wash Basin 20" x 16" of white colour Bell/Hindware with one tap ( Essco)
- v) Glaze Tiles digital fixing upto 7'-00 height on all sides.
- vi) Provision for exhaust for fan.
- vii) Geezer point ( For hot water) only for toilet.
- viii) One Mirror Box.
- ix) One towel Rod ( P.V.C.)
- x) One soap case ( p.v.c.)
- xi) The toilets & W.C. will have of marble flooring.

KITCHEN :

- i) Cooking platform will be made of Granite slab (10' x 1'-8" ) and additional shelf in between cooking platform and flooring and separate box arrangement for L.P.G. cylinder made by black stone.



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- ii) One tap (Essco) above the sink (steel), Eagle/Baishali brand and one below the sink.(18" x 21")
- iii) Provision for cooking chimney.
- iv) Glaze Tiles ( Digital ) fixing upto 4'-00 height on the cooking platform.
- v) The kitchen will have vetrified flooring.

#### PARAPETS WALL ON ROOF :

This shall be 3'-3" high and of 5" thick brick wall in cement mortar (1:4) and 1 pillar at 8'-00".

ROOF Ultimate roof open to the sky.

STAIRS All landings and steps of the stair-case will be of marble flooring with a railing with 18 mm square bar of 3 feet height with hand rest of P.V.C. of 30 mm \* 5 mm flats.

#### ELECTRICALS

All electrical lines, to be concealed having first class copper wires of proper gauge with earthing arrangements of finolex company, all switch boards to be sheet metal with front cover of parapet sheet with switch/plus/sockets etc are to be provided on all electrical points.

#### ELECTRICAL POINTS

Bed Rooms	Two light points, one fan point, two multi-plug point (5 Amps), A.C. point for one room.
Toilets	One light point, one geezer point and exust fan point.
Living/Dining Room	Four light points, two fan points, Two plug point (5 Amps), one washing machine point and one Refrigerator point and one cable point.
Bell	One bell point in front of the main door.



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Roofs	Two light points.
<u>Ground</u>	Adequate light points.

Ground floor Total opening common areas of the Ground Floor is to be laid with net cement with gray cement.

ROOF TREATMENT Proper treatment has to be done at the roof with necessary slopes maintained toward drainage for preventing water logging any seepage or leakage etc on roof

#### WATER SUPPLY

One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir as per the instruction of the K.M.C. are to be provided with adequate horse power capacity of pump of reputed branded company available in the market.

#### CONSTRUCTION SCHEDULE :

- i) R.C.C. work will be in the ratio 1:2:4 excluding water tank.
- ii) Columns beams structure lintels staircase etc. are of M15 (1:2:4)
- iii) Water tank must be Sintex or Polygon.
- iv) Brick work 8" wall cement mortar (1:5)
- v) Coarse sand must be used only.

Materials must be used ;

- (i) Cement : Ultratake / Ambuja, (ii) Rod : Shyam / Ankit, (iii) Bricks : Stone/Nelco, (iv) Sand : Coarse, (v) Stone chips : 5/8 Stone.

**EXTRA WORK** : Special fittings, floorings, fixtures in the flat will be provided at extra cost to be deposited before execution of the work subject to feasibility.



DISTRICT SUB REGISTRAR-III  
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11 MAY 2022



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..... SANTANU GUHA

Signature..... Santanu Guha



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..... KEYA DE

Signature..... Keya De



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..... PARTHA SHOME

Signature..... Partha Shome



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					



Name..... MALAY DAS

Signature..... Malay Das



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS ALIPORE  
11 MAY 2022

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

	Left hand					
	Right hand					

Name SOURAV CHAKRABORTY

Signature Sourav Chakraborty

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

<b>PHOTO</b>	Left Hand					
	Right Hand					

Name.....

Signature.....

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

<b>PHOTO</b>	Left Hand					
	Right Hand					

Name.....

Signature.....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
11 MAY 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ALFPG8255M

नाम / Name  
SANTANU GUHA

पिता का नाम / Father's Name  
AMALENDU GUHA

जन्म की तारीख / Date of Birth  
04/10/1971

Signature  
हस्ताक्षर / Signature



21062018

Santanu Guha

इस कार्ड को खोने / एने पर कृपया सूचित करें / सीटिंग:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मास्म स्टार्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोनी, नजद डेम्प बंगला चौक से घाट,  
पुणे - 411 016.

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please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th floor, Maam Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Damp Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8068, Fax: 91-20-2721 8061  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20047/00237

To  
শান্তনু গুহা  
Santanu Guha  
D 41/1RAMGARH  
NAKTALA Naktala S.O  
Nektala Kolkata  
West Bengal 700047

15030427



MN156044773DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6681 7485 8557**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শান্তনু গুহা  
Santanu Guha  
পিতা : অমালেন্দু গুহা  
Father : AMALENDU GUHA  
জন্ম বার্ষ / Year of Birth : 1971  
পুরুষ / Male

**6681 7485 8557**



আধার - সাধারণ মানুষের অধিকার

Santanu Guha





Keya De







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

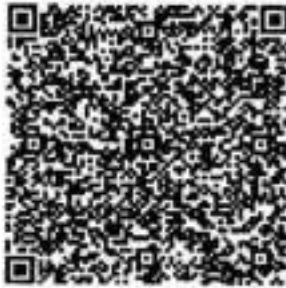
ভূমিকাভুক্তির নম্বর/Enrolment No.: 2010/17580/10568

Keya De (কেয়া দে)

W/O: Kausik De, BORAL PURBA PARA, Rajpur  
Sonarpur(m), South 24 Parganas,  
West Bengal - 700154

আপনার আধার সংখ্যা/ Your Aadhaar No.:

**3370 4260 4971**



আধার-সাধারণ মানুষের অধিকার

1947  
1800 300 1047

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www.uidai.gov.in

জন্ম

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



কেয়া দে  
Keya De  
অনুভূতির/ DOB: 20/05/1969  
মহিলা / FEMALE



ঠিকানা:

W/O: কেপিক দে, বোরাল  
পূর্ব পাড়া, রাজপুর (সোনারপুর  
(এম), পশ্চিম ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700154

Address:

W/O: Kausik De, BORAL  
PARA, Rajpur Sonarpur(m), South  
24 Parganas,  
West Bengal - 700154

Keya De

3370 4260 4971

3370 4260 4971

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Date: 09/01/2015



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUVADEEP CONSTRUCTION

17/06/2009

Permanent Account Number

ACHFS2536P

05602013





**CHITTARANJAN MOH**  
**04/01/1987**  
Permanent Account Number  
**BAJN50325N**



*[Handwritten Signature]*  
Signature





সংসদ  
GOVERNMENT OF INDIA



নাম : শ্যাম  
Pertho Shome  
পিতা : চিত্তরাজ শ্যাম  
Father : CHITTARANJAN Shome  
জন্ম বর্ষ / Year of Birth : 1967  
পুরুষ / Male



9588 7670 5220



আধার - সাধারণ মানুষের অধিকার



**GOVERNMENT OF INDIA**  
**MINISTRY OF DEFENSE**

**MALAY DAS**  
**RADHABALLAV DAS**  
**13/04/1972**  
Permanent Account Number  
**AGWPD9765B**

Maj  
Signature







ভারত সরকার

Unique Identification Authority of India



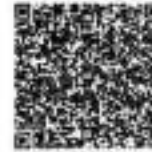
ভাঙ্গিকাকৃতির আই ডি/Enrollment No.: 1040/19591/34624

To  
মলয় দাস  
MALAY DAS  
80 LOTUS PARK  
NAKTAL Naktala S O  
Naktala Kolkata  
West Bengal 700047

1439108



MN162916188DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8946 2061 9631**

আধার - সাধারণ মানুষের অধিকার



সংসদ সরকার  
GOVERNMENT OF INDIA



নাম/ Name  
MALAY DAS  
পিতা : রত্নাবল্লভ দাস  
Father : RADHABALLAV DAS  
জন্ম তারিখ / Year of Birth : 1972  
সুন্দর / Male



**8946 2061 9631**

আধার - সাধারণ মানুষের অধিকার







সার্বভৌম সরকার  
GOVERNMENT OF INDIA



সৌরভ চক্রবর্তী  
Sourav Chakraborty  
পিতা : সুভাষী চক্রবর্তী  
Father : Suvasis Chakraborty  
জন্ম তারিখ / Year of Birth : 1997  
পুরুষ / Male



7628 9796 3173

আধার - সাধারণ মানুষের অধিকার



শিক্ষা মন্ত্রণালয়  
MINISTRY OF EDUCATION, GOVERNMENT OF INDIA

ঠিকানা:  
কৃষ্ণাবতী, গৌরহাটী, হুগলী,  
পশ্চিমবঙ্গ, 712613

Address:  
Krishnabati, Gourhati,  
Hooghly, West Bengal,  
712613

1947  
1800 180 1947

help@udde.gov.in

www.udde.gov.in

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



### Major Information of the Deed

Deed No :	I-1603-07480/2022	Date of Registration	19/05/2022
Query No / Year	1603-2001348331/2022	Office where deed is registered	
Query Date	09/05/2022 11:20:26 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]		
Set Forth value	Market Value		
	Rs. 35,75,814/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 2,553/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, , Premises No: 15B, , Ward No: 100 Pin Code : 700047

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	3 Katha		35,10,001/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>0 /-</b>	<b>35,10,001 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	0/-	65,813/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>250 sq ft</b>	<b>0 /-</b>	<b>65,813 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SANTANU GUHA</b>                      Son of Late AMALENDU GUHA D/41/1, Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022                      , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022                      , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mrs KEYA DE</b>                      Wife of Mr Kausik De Boral Purba Para, Rajpur Sonarpur (M), City:- Not Specified, P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FXxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022                      , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022                      , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SUVADEEP CONSTRUCTION</b>                      215/1, Raipur Road,, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal India, PIN:- 700047 , PAN No.:: ACxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr PARTHA SHOME (Presentant )</b>                      Son of Late Chittaranjan Shome Reshmi Apartment, 215/1, Raipur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUVADEEP CONSTRUCTION (as Partner)</p>
2	<p><b>Mr MALAY DAS</b>                      Son of Mr Rachaballav Das 80, Lotus Park, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUVADEEP CONSTRUCTION (as Partner)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sourav Chakraborty</b>                      Son of Mr Suvasis Chakraborty                      54/10, Lotus Park, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047</p>			
Identifier Of Mr SANTANU GUHA, Mrs KEYA DE, , Mr PARTHA SHOME, Mr MALAY DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU GUHA	SUVADEEP CONSTRUCTION-2.475 Dec
2	Mrs KEYA DE	SUVADEEP CONSTRUCTION-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU GUHA	SUVADEEP CONSTRUCTION-125.00000000 Sq Ft
2	Mrs KEYA DE	SUVADEEP CONSTRUCTION-125.00000000 Sq Ft

On 10-05-2022

**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 35,75,814/-



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

On 11-05-2022

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

Presented for registration at 17:05 hrs on 11-05-2022, at the Private residence by Mr PARTHA SHOME .

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

Execution is admitted on 11/05/2022 by 1. Mr SANTANU GUHA, Son of Late AMALENDU GUHA, D/41/1, Ramgarh, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mrs KEYA DE, Wife of Mr Kausik De, Borai Purba Para, Rajpur Sonarpur (M), P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-05-2022 by Mr PARTHA SHOME, Partner, SUVADEEP CONSTRUCTION (Partnership Firm), 215/1, Raipur Road,, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr MALAY DAS, Partner, SUVADEEP CONSTRUCTION (Partnership Firm), 215/1, Raipur Road,, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10, Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk



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

On 12-05-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,553/- ( B = Rs 2,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by online = Rs 2,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/05/2022 9:53PM with Govt. Ref. No: 192022230022528571 on 09-05-2022, Amount Rs: 2,521/-, Bank:  
Bank of Boroda ( BARB0INDIAE), Ref. No. 1285806480 on 09-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/05/2022 9:53PM with Govt. Ref. No: 192022230022528571 on 09-05-2022, Amount Rs: 7,021/-, Bank:  
Bank of Boroda ( BARB0INDIAE), Ref. No. 1285806480 on 09-05-2022, 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

On 19-05-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,553/- ( B = Rs 2,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 667618, Amount: Rs.100/-, Date of Purchase: 04/01/2022, Vendor name: S Das



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 276969 to 277017  
being No 160307480 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.05.26 12:29:14 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/26 12:29:14 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)