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

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**DEED OF DEVELOPMENT AGREEMENT**

This **DEED OF DEVELOPMENT AGREEMENT** made on this 21<sup>st</sup> day of September, 2022 by and between (1) **SRI PRABIR RANJAN BHOWMIK** alias **PRABIR RANJAN BHOWMIC** (PAN:AEGPB2992G, AADHAAR NO.5814-8768-4529) son of Sri Abani Bhowmik , by nationality - Indian

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

21 SEP 2022

by religion - Hindu , by occupation - Business , residing at 56, Kalitala, Bansdroni, P.S. Regent Park, Kolkata-700070, Dist. 24 Parganas (South) , **(2) SMT RITA BHOWMIK alias RITA BHOWMIC** (PAN:AEMPB2360N, AADHAAR NO.8198-2415-7607 ) wife of Sri Prabir Ranjan Bhowmik alias Prabir Ranjan Bhowmic, by nationality - Indian, by religion - Hindu , by occupation - Business , residing at 56, Kalitala, Bansdroni, P.S. Regent Park, Kolkata-700070 , Dist. 24 Parganas (South), **(3) SRI UTTAM KUMAR DUTTA** (PAN:ADUPD2713J, AADHAAR NO.5880-7631-6516 ) son of Sri Sukumar Dutta, by nationality - Indian, by religion - Hindu, by occupation - Business , residing at 18B, Manilal Banerjee Road, P.S. Watgunge, Kolkata- 700023, Dist. 24- Parganas (South) and **(4) SMT BITHIKA DUTTA**(PAN:ADOPD5612N, AADHAAR NO.9924-4419-6495) wife of Sri Uttam Kumar Dutta, by nationality - Indian, by religion - Hindu , by occupation - Business , residing at 18B, Manilal Banerjee Road, P.S. Watgunge, Kolkata-700023, Dist. 24 Parganas (South), hereinafter jointly called and referred to as the **"OWNERS"**( which terms of expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their respective heirs, executors, legal representatives, successors, nominees and assigns) of the **FIRST PART**.

AND

**T N ASSOCIATE** (PAN: AADFT8733E) a partnership firm having its office at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.: Survey Park, Kolkata-700075, represented by its partners **(1) SRI NARAYAN CHANDRA GHOSH** (PAN: AGXPG8064F, AADHAR NO.5881-8052-0690) son of Late Haran Chandra Ghosh , by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.: Survey Park, Kolkata-700075 and **(2) SMT TAPASHI GHOSH** (PAN: AGWPG7267K, AADHAR NO.3556-4021-7746) wife of Sri Narayan Chandra Ghosh, by Nationality - Indian by faith - Hindu, by occupation - Business, residing at 1901, Mukundapur , E-20, Sammilani Park , P.O. Santoshpur, P.S.: Survey Park, Kolkata-700075, hereinafter referred to as the DEVELOPER / PROMOTER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, regal representative) of the **SECOND PART**.

**HISTORY OF THE TITLE OF THE LANDED PROPERTY**

**WHEREAS** by a Bengali Saf Kobala Deed dated 8<sup>th</sup> day of December, 1944 made between Prafulla Kumar Basu, Arun Kumar Basu, Anil Kumar Basu and Ananta Kumar Basu as vendors therein of the One Part and Amiya Kanta Basu as Purchaser therein of the Other Part and registered in the Office of the District Registrar at Alipore 24 -Parganas (South) and recorded in Book No.1, Volume No.92 at pages 103 to 109 being No.4034 for the year 1944, the said Prafulla Kumar Basu and others for consideration mentioned therein sold, transferred and conveyed absolutely and for ever unto and to the use of said Amiya Kanta Basu all that the piece and parcel of land measuring 40 (forty) bighas 13 (thirteen) Chittacks comprised in R.S. Dag Nos.1,2 and 3, R.S. Khatian Nos.963/774, 962/774 and 974/677 respectively and other Dags of Mouja Ukhila Paikpara, Touji No.109. J.L. No.56, R.S. No.147, Pargana - Madanmolla, Police Station - Sonarpur, Dist. 24 Parganas (South) be the same little more or less described in Schedule Ka and Kha thereunder written.

**AND WHEREAS** by a deed of gift dated 13<sup>th</sup> day of October 1960 made between the said Amiya Kanta Basu as Donor and Jagat Basu son of Amiya Kanta Basu as Donee and registered in the office of the Sub-Registrar of Baruipur and recorded in Book-1, Volume No.107 at pages 3 to 7 , being No.8912 for the year 1960 the said Amiya Kanta Basu out of natural love and affection granted, conveyed and transferred unto and to the use of the said Jagat Basu the Donee therein absolutely and forever by way of gift all that the piece and parcel of the land measuring 3(Three) Bighas 20 (Twenty) sq.ft. be the same little more or less out of which 12(twelve) Cottahs 9(nine) Chittacks 41(forty one) sq.ft. comprised in R.S. Dag No.1,R.S. Khatian No.963/774, 2 (two) Bighas 5(five) Cottahs 9(nine) Chittaks 27(twenty seven)sq.ft. comprised in R.S. Dag No.2, R.S. Khatian No.962/774 and 1 (one) Cottah 12(twelve) Chittacks 42 (forty two) sq.ft. comprised in R.S. Dag No.3, R.S. Khatian No.974/677 of Mouja Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur, Dist. 24 Parganas (South) within the limit of Rajpur Municipalities formed out of the land in the said recited Bengali Saf Kobala and the said Jagat Basu duly accepted the said gift.

**AND WHEREAS** by a Deed of Indenture dated 21st day of December 1960 made between the said Jagat Basu as the Vendor therein and Engineers ( Overseas) Corporation Private Limited as the Purchaser therein and registered in the office of

*William H. Galle*

the Sub-Registrar at Baruipur and recorded in Book No.1, Volume No.113 at pages 240 to 244 being No.10318 for the year 1960 the said Jagat Basu for consideration mentioned therein sold , transferred and conveyed absolutely and forever unto and to the use of the said Engineers (Overseas) Corporation Private Limited all that piece and parcel of the land measuring 3(three) Bighas 20 (twenty) sq.ft. be the same little more or less out of which 12(twelve) Cottahs 9(nine) Chittacks 41(forty one) sq.ft.comprised in R.S. Dag No.1,R.S. Khatian No.963/774, 2 (two) Bighas 5(five) Cottahs 9(nine) Chittacks 27(twenty seven)sq.ft. comprised in R.S. Dag No.2, R.S. Khatian No.962/774 and 1 (one) Cottah 12(twelve) Chittacks 42 (forty two) sq.ft. comprised in R.S. Dag No.3, R.S. Khatian No.974/677 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur, Dist. 24 Parganas (South) within the limit of Rajpur Municipality absolutely and forever.

**AND WHEREAS** after purchase of the said property the said Engineers (Overseas) Corporation Private Limited, the Vendor herein mutated its name in the record of the State of West Bengal and also in the record of Rajpur Sonarpur Municipality and the said property was assessed as holding No.30/2, Netaji Subhas Chandra Bose Road in the record of the said Municipality.

**AND WHEREAS** the said Engineers (Overseas) Corporation Private Limited constructed administrative building and several sheds with corrugated tin roof on different portion of the said land, measuring 3(three) bighas 20(twenty) sq.ft. comprised in part of R.S. dag Nos.1,2 and 3 , R.S. Khatian Nos. 963/774, 962/774, 974/677 respectively of Mouja - Ukhila Paikpara , Police Station - Sonarpur, Dist. 24 Parganas (South) lying and situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road within Rajpur Sonarpur Municipality.

**AND WHEREAS** the said Engineers (Overseas) Corporation Private Limited borrowed from West Bengal Financial Corporation Act.1951 a sum of Rs.2,00,000.00 (Rupees two lakh only) at the rate of 8% per annum or at such increased rate by executing a Deed of Mortgage dated 9<sup>th</sup> August ,1965 which was registered in the office of the District Registrar at Alipore , 24- Parganas (South) and recorded in Book-1, Volume No.101, at pages 105 to 140 , being No.5923 for the year 1965 creating charge and mortgage of the said land and properties.

**AND WHEREAS** after borrowing the said sum of money from the said West Bengal Finance Corporation on the basis of the said Deed of Mortgage dated 9<sup>th</sup>

*W. S. Saha*

August , 1965 the said Engineers (Overseas) Corporation Private Limited, the vendor herein could not pay the loan amount of the West Bengal Financial Corporation in due time and as a result thereof the said West Bengal Financial Corporation made an application under Sections 31 and 32 of the West Bengal Financial Corporation Act.1951 before the Learned District Judge of District 24-Parganas at Alipore which was registered as Misc. Judicial Case No.176 of 1970 for declaration of first charge and realisation of the loan amount.

**AND WHEREAS** the said West Bengal Financial Corporation got a decree of realisation of the said loan amount against the Vendor herein on declaration of charge of the said immovable property mentioned in the first schedule hereunder written and all assets plants tools and machineries of the said Engineers (Overseas) Corporation Private Limited.

**AND WHEREAS** the said Engineers (Overseas) Corporation Private Limited borrowed money from other creditors including Federal Bank Limited.

**AND WHEREAS** the said Engineers (Overseas) Corporation Private Limited filed an winding up application being C.P. No.595 of 1987 before the Hon'ble High Court at Kolkata for non-payment of the claim of the said Bank and on 25<sup>th</sup> April, 1989 the Hon'ble High Court (Company Affairs) was pleased to pass an order of winding -up against the said Engineers (Overseas) Corporation Private Limited, the Vendor herein.

**AND WHEREAS** an application filed on behalf of the contributories of the said Engineers (Overseas) Corporation Private Limited the Vendor herein, on 8<sup>th</sup> August, 1997 the Hon'ble High Court (Company Affairs) Kolkata was pleased to stay the order of winding up upon making payment of Rs.50,000.00 (Rupees fifty thousand only) to the said Federal Bank Limited.

**AND WHEREAS** after making payment of a total sum of Rs.1,12,000.00 (Rupees one lakh twelve thousand only) to the Federal Bank Limited the creditor of the Vendor company by the order dated 12<sup>th</sup> September 1997, the Hon'ble High Court (Company Affairs) Kolkata was pleased to direct the official liquidator to hand over the possession of the said properties to the said Engineers (Overseas) Corporation Private Limited.

**AND WHEREAS** on the basis of the application of the said Engineers (Overseas) Corporation Private Limited the Vendor herein dated 26<sup>th</sup> August ,1997

*William A. Smith*

for one time settlement with the West Bengal Financial Corporation for its claim, the said West Bengal Financial Corporation duly agreed to settle its dues for a total sum of Rs.5.75 lakhs (Rupees five lakh seventy five thousand only) by their letter dated 21<sup>st</sup> October, 1997.

**AND WHEREAS** by two separate pay orders bearing Pay Order Nos.177009 and 419026 both dated 9<sup>th</sup> March, 1998 issued by Bharat Overseas Bank and United Bank of India respectively for and on behalf of the said Engineers (Overseas) Corporation Private Limited, the Engineers (Overseas) Corporation Private Limited the Vendor herein in terms of the said agreement and settlement duly paid the said settled sum of Rs.5.75 lakhs (Rupees five lakh seventy five thousand only) to the West Bengal Financial Corporation and the said West Bengal Financial Corporation duly accepted the said sum by issuing two separate receipts both dated 10<sup>th</sup> March, 1998 showing acceptance / receipts of the said sum and also issued " No dues" certificate dated 30<sup>th</sup> April, 1998 in favour of the said Engineers (Overseas) Corporation Private Limited in full and final settlement.

**AND WHEREAS** by an Indenture of Release dated 16<sup>th</sup> March, 2001 the said West Bengal Financial Corporation released and discharged the said mortgage debt secured by the Indenture dated 9<sup>th</sup> August 1965 and also discharged, declared and released the said Engineers (Overseas) Corporation Private Limited and the said property mentioned in Part-I, Part-II and Part-III of the Schedule -A to the said Deed of Mortgage dated 9<sup>th</sup> August 1965 and also to the deed of Release dated 16<sup>th</sup> March 2001 from all moneys, secured or intended to be secured by the said Deed of Mortgage dated 9<sup>th</sup> August 1965 and from all claims and demands whatsoever for and in respect of the said or any part thereof and redelivers unto the said Engineers (Overseas) Corporation Private Limited all the deeds and rights relating to the said mortgaged properties.

**AND WHEREAS** the then Vendor is thus the absolute owner and seized and possessed of all that the Mourashi Mokrari Rayati land measuring 3(three) bighas 20(twenty) sq.ft. be the same little more or less of which 12(twelve) Cottahs 9(nine) Chittacks 41(forty one) sq.ft.comprised in R.S. Dag No.1,R.S. Khatian No.963/774 2 (two) Bighas 5(five) Cottahs 9(nine) Chittaks 27(twenty seven)sq.ft. comprised in R.S. Dag No.2, R.S. Khatian No.962/774 and 1 (one) Cottah 12(twelve) Chittacks 42 (forty two) sq.ft. comprised in R.S. Dag No.3, R.S. Khatian No.974/677 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla,

*Signature*

Police Station - Sonarpur now Narendrapur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality together partly two-storied building and partly one- storied building factory shed and others structures and erections standing thereon lying and situate at and being premises Holding No. 30/2, Netaji Subhas Chandra Bose Road within Ward No.8 now Ward No.26 of the Rajpur Sonarpur Municipality more particularly described in the first schedule hereunder written free from all encumbrances, liabilities, attachments , mortgage, liens, etc.

**AND WHEREAS BY AN AGREEMENT FOR SALE** dated 20<sup>th</sup> January, 1998 made between the Engineers (Overseas) Corporation Private Limited as Vendor and (1) Sri Prabir Ranjan Bhowmik alias Prabir Ranjan Bhowmic, (2) Smt Rita Bhowmik alias Rita Bhowmic, (3) Sri Uttam Kumar Dutta and (4) Smt. Bithika Dutta as Purchasers, the said Vendor herein agreed to sell and the said purchasers agreed to purchase all that the land measuring 18 (eighteen) cottahs 5 (five) chittacks 30(thirty) sq.ft. be the same little more or less comprised in part of Dag No.2 under Khatian No.962/774 of of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur now Narendrapur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality with partly two-storied and partly one-storied building factory shed and other structures standing thereon lying and situate at and being northern portion of Holding No. 30/2, Netaji Subhas Chandra Bose Road, more particularly described in the second schedule hereunder written and being northern portion of the first schedule hereunder written for a valuable consideration) free from all encumbrances , charges, liens , attachments etc.

**AND WHEREAS** by a Deed of Indenture executed on 14<sup>th</sup> August, 2002 and registered in the office of District Sub-registrar - IV on 09.04.2002 vide Book No. - I, Vol No. 8, Pages from 724 to 757, Being No.00944 for the year 2003, made between the said Engineers (Overseas) Corporation Private Limited a company incorporated under the Indian Companies Act, 1931 (Act VII of 1913) having its registered office at 30/2, Netaji Subhas Chandra Bose Road , P.O. Narendrapur, P.S. Sonarpur, Dist. 24 Parganas (South) formerly having its registered office at 42, Raja Santosh Road, P.S. Alipore, Kolkata-700027, as the Vendor therein and (1) SRI PRABIR RANJAN BHOWMIK alias PRABIR RANJAN BHOWMIC son of Sri Abani Bhowmik and (2) SMT RITA BHOWMIK alias RITA BHOWMIC wife of Sri Prabir Ranjan Bhowmik alias Prabir Ranjan Bhowmic, both by religion - Hindu, both by occupation - business and both are residing at 56, Kalitala, Bansdroni, P.S. Regent

*Prabir Ranjan Bhowmik*

Park, Kolkata-700070, Dist. 24 Parganas (South) as the Purchaser therein and registered in the office of the D.S.R.-IV at Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No.8 at pages 724 to 757 being No.00944 for the year 2003 the said Engineers (Overseas) Corporation Private Limited for consideration mentioned therein sold, transferred and conveyed absolutely and forever unto and to the use of the said (1) SRI PRABIR RANJAN BHOWMIK alias PRABIR RANJAN BHOWMIC (PAN:AEGPB2992G, AADHAAR NO.5814-8768-4529) son of Sri Abani Bhowmik and (2) SMT RITA BHOWMIK alias RITA BHOWMIC (PAN:AEMPB2360N, AADHAAR NO.8198-2415-7607) wife of Sri Prabir Ranjan Bhowmik alias Prabir Ranjan Bhowmic, 50% (fifty percent) of all that piece and parcel of the land measuring 18 (eighteen) cottahas 5 (five) chittacks 30(thirty) sq.ft. be the same little more or less comprised in part of Dag No.2 under Khatian No.962/774 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur, Now Narendrapur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality with partly two storied and partly one storied building factory shed and other structures standing thereon lying situate at and being northern portion of Holding No. 30/2, Netaji Subhas Chandra Bose Road absolutely and forever.

**AND WHEREAS** by another Deed of Indenture executed on 14<sup>th</sup> day of August Two thousand two (2002) and registered in the office of District Sub-registrar-IV, Alipore vide Book-I, Vol. No.8 Pages from 758 to 791, Being No.00945 for the year 2003 between the said Engineers (Overseas) Corporation Private Limited as the Vendor therein and (1) **SRI UTTAM KUMAR DUTTA** (PAN:ADUPD2713J, AADHAAR NO.5880-7631-6516) son of Sri Sukumar Dutta, residing at 18B, Manilal Banerjee Road, P.S. Watgunge, Kolkata- 700023, Dist. 24 Parganas (South) and (2) **SMT BITHIKA DUTTA** (PAN:ADOPD5612N, AADHAAR NO.9924-4419-6495) wife of Sri Uttam Kumar Dutta residing at 18B, Manilal Banerjee Road, P.S. Watgunge, Kolkata- 700023, Dist. 24 Parganas (South) as the Purchaser therein, purchased the said property.

**AND WHEREAS** after purchase by two separate Deeds Being No.00944 for the year 2003 and Being No.00945 for the year 2003, both were registered at District Sub-registrar-IV, Alipore where (1) SRI PRABIR RANJAN BHOWMIK alias PRABIR RANJAN BHOWMIC, (2) SMT RITA BHOWMIK alias RITA BHOWMIC, (3) SRI UTTAM KUMAR DUTTA and (4) SMT BITHIKA DUTTA became the absolute joint owner of ALL THAT the undivided Mourashi Mokrari Rayati Land measuring an



area of 18(eighteen) Cottahs 5 (five) Chittacks 30(thirty) Sq.Ft. be the same little more or less lying and situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road, comprised in part of Dag No.2 under Khatian No.962/774 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur now Narendrapur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality and mutated their names before the B.L. & L.R.O. , Sonarpur in respect of the said property which is morefully described in the SCHEDULE hereunder written and are enjoying and possessing the same free from all encumbrances, lieans, lispences, charges whatsoever and howsoever (hereinafter referred to as "property under JV").

AND WHEREAS thereafter the First Party herein (1) SRI PRABIR RANJAN BHOWMIK alias PRABIR RANJAN BHOWMIC, (2) SMT RITA BHOWMIK alias RITA BHOWMIC, (3) SRI UTTAM KUMAR DUTTA and (4) SMT BITHIKA DUTTA as Joint Owners of the said property have decided to construct a Multi -storied building containing residential flats cum commercial system building under Joint Venture as plan to be sanctioned by Rajpur Sonarpur Municipality / any other competent authority on their said bastu land measuring an area of 18(eighteen) Cottahs 5(five) Chittacks 30(thirty) Sq.Ft. be the same little more or less comprised in part of Dag No.2 under Khatian No.962/774 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur now Narendrapur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality together with partly two storied and partly one storied building standing thereon measuring an area of 2000sq.ft. more or less lying and situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road through T N ASSOCIATE (PAN: AADFT8733E) a partnership firm having its office at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.:- Survey Park, Kolkata-700075 , represented by its partners (1) SRI NARAYAN CHANDRA GHOSH (PAN: AGXPG8064F , AADHAAR NO.5881-8052-0690) son of Late Haran Chandra Ghosh , by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.:- Survey Park, Kolkata-700075 and (2) SMT TAPASHI GHOSH (PAN : AGWPG7267K, AADHAAR NO.3356-4021-7746) wife of Sri Narayan Chandra Ghosh by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 1901, Mukundapur , E-20, Sammilani Park , P.O. Santoshpur, P.S.:- Survey Park, Kolkata-700075, the Promoter / Builder / Developer who have sufficient resources

*William W. G. G.*

to do so and also an experienced Promoter / Builder / Developer being the Second Party hereof engaged in the various field of building promotion and construction and knowing the same, the Promoter / Builder / Developer thereafter as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title of the landowners and having been satisfied in all respect regarding the collective lawful right, bonafide interest, un-encumbered possession and marketable title of the landowners in respect of the said premises, the Second Party the Promoter / Builder / Developer herein have proposed the FIRST PARTY / OWNERS to appoint them as Promoter / Builder / Developer to construct a residential cum commercial building on the said property under JV and the Owners / the First Party herein have accepted the proposal herein have discussed between themselves regarding terms and conditions on which the construction of such building can be under taken and have accepted the terms and conditions as written hereunder below and authorizing the partnership firm herein "T N ASSOCIATE" and its partners herein, being the Second Party to erect and or construct building/s as per sanctioned plan of Rajpur Sonarpur Municipality comprising of several flats, parking spaces and commercial space at their own costs and expenses on the aforesaid landed property more fully mentioned herein Schedule below and to dispose the developer's allocation by way of sale or otherwise transfer to the intending purchaser or purchasers of the said flats, parking space and commercial space to be constructed thereon by "T N ASSOCIATE" herein Promoter / Builder / Developer i.e. the flats, parking spaces and commercial spaces except owners' allocation and thereafter both parties have mutually agreed to carry on and agreed to complete the proposed project on the principal terms and conditions clearly defined below:-

**AND WHEREAS** The landowners, being the First Party hereof as lawful owners of their said bastu land, now has become desirous of developing the said land by constructing there upon multi-storied buildings and accordingly, by entering into this present registered agreement for development as well as by executing a registered development power of attorney agreed to authorize, empower and permit the party of the Second Part hereof as Promoter / Builder / Developer to proceed with the proposed development work on the said premises in accordance with the aforesaid building plan of the Rajpur Sonarpur Municipality at the costs and expenses of the Promoter / Builder / Developer hereto.

*William N. S. S. S.*

**NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO**

as follows:-

**ARTICLE -I : DEFINITION**

**OWNER:** shall mean and include the Party of the One Part herein and their heirs, executors, legal representatives, administrators and/or assigns.

**DEVELOPER:** shall mean and include the Party of the Other Part herein and their respective heirs, executors, administrators, legal representatives and/or assigns.

**SAID PROPERTY:** shall mean and include ALL THAT the undivided Bastu land measuring an area of 18(eighteen) Cottahs 5(five) Chittacks 30(thirty) Sq.Ft. But, on physical measurement comes to 17 khata 10 chittak 22 sq.ft. be the same little more or less comprised in part of Dag No.2 under Khatian No.962/774 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality together with partly two storied and partly one storied building standing thereon measuring an area of 2000sq.ft. more or less lying and situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written, and hereinafter referred to as the '**SAID PROPERTY**'.

The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

**1.1 REAL ESTATE PROJECT:** Means the development of the said property mentioned herein above and in the Schedule in the line of the definition of Real Estate project as per Section 2(an) of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.2 NEW BUILDING:** shall mean and include any structure for erection or part of a structure for erection which is intended to be used for residential, commercial or for any other related purpose to be constructed on the said property as per the Building Plan to be sanctioned by the Rajpur- Sonarpur Municipality in the line with Section 2j of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

*William W. Zoller*

**1.3 PROMOTER/DEVELOPER:** shall mean the Second Party in this Agreement who intend to develop the said property under JV and shall also mean and include the detailed definition as per Section 2(zk) of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.4 APARTMENT:** "Apartment" whether called block, chamber, dwelling unit, flat, office show room, shop, godown, premises, suites, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed places, located on one or more floors or any part thereof in a building or on a plot of land, used or intended to be used for any residential or commercial use such as residents, office, shop, show room or godown or for carrying on any business, occupation, profession or trade or for any other type of use ancillary to the purpose specified in the line of Section 2( e) of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.5 BUILDING PLAN:** shall mean and include the building plan and/or the modified plan to be approved by the parties hereto and thereafter duly sanctioned by the Rajpur-Sonarpur Municipality in the line of Section 2(zq)of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.6 OWNERS' ALLOCATION:** It is agreed by and between the parties that the Owner shall be entitled to get (i) 50% (fifty percent) share of commercial space, based on valuation of commercial space. (ii) 45% (forty five percent) share of residential space and car parking space of the total F.A.R. or Constructed Area comprising of several flats and other spaces, as will be sanctioned on the schedule land by the Rajpur-Sonarpur Municipality together with undivided proportionate share or interest in the said land, in the common areas and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the parties more specifically mentioned in clause 9.1 read with 1.6 and the 4<sup>th</sup> schedule incorporated herein. The proposed Flat No.B at 1<sup>st</sup> Floor, Flat No. "A", Flat No. "B" and Flat No. "C" at 2<sup>nd</sup> Floor, Flat No. "D" and Flat No. "E" at 3<sup>rd</sup> Floor, Flat No. "A", Flat No. "B", Flat No. "C", Flat No. "D" and Flat No. "E" at 5<sup>th</sup> Floor and Flat No. "A", Flat No. "B" and Flat No. "C" at 6<sup>th</sup> Floor of the proposed building more fully delineated with RED colour in the proposed plan attached herewith shall be at

*William W. Sule*

landowners' allocation out of their 45% (forty five percent) share of residential space. Proposed Ground Floor commercial space of the building marked with "A" admeasuring about 114.17 sq.mtr i.e. 1229 sq.ft. carpet area more or less shall be landowners' allocation in respect of 50% (fifty percent) share of proposed commercial space subject to specific clause number 9.1 read with 1.6 and the 4<sup>th</sup> schedule wherein the process of value base sharing of commercial space shall be agreed by both the parties. After the sanction of the plan by Rajpur Sonarpur Municipality / appropriate authority a registered supplementary development agreement will be executed between the parties hereto regarding the final allocation of the remaining residential space, car parking space of the building keeping the understanding based on proposed plan as far as practicable as per the said sanction plan, further subject to the provision of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.7 DEVELOPER'S ALLOCATION:** It is agreed by and between the parties that the Developer shall be entitled to get (i) 50% (fifty percent) share of commercial space based on valuation of commercial space, (ii) 55% (fifty five percent) share of residential space and car parking space of the total F.A.R. or Constructed Area, comprising of several flats and other spaces, as will be sanctioned on the schedule land by the Rajpur-Sonarpur Municipality together with undivided proportionate share or interest in the said land, in the common area and common parts, amenities and facilities therein provided subject to the provisions of the specific clause number 9.1 read with 1.7 and the 5<sup>th</sup> schedule being the covenants of the parties, incorporated herein. The proposed Flat No. "A" at 1<sup>st</sup> floor, Flat No. "D" and Flat No. "E" at the 2<sup>nd</sup> floor, Flat No. "A", Flat No. "B", Flat No. "C" at 3<sup>rd</sup> floor, Flat No. "A", Flat No. "B", Flat No. "C", Flat No. "D" and Flat No. "E" at 4<sup>th</sup> floor, Flat No. "D" and Flat No. "E" at the 6<sup>th</sup> floor, Flat No. "A", Flat No. "B" and Flat No. "C" at 7<sup>th</sup> floor of the proposed building more fully delineated with GREEN colour in the proposed plan attached herewith, shall be at developer's allocation out of their 55% (fifty five percent) share of residential space. Proposed 1<sup>st</sup> floor commercial space of the building admeasuring about 190.57 sq.mtr i.e. 2051 sq.ft. more or less and commercial space of area 9.6525 sq.mtr i.e. 104 sq.ft. more or less at ground floor marked with "B" shall be the developer's allocation in respect of 50% (fifty percent) share of the proposed commercial space subject to specific clause number 9.1 read with 1.7 and the 5<sup>th</sup> schedule being the covenant of the parties, incorporated herein wherein the process of value based sharing of commercial space shall be agreed by

*William W. Saha*

both the parties. After the sanction of the plan by Rajpur Sonarpur Municipality / appropriate authority a registered supplementary development agreement shall be executed between the parties hereto regarding the final allocation of the remaining residential space , car parking space in the entire building keeping the understanding based on proposed plan as far as practicable , as per the said sanction plan , further subject to the provision of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.8 COMMON PORTIONS:** shall mean all the common areas and installations to comprise in the said Property after development which is more fully described in the **Sixth Schedule** hereto in the line of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.9 COMMON EXPENSES:** shall mean and include all expenses inclusive of maintenance of the said Property as more fully described in the **Seventh Schedule** hereto in the line of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**1.10 PROPORTIONATE:** with all its cognate variations shall mean such ratio of the covered area of any Unit which shall be defined in Section 2(k) in the line of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date and the covered areas of all the Units in the new building/s as amended upto date.

**1.11 "DEFINITIONS/INTERPRETATIONS"** of the word and/or phrases and/or terms and/or sentences in this instant Agreement shall mean in the line of the provisions of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

#### **ARTICLE - II: DATE OF COMMENCEMENT**

**2.** This Agreement shall be deemed to have been commencing on and from the date of its execution and shall remain in full force as long as the Developer's Allocation remains unsold to the intending purchasers subject to performance of the developer in terms of the agreement inter alia time of completion is the essence of

*Ullas W. Ghosh*

the contract. Non performance on elapse of the said time automatically determine the contract unless owners are specifically agrees to continue with the agreement in writing .

**ARTICLE -III: OWNER'S REPRESENTATION**

**3.1.** The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the **Second Schedule** hereunder written, free from all encumbrances whatsoever and they have not encumbered the said property by entering into any agreement or contract with any person or persons in respect thereof or otherwise, and they have not received any advance or part payment in respect thereof.

**3.2.** The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.

**3.3** There is no vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

**3.4** The Said Property is free from all encumbrances, charges, mortgages, lien, lispensens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or in any portion thereof.

**ARTICLE-IV: DEVELOPER'S REPRESENTATIONS**

**4.1** The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and have sufficient knowledge about stafutory requirement and also have arrangement for sufficient funds to carty.out the work of development of the Said Property and/or construction of the proposed New Building/s.

**ARTICLE -V: DEVELOPMENT WORK**

**5.1** The Developer shall have the liberty to construct building/s, comprised of several self-contained flats, commercial space/s, car parking space/s and other space/s, and will sell the flats, commercial space/s, car parking space/s and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of the Developer's Allocation stated above, save and except the Owners' Allocation in the line of RERA Act and west Bengal Rules .

*William W. Sube*

5.2 The Developer will demolish the existing structure at their own cost and commercially exploit the same by selling the building materials achieved from demolished building and all the receivable shall go under the developer's fund and the land owners shall not object, interfere in this regard. The land owners will hand-over the possession of the below schedule land to the developer on the date of execution and registration of the deed of development agreement.

**ARTICLE -VI: DEVELOPER'S COVENANTS**

6.1 The Developer out of its own fund shall complete and/or cause to be completed the construction of the said New Building/s and cause to deliver the Owners' Allocation as stated hereinbefore, within 42 (forty two) months from the date of sanction of the building plan coupled with getting registration of the project from RERA and shall also deliver the completion certificate within due course of time after obtaining the same from the concerned authority. If there is any delay in deliver the completion certificate the delay has to be either properly explained to the Landowners or the same shall be treated as a non performance on the part of the Developer.

Provided that If any encumbrance, dispute, litigation and/or defects relating to the title or possession of the Said Property which is subsisting and/or being suppressed by the Owners herein and found by the developers herein during the Agreement Period then the time taken for disposing such encumbrance, dispute, litigation and/or defects shall be added to the said stipulated time period for completion of the said New Building as hereinabove mentioned.

It is pertinent to mention here that the time for the new building construction as stated heretofore can be further extended to the limit of 6(six) months only by the owner / party of the first part herein to the promoter/builder/developer / party of the second part considering the special and / or unavoidable circumstances if any, cropped up during the aforesaid period of construction of the said proposed new building. It is also categorically agreed if the developer fails and neglects to complete the same in all manner within the agreed and stipulated period of 48 (forty eight) months in the event, the developer will pay damages at the rate of Rs.50,000.00 (Rupees fifty thousand only ) per month to the said owners hereof for every month of delay to complete such construction work of the building over and above any liability in the form of compensation penalty and interest whatsoever in nature.

*William W. S. S. S.*



- 6.2** The Development of the Said Property and/or construction of the proposed New Building/s shall be made by the Developer on behalf of the Owner herein, and at its own costs and expenses.
- 6.3** The Developer shall at its own costs and expenses apply for and obtain all necessary sanctions and/or permissions or No Objection Certificate/s from the appropriate authorities as may from time to time be necessary for the purpose of carrying on the work of development of the Said Property in the line of the provision of Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date and the covered areas of all the Units in the new building/s.
- 6.4** The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required in the Said New Building.
- 6.4.1** The Developer shall apply to the authority of the electric service provider for installing transformer and for obtaining supply of electricity in the New Building along with the main meter, and the said main meter will be made available for user of all the occupiers of the proposed New Building/s and the Owners shall be liable to borne 45.5% (forty five and half percent) as will be charged by the WBSEDCL for installing the transformer and main metre along with cost of installation of lying cable line from the transformer to the main meter only.
- 6.4.2** The land owners or their intending purchaser/s shall contribute 45.5 % (forty five and half percent) cost involved for Generator, 45.5 % (forty five and half percent) cost of installation of CCTV, Intercom facilities, Water Treatment Plant (Iron remover only) for common benefit of the total project. Installation charges of generator shall be borne by the developer.
- 6.4.3.** The land owners or their intending purchaser/s are liable for cost and security deposit for their separate electric metre for regular connection.
- 6.4.4.** The land owners or intending purchaser of land owners' allocation shall pay GST or any other statutory tax imposed by the Government in future for providing the service of transfer of development right. As per the provision of GST as on the date of execution of this Agreement the developer shall have the liability to pay the tax on reverse charge mechanism on the date of handing over the possession to the land owners of their allocation or first use of the said owners' allocation whichever is earlier. When the supply of service of transfer of development right occurs the

*William W. Zaki*

developer may ask for reimbursement of the amount which they are liable to pay on reversed charge mechanism from the owners for owners' allocation of residential portion as well as commercial space.

**6.5** The Developer shall be entitled to all moneys that they receive from the prospective buyers of flat / commercial space/ car parking space of the Developer's Allocation at their own risk and the Owners shall not be in any way responsible for the same whether the same be or by way of earnest money, part consideration, construction cost, sale proceeds and/or otherwise and the developer shall be entitled to all such moneys/receivable in respect of the Developer's Allocation. Developer shall indemnifies the Land owners that any dispute /difference with any third party whatsoever in nature related to Developer ,where Landlord shall have been brought in as a party , the Developer shall bear all cost and consequences.

**6.6** The developer shall further indemnify the landowners that the developer shall take the best endeavour to comply with all statutory requirements in respect of the real estate project mentioned herein above. Cost and consequences of any latches of such compliances shall be borne by the developer only and if by implication of law any liability comes to the land owners, the same shall be compensated by the developer to the landowners.

#### **ARTICLE-VII: LANDOWNERS' COVENANTS**

**7.1** The Owners shall appoint, nominate and constitute the Developer as their Constituted Attorney by executing a Development Power of Attorney in favour of the Developer duly registered, authorizing and/or empowering the Developer to do all acts, deeds, matters and things, necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New Building/s and/or to sell and mortgage the Developer's Allocation as per terms of this Agreement.

**7.2** The Owners shall be bound , if so required by the Developer, to sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declarations, to enable the Developer to apply for and obtain due sanction for electricity, sewerage, water and other public utility services to be provided in or upon the Said New Building/s and "to co-operate with the Developer in respect of modification of and/or rectification to the plan sanctioned by the Rajpur-Sonarpur Municipality and for all these acts, deeds and things the Owner

shall grant further Power of Attorney in favour of the Developer as and when it may be necessary.

7.3 The Owners shall not in any manner illegally obstruct the developer in carrying on with the development work of the said Property and/or construction of New Building/s on the said land by the Developer, as agreed. Moreover, the Owners and the Developer shall have no right to claim anything except their respective allocations in the said proposed New Building/s along with common areas and facilities.

7.4 If it is necessary the owner herein shall gift any portion of land to the concerned Municipality for any purpose in respect of the development of the said property.

7.5 The Owner shall handover all original of their title deed/s and all other papers and documents relevant to the title of themselves to the Developer at the time of signing of this agreement. The Developer will return these original title deeds to the landowners after sale of all flats / car parking spaces and commercial spaces of Developer's allocation. The landowners also handover all the original title deeds to the Association of the flat owners / commercial space owners after sale of their allocated portion.

7.6 The Owner shall be bound to deliver the peaceful and vacant possession of the Said Property more fully described in the Schedule hereunder written at the time of execution hereof to the Developer for the purpose of development of the Said Property without any delay.

#### **ARTICLE-VIII: CONSTRUCTION**

8.1 The construction of the said New Building/s shall be made by the Developer as per the Building Plan sanctioned by the Rajpur Sonarpur Municipality and in accordance with the process of work agreed on mutual consent of the Parties herein subject to fulfilment of all statutory compliances.

8.2 The Developer shall be entitled to cause necessary modification of and/or rectification to the Building Plan/s and obtain sanction thereof by the Rajpur-Sonarpur Municipality, if required, for the purpose of completion of construction of the New Building/s and discuss the same with the Land owners and shall avail the completion certificate from the Rajpur Sonarpur Municipality.

8.3 The Developer may appoint employ and retain such masons, Architects, Engineers, Contractor, manager, supervisors, caretaker/s and other employees for the purpose of carrying on the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable to or responsible for the payment of salaries, wages, charges and remuneration of masons, supervisors, architects, contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till completion of construction of the Said New Building/s along with all cost of construction and in this regard the Owner shall not in any manner would be made responsible or held liable for the same.

#### **ARTICLE-IX: SPACE ALLOCATION**

9.1 It is agreed by both the parties that Developer shall allocate the owners' allocation in the line of clause 1.6 read with 4<sup>th</sup> schedule of the agreement subject to fulfilment of the following conditions :-

9.1.1 The Developer shall allocate the flats to the landowners in the proposed plan delineated in RED ink attached with this instant agreement, more fully described in the 4<sup>th</sup> schedule hereunder written.

9.1.2. The Developer's allocation shall be specifically mentioned in the 5<sup>th</sup> schedule hereunder written and delineated in GREEN ink in the proposed plan attached with this instant agreement.

9.1.3. It is agreed by and between the parties that allocation of proposed commercial portion shall be in a value based formula wherein the value of the 1<sup>st</sup> floor and ground floor shall be taken @ Rupees 6000/= (six thousand) per sq.ft. of carpet area and @ Rupees 10000/=(ten thousand) per sq.ft. of carpet area, respectively .

9.1.4. It is further decided that the difference in the value of the allocation between the landowners and the developer in respect of allocation of commercial space shall be compensated by the Developer to the Land Owners at the time of getting finished owners' allocation as per RERA ACT.2016 and Rules frame thereunder.

*Ullas W. Sade*

**9.2** There shall be a Registered Supplementary Development Agreement by and between the Parties hereto, regarding allocation of their respective spaces in the New Building after the building plan is finally been sanctioned by the Municipality.

**9.3.** The developer shall first handover the possession of the land owners' allocation to the land owners herein, thereafter may handover the possession to the purchasers of the developers allocated portion. Be it mentioned here the developer after execution of this agreement may execute agreement for sale as per the Rera Act, 2016 and rules framed thereunder to any intending purchaser /s and also may receive booking amount /full consideration amount for the same for developer's allocated portion only.

**9.4.** The land owners shall have all right to inspect the said construction of the building and if any deviation /defects comes out from the sanctioned plan or with the Agreement or with any compulsory statutory compliances then it must be rectified by the developer.

**9.5.** If it is found that any extra floor has been sanctioned, then the allocation shall be divided as per the ratio mentioned herein, but. in no way the developer shall have any right to make any deviation from the sanctioned plan in any manner whatsoever in nature before getting the rectified sanctioned plan.

#### **ARTICLE-X: RATES & TAXES**

**10.1** The Owners, Developer and their respective transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes and all other outgoings whatsoever as may be found payable in respect of the Said New Building/s after taking possession of their respective allocations.

**10.2** The Owners, Developer and their respective transferees after taking possession of their allocation/flats and other portions shall bear and pay the proportionate amount of maintenance and service charges at the rate of Rs. 2/- (Two) per sq. ft. of maintenance chargeable area /super built up area towards their respective area of Allocations in the Said New Building/s

The developer will take maintenance responsibility on collection of maintenance charges from the purchaser and also the land owners for two years after completion of the building then the owner and developer will nominate four persons each and shall form a Society / Maintenance Committee and the said Society / Maintenance Committee shall take all endeavour to manage and maintain the property. The

*William W. Smith*

developer shall handover all documents, records, maps and all sanctions to the said Society. After formation of the Society, it will carry on the maintenance as per their own discretion and responsibilities.

**10.3** The owners / purchasers and/or occupiers of the respective flats in the Said New Building/s will form an Association for the purpose of proper maintenance of the Said New Building/s, inclusive of the common areas and essential services thereof, including collection and disbursement of the maintenance costs and other expenses .

**10.4** The Owner and developer shall be liable to bear and to pay Income Tax, Wealth Tax, CGST and SGST or any other taxes, when will be applicable by the competent authority of the State Government and Central Government, as the case may be, in respect of their relevant allocations, the Developer shall not be liable for any taxes payable by the Owner in respect of their allocation.

#### **ARTICLE-XI: JOINT DECLARATION**

**11.1** During the continuance of this Agreement, the Owner herein shall not sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the Said Property in any manner whatsoever and shall not do any act, deed, matter or thing which may in any manner whatsoever cause obstruction in the matter of development and construction of the New Buildings in the Said Property.

**11.2** The Developer unless prevented by any act of God or act beyond the control of the Developer, shall complete the construction of the said building within the stipulated time period, subject to Clause No. 6.1 herein.

**11.3** The Owner do hereby undertake that till date they have not taken any advance from any person or persons towards booking of any portion of their allocation in the Said Property and the Owner has not encumbered the same in any manner whatsoever and declare that the Said Property is free from all encumbrances whatsoever and howsoever, and that they have a good, clear and marketable title into the Said Property.

**11.4** Nothing contained in these presents shall be construed to be as a demise or assignment or conveyance or transfer in law by the Owner in favour of the Developer save herein as expressly provided and also the exclusive license granted and/or made with to the Developer to commercially exploit the said Property in

*Signature*

terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which the Developer shall have no right to sell the flats and spaces in the said New Building.

**11.5** The Developer shall invest required finance for construction and completion of the said New Building/s from its own resources and if required from obtaining any financial assistance like any Bank/s and/or financial institution/s, and in that case the Developer may have to mortgage of and/or create charge on the Developer's allocation in the Said New Building/s.

**11.6** It is agreed and recorded that only the Developer shall be liable to repay the entire loan together with interest thereon so taken from the Bank/s and/or financial institution/s as the case may be, along with all other related charges thereof, and the Owners shall not be made liable in any manner in respect thereof.

**11.7** The owners and the developer jointly decided that out of their allocation surplus or less area will be payable @ market price or vice versa i.e. as per the rate which the developer have sold its flat at the time of completion certificate date or last deed before availing the completion certificate.

**12.1. CONSIDERATION** - The developer agreed to commercially exploit the said premises by constructing residential flat cum commercial system building thereon, the first party entitled to receive interest free refundable amount of Rs.50,00,000.00 (Rupees fifty lakh only) as security deposit from the promoter/builder/developer.

**12.2.** That the above mentioned amount herein Rs.50,00,000.00 (Rupees fifty lakh only) will be paid by the promoter/builder/developer to the owners at a time i.e. Rs.50,00,000.00 (Rupees fifty lakh only) will be paid on the date of execution of this agreement.

**12.3.** That the above mentioned amount herein Rs.50,00,000.00 (Rupees fifty lakh only) so received by the first party (landowners) shall be refunded to the developer without interest at the time of handover owners' possession.

**12.4.** The promoters/builders/developers being the party of the Second part hereof shall be at the liberty with exclusive right and authority to negotiate for the sale of floors/flats of the building under construction together with proportionate share of land attribute thereto excluding and excepting the floor / flat provided for landowners' allocation, with any prospective purchaser /s at such consideration and on such terms and conditions as the developers shall think fit and proper. The

*William W. Sadi*

land owners hereto, however, without raising any objection, at the request of the developers if so required, shall execute and register the necessary deed of conveyance/s unto and in favour of the purchaser or purchasers towards sale of flats and/or units and spaces of the building as and when so called for by the promoters/builders/developers provided however, that the First Party as owners in all such deed of conveyance/s shall not claim or be entitled to claim any amount for such registration.

**ARTICLE-XIII : INDEMNITY**

**13.1** The Owners shall keep the Developer indemnified against all liabilities in respect of the said Property of any nature whatsoever and the Developer shall keep the Owner indemnified against damages that may arise during the course of construction till completion of the Said New Building in the Said Property.

**13.2** The Developer will take necessary action against any constructional work found to have been defective, and shall withhold any claims or demands made by the contractor or sub-contractor as the case may be, within appropriate time and may compensate for the without holding the Owner in any way liable in any manner.

**13.3** It is agreed and recorded that the Owner and the Developer shall mutually indemnify and keep indemnified each other against all actions suits, losses, claims, damages, costs, charges, expenses that may be incurred or suffered by the Owner and/or the Developer on account of or arising out of any breach of any of these terms or breach any law, rules or regulations or otherwise howsoever.

**ARTICLE - XIV : OBLIGATIONS OF DEVELOPER**

**14.1** That the Owner and the Developer shall frame a scheme for the management and administration of the said New Building/s to be constructed in the Said Property and all intending purchasers and occupiers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the Said New Building/s.

**14.2** On completion of the construction of the Said New Building/s by the Developer, and when upon the same be made ready having been made ready for delivery of occupation, the Developer shall give written notice to the Owner or their notified nominee/s to occupy their respective constructed areas and/or Allocations in the Said New Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owner and Developer shall become liable for payment of

*William W. Scull*



proportionate maintenance charges and Municipal rates and taxes and duties or any impositions payable in respect thereof henceforth at the rate of Rs. 2.00 (Rupees two only) per sq. ft. Per month for twenty four months maintenance period provided by the developer towards their respective areas of Allocation in the Said New Building/s in the Said Property.

**ARTICLE - XV : ARBITRATION & JURISDICTION**

**15.1** In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto. If the same is not settled amicably then the matter will be referred to Arbitration as per Arbitration and Conciliation Act, 1996 as amended upto date.

**15.2** The arbitration shall be conducted in the English language and the arbitration sittings shall be held in the City of Kolkata only.

**15.3** Hon'ble High Court of Calcutta and learned Jurisdictional Court alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the Parties hereto.

**ARTICLE-XVI : SUPPLEMENTARY AGREEMENT**

The Parties hereby explicitly declare and agree that the Supplementary Agreement shall be executed by and between the parties hereto regarding allocation of land owners and the developer of the newly constructed Building/s after final municipal plan sanction and there shall be other Supplementary Agreements by and between the parties, if any, for addition, alteration and/or modification of any of the terms and conditions contained in this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT the Mourushi Mokrari Rayati land measuring 3(three) bighas 20(twenty) sq.ft. be the same little more or less comprised in Dag No.1, part of Dag No.2 and part of Dag No.3 in Khatian No.963/774 , 962/774 and 974/677 respectively of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madan Malla, Police Station - Sonarpur, Additional District Sub-registrar of Sonarpur, Dist. 24 Parganas (South) within the limit of Rajpur Municipality together with partly two storied building and partly one storied building factory shed and others structures and erections standing thereon lying and situate at and being premises

*William W. Saha*

Holding No. 30/2, Netaji Subhas Chandra Bose Road within Ward No.8 now Ward No.26 of the Rajpur Sonarpur Municipality. The full particulars of the respective areas of the above Dags comprised the said total land of 3(three) Bighas 20(twenty) sq.ft. are as follows:-

KHATIAN NO	DAG NO	AREA
		B - K - CH - SQ.FT.
963/774	1	12 - 9 - 41
962/774	2	2 - 05 - 09 - 27
974/677	3	01 - 12 - 42
<b>TOTAL</b>		<b>3 - 00 - 00 - 20</b>

The first schedule hereinabove written free from all encumbrances, liabilities, attachments, mortgage, liens, etc.

The said total area of 3(three) Bighas 20(twenty) sq.ft. of land is butted and bounded by as follows:-

ON THE NORTH :- By land of Dakshin Kumarakhali,  
Mouza belonging to Pashupati Ganguly.

ON THE EAST :- By Netaji Subhas Chandra Bose Road

ON THE SOUTH :- By the land of Sri A.K.Basu

ON THE WEST :- By Mulli Ganga.

#### THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided Mourashi Mokrari Rayati Land measuring an area of 18(eighteen) Cottahs 5(five) Chittacks 30(thirty) Sq.Ft. and on physical measurement it comes to 17 cottah 10 chitak 22 sq.ft. be the same little more or less comprised in part of R.S. and L.R. Dag No.2 under Khatian No.962/774, L.R. Khatian No.1993,1994,1999 and 2041 of Mouja - Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana - Madanmalla, Police Station - Sonarpur now Narendrapur, Dist. 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality together with partly two storied and partly one storied building standing thereon measuring an area of 2000sq.ft. more or less lying situate at and being present Holding No.197, Netaji Subhas Chandra Bose Road and previous Holding No.30/2, Netaji Subhas Chandra Bose Road,

within the limit of the Rajpur Sonarpur Municipality which is being the northern portion of the first schedule property herein above written and butted and bounded by :-

ON THE NORTH	:-	By land of Dakshin Kumarakhali Mouza, belonging to Pashupati Ganguly.
ON THE EAST	:-	By Netaji Subhas Chandra Bose Road
ON THE SOUTH	:-	By the remaining portion of Dag No.2 of Mouja - Ukhila Paikpara
ON THE WEST	:-	By the remaining portion of Dag No.2 of Mouja - Ukhila Paikpara

### THIRD SCHEDULE

#### (Technical Specification of the Building)

The building will be constructed as per sanctioned plan with some modifications and alteration for betterment of the internal arrangements subject to the rules and regulations of Rajpur Sonarpur Municipality.

- i) R.C.C. frame structure of column - beams and slabs as per sanction plan.
- ii) Brick Wall - All exterior work shall be 200 mm thick with bricks of approved quality in C.M. (1:5). All partitions shall be 125mm / 75mm thick with bricks of approved quality in C.M. (1:4).
- iii) Toilet - (a) 7' height wall tiles (Kazaria / Nitco or similar make) maximum @ Rs.110/- per sq.ft. shall be used. Tiles will be selected by the Developer and the land owner jointly.
  - (b) Toilet floor will be with antiskid floor tiles (Kazaria / Nitco or equivalent quality) size: 2' x 2' maximum @ Rs.110/- per sq.ft. shall be used
  - (c) Hanging commode with flush valve ( Flush Valve with fitting, fixture of Jaqure will be provided by the Developer and the hanging commode will be supplied by the land owner for owner's allocated flat and commercial space only and the developer will contribute Rs.2000/- (Rupees two thousand only) for each hanging commode.
  - (d) One Wall Mixture (Essco or equivalent ) medium grade.
  - (e) One Commode Shower (Essco or equivalent ) medium grade.

- (f) One Shower (Essco or equivalent ) medium grade.
- (g) One Geyser Line
- (h) One white basin (Hindware or similar make) with pedestal.
- iv) W.C.-(a) Toilet wall will be with glazed tiles up to 7' height from floor (Kazaria / Nitco or equivalent quality) 2' x1' Maximum @ Rs.110/= per sq.ft. shall be used. (In only, three Bedroom flat all fittings of W.C. will be as per Toilet such as Gyser, Mixture, Shower etc.)
- v) (b) Toilet floor will be with antiskid floor tiles (Kazaria / Nitco or equivalent quality) size :2' x 2'.Maximum @ Rs.110/= per sq.ft. shall be used.
- (c) Hanging commode with flush valve (Flush Valve with fitting, fixture of Jaquar will be provided by the Developer and the hanging commode will be supplied by the land owner for owner's allocated flat and commercial space only but the Developer will contribute Rs.2000/= (Rupees two thousand only) for each hanging commode.
- (d) One Commode Shower (Essco /Hindware)
- (e) One Bib-cock (Essco /Hindware)
- (f) One small basin with pedestal.
- vi) Main Entrance of the building - M.S. Collapsible gate of the building.
- vii) Stair and landing - (a) The staircase will be finished with Marble slab (Green Marble). If stair and landing is finished with granite slab than 45.5% (forty five and half percent) of difference cost between green marble and granite will be borne by the land owners.
- (b) Staircase will be all aluminum window (1.5mm thick white anodized with 4mm glass)
- (c) Stair will be wall putty finished and single coat interior primer and painted with 2 (two) coat plastic paint.
- (d) Stair railing will be with stainless steel [45.5 % (forty five point five percent) cost of difference of railing with 12mm square bar and with 3/4" flat bar with wooden cover railing with stainless steel will be borne by the land owners]
- viii) Plaster - External and Internal plaster shall be strong-based sand, cement plaster.
- ix) Flooring - The flooring of Bedroom, Drawing room and Dinning room will be of 2'-0"X 2'-0" or 2' 1/2' x 2' 1/2' )Vitrified Tiles (Kazaria/Nitco or equivalent quality) with 4" skirting on all sides, side passage and garage flooring will be with checkered tiles max @ Rs.110/= per sq.ft. Tiles will be selected by the Developer and the land owner jointly.

*William H. Salla*

- x) Door :- (a) Wooden frame (sal wood) of configuration 4" x 2.5" shall be installed for door of all bed rooms and toilet with 7' 0" height and Main door frame (sal wood) with configuration 5.5" x 2.5" shall be 7'0" height will be with double rubbit.
- (b) Main Door (Segun Wood) 1 ½" thick with polish will be up to 7'0" height with one Handle Lock Godrej (standard quality) and all fittings shall be stainless steel.
- (c) Other Doors shall have Water Proof Phenol Bond Flash Door of Century or equivalent quality with both side lamination (sun mica) with godrej handle lock medium quality.
- xi) Open Kitchen - The kitchen will have a cooking platform with Granite top, sink (steel) with water connection. One point with bib cock and one sink cock will be provided in the kitchen. Glazed tiles will be in front of cooking base of adequate size (L shape) .Height of glazed tiles.(Kazaria / Nitco or equivalent quality) will be 2 ½' from cooking platform max @ Rs.110/= per sq.ft.
- Kitchen Floor will be made with antiskid floor tiles .(Kazaria / Nitco or equivalent quality)max @ Rs.110/= per sq.ft.
- xii) Interior walls coats - All the interior walls will be finished with wall putty.
- xiii) Outside painting :- one coat snowcem ,two coat exterior primer and finish with 2 (two) coats weather coat paint (Asian / Berger) .
- xiv) Water Tanks - The Promoters/Builders / Developers shall arrange regular supply of water from Municipal Water supply / Deep Tube Well through underground reservoir and R.C.C. overhead water tank only. There will be provision for connection of underground water reservoir with the municipal water supply line.
- xv) Balcony ralling will be made up of steel frame with glass panel up to 42" height and the wall separating Liv/Din and balcony will be with sliding glass panel of all flats subject to approval of all the concern statutory body including Rajpur Sonarpur Municipality. One 6'x6½' window will be provided in Kit / Din of Flat Type B and Liv/Din of Flat Type C.
- xvi) Electric wiring / installation -Concealed wiring with main lines through ploy pipes, switch boards ( Havells/Legrand or any other inequivalent quality product ).
- (a) Bed Room:- 2 (two) light points ( of which one light point will be two way), 1 (one) A.C. point, 1 (one) fan point two way , 2(two) 5 amp socket.
- (b) Liv/Din: 3(three) light points, 2(two) fan points, 3 (three) 5amp socket, 1(one) 15amp freeze point, 1(one) 5amp TV socket, one A.C. point only in 3BHK flat.

*Callan in Fall*

(c) Kitchen: 1(one) light point, 1(one) exhaust fan point, 3 (three) 5amp socket & 1(one) 15 amp socket.

(d) Toilet:- 1(one) light point, 1(one) exhaust fan point, 1(one) 15 amp socket

(e) W.C.:- 1(one) light point, 1(one) exhaust fan point, but in 3BHK W.C. Geyser point will be provided.

(f) Verandah: 1(one) light point plus 1 5amp plug point.

(g) Calling Bell. Switch brand - Havells or any other ISI Standard

xvi) LIFT: (i) OTIS/ KONE or equivalent quality full stainless steel body for residential flats and LIFT (ii) ISI Standard for 1<sup>st</sup> floor commercial space and the cost will be borne by the 1<sup>st</sup> floor commercial space occupier.

xvii) **Commercial Space at ground floor:-** Except the front portion rest portion of commercial space at ground floor will be with 200mm thick brick wall . Front portion of commercial space will be with 1 (one) glass door, remaining portion will be with fixed tufted glass upto beam height. Flooring of the commercial space will be with vitrified tiles. One Toilet for commercial space A at ground floor will be provided and there will be a provision for another one Toilet in commercial space A. Front portion of commercial space will be fenced with rolling Shutter. The steps in the Front portion of the commercial space at the ground floor will be fully finished with granite.

xviii) **Extra work:-** Extra work will be executed by the Promoter / Builder / Developer after the amount corresponding to the extra work is paid by the Purchaser/s and the amount paid in advance.

1. Any A.C. point, 2. Collapsible Gate.

Any type of extra work / points made/ executed except developer's contribution

#### **FORTH SCHEDULE ABOVE REFERRED**

##### **(Owners' Allocation)**

It is agreed by and between the parties that the Owner shall be entitled to get (i) 50% (fifty percent) share of commercial space, based on valuation of commercial space , (ii) 45% (forty five percent) share of residential space and car parking space of the total F.A.R. or Constructed Area comprising of several flats and other spaces, as will be sanctioned on the schedule land by the Rajpur-Sonarpur Municipality together with undivided proportionate share or interest in the said land, in the common areas and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the parties more specifically mentioned in clause 9.1 read with 1.6 and the 4<sup>th</sup> schedule incorporated herein.

*William W. Galle*

The proposed Flat No. B at 1<sup>st</sup> Floor, Flat No. "A", Flat No. "B" and Flat No. "C" at 2<sup>nd</sup> Floor, Flat No. "D" and Flat No. "E" at 3<sup>rd</sup> Floor, Flat No. "A", Flat No. "B", Flat No. "C", Flat No. "D" and Flat No. "E" at 5<sup>th</sup> Floor and Flat No. "A", Flat No. "B" and Flat No. "C" at 6<sup>th</sup> Floor of the proposed building more fully delineated with RED colour in the proposed plan attached herewith shall be at landowners' allocation out of their 45% (forty five percent) share of residential space. Proposed Ground Floor commercial space of the building marked with "A" admeasuring about 114.17 sq.mtr i.e. 1229 sq.ft. carpet area more or less shall be landowners' allocation in respect of 50% (fifty percent) share of proposed commercial space subject to specific clause number 9.1 read with 1.6 and the 4<sup>th</sup> schedule wherein the process of value base sharing of commercial space shall be agreed by both the parties. After the sanction of the plan by Rajpur Sonarpur Municipality / appropriate authority a registered supplementary development agreement will be executed between the parties hereto regarding the final allocation of the remaining residential space, car parking space of the building keeping the understanding based on proposed plan as far as practicable as per the said sanction plan , further subject to the provision of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**FIFTH SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

It is agreed by and between the parties that the Developer shall be entitled to get (i) 50% (fifty percent) share of commercial space based on valuation of commercial space, (ii) 55% (fifty five percent) share of residential space and car parking space of the total F.A.R. or Constructed Area, comprising of several flats and other spaces, as will be sanctioned on the schedule land by the Rajpur-Sonarpur Municipality together with undivided proportionate share or interest in the said land , in the common area and common parts, amenities and facilities therein provided subject to the provisions of the specific clause number 9.1 read with 1.7 and the 5<sup>th</sup> schedule being the covenants of the parties, incorporated herein. The proposed Flat No. "A" at 1<sup>st</sup> floor, Flat No. "D" and Flat No. "E" at the 2<sup>nd</sup> floor, Flat No. "A", Flat No. "B", Flat No. "C" at 3<sup>rd</sup> floor, Flat No. "A", Flat No. "B", Flat No. "C", Flat No. "D" and Flat No. "E" at 4<sup>th</sup> floor, Flat No. "D" and Flat No. "E" at the 6<sup>th</sup> floor, Flat No. "A", Flat No. "B" and Flat No. "C" at 7<sup>th</sup> floor of the proposed building more fully delineated with GREEN colour in the proposed plan attached herewith,

*Ullas W. Sarkar*

shall be at developer's allocation out of their 55% (fifty five percent) share of residential space. Proposed 1<sup>st</sup> floor commercial space of the building admeasuring about **190.57 sq.mtr** i.e. **2051** sq.ft. more or less and commercial space of area **9.6525 sq.mtr** i.e. **104** sq.ft. more or less at ground floor marked with "B" shall be the developer's allocation in respect of 50% (fifty percent) share of the proposed commercial space subject to specific clause number 9.1 read with 1.7 and the 5<sup>th</sup> schedule being the covenant of the parties, incorporated herein wherein the process of value based sharing of commercial space shall be agreed by both the parties. After the sanction of the plan by Rajpur Sonarpur Municipality / appropriate authority a registered supplementary development agreement shall be executed between the parties hereto regarding the final allocation of the remaining residential space , car parking space in the entire building keeping the understanding based on proposed plan as far as practicable , as per the said sanction plan , further subject to the provision of the Real Estate (Regulation & Development) Act, 2016 read with any applicable rule of West Bengal Real Estate (Regulation & Development Rules, 2021) as amended upto date.

**SIXTH SCHEDULE ABOVE REFERRED TO**

**(The Common Areas)**

1. Entrance and exits of the premises.
2. Security Guard's room/care taker's room.
3. Elevator/Lift :- (i) OTIS/ KONE or equivalent quality for residential flats and  
(ii) ISI standard for 1<sup>st</sup> floor commercial spaces.
4. Any common area in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Case, common passage, water lines, boundary wall, water tank and reservoir, electrical wiring, transformer, Generator (power 500W for 2BHK and 750W for 3BHK flat ) fixtures and fittings, vacant space, roof, gates, A.C. Community Hall.

**SEVENTH SCHEDULE ABOVE REFERRED TO**  
**(common expenses to be paid proportionately)**

Maintenance charges, municipal taxes, khajna, common electric charges, repairing and colouring in respect of the common areas, amenities and facilities provided in the Said New Building etc. morefully described in the **SECOND SCHEDULE** hereinabove.



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

**SIGNED, SEALED & DELIVERED**

In presence of:-

1. Pradipta Bhoumic  
S/O, Prabir Ranjan Bhoumik  
alias Prabir Ranjan Bhoumic  
56, Kalitala, Bansdroni,  
Kolkata - 70.

2. Alak Kumar Datta  
C/125, Sonalipark  
Bansdroni  
Kolkata - 70.

1. Prabir Ranjan Bhoumik alias  
Pradipta Bhoumic

2. Rita Bhoumik alias  
Rita Bhoumic

3. Ullain Kumar Datta

4. Ishika Datta

-----  
**Signature of OWNERS**

I. N. ASSOCIATE

Narayan Chandra Das  
Partner

I. N. ASSOCIATE

Tapaki Ghosh.

Partner

-----  
**Signature of DEVELOPER**

Drafted By:  
Amitabha Ray  
Advocate  
Alipore Police Court  
Kol: 27 WBP/236/1984  
**ADVOCATE**

Typed By:

**MEMO OF REFUNDABLE CONSIDERATION**

We, (1) SRI PRABIR RANJAN BHOWMIK alias PRABIR RANJAN BHOWMIC (PAN:AEGPB2992G, AADHAAR NO.5814-8768-4529) son of Sri Abani Bhowmik, (2) SMT RITA BHOWMIK alias RITA BHOWMIC (PAN:AEMPB2360N, AADHAAR NO.8197-2415-7607 ) wife of Sri Prabir Ranjan Bhowmik alias Prabir Ranjan Bhowmic, (3) SRI UTTAM KUMAR DUTTA (PAN:ADUPD2713J, AADHAR NO.5880-7631-6516 ) son of Sri Sukumar Dutta and (4) SMT BITHIKA DUTTA (PAN:ADOPD5612N, AADHAR NO.9924-4419-6495) wife of Sri Uttam Kumar Dutta being the joint "OWNERS" , received the REFUNDABLE full consideration amount of Rs.50,00,000.00 (Rupees fifty lakh only) from T N ASSOCIATE (PAN:AADFT8733E) by A/C Payee Cheque mention as follows:-

A. From T N ASSOCIATE in the name of PRABIR RANJAN BHOWMIK alias PRABIR RANJAN BHOWMIC.

<u>Bank Name &amp; Branch</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
Axis Bank Ltd, Garia Branch	464476	20.09.2022	6,25,000.00
Axis Bank Ltd, Garia Branch	464477	20.09.2022	6,25,000.00

B. From T N ASSOCIATE in the name of RITA BHOWMIK alias RITA BHOWMIC

<u>Bank Name &amp; Branch</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
Axis Bank Ltd, Garia Branch	464478	20.09.2022	6,25,000.00
Axis Bank Ltd, Garia Branch	464479	20.09.2022	6,25,000.00

C. From T N ASSOCIATE in the name of UTTAM KUMAR DUTTA.

<u>Bank Name &amp; Branch</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
Axis Bank Ltd, Garia Branch	464480	20.09.2022	6,25,000.00
Axis Bank Ltd, Garia Branch	464481	20.09.2022	6,25,000.00

D. From T N ASSOCIATE in the name of BITHIKA DUTTA.

<u>Bank Name &amp; Branch</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
Axis Bank Ltd, Garia Branch	464482	20.09.2022	6,25,000.00
Axis Bank Ltd, Garia Branch	464483	20.09.2022	6,25,000.00

**TOTAL RS.50,00,000.00**

Prabir Ranjan Bhowmik  
alias Prabir Ranjan Bhowmic  
Rita Bhowmik  
alias Rita Bhowmic  
Uttam K. Dutta

**WITNESS**

1. Pradipta Bhowmic

2. Alak Kumar Dutta.

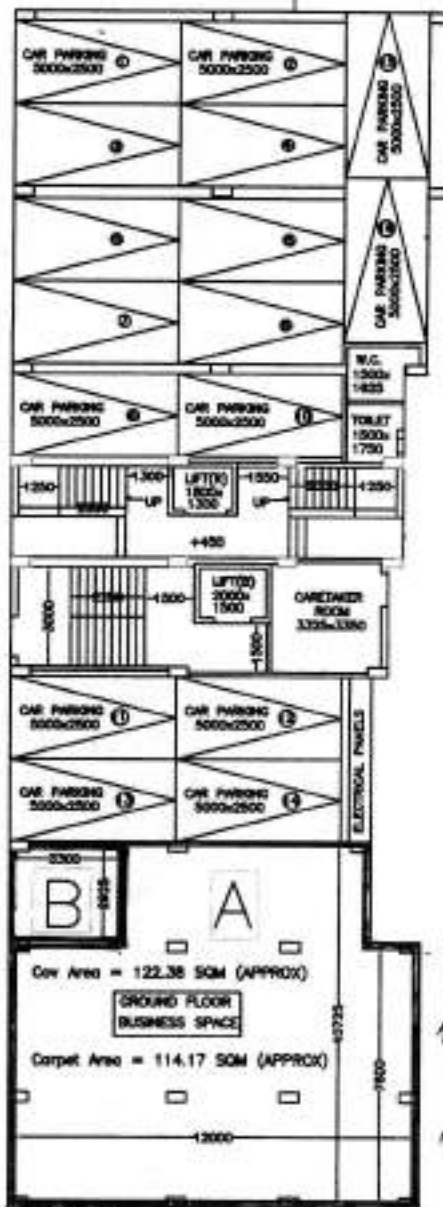
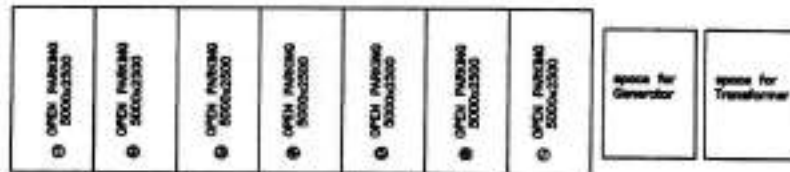
Bithika Dutta  
Uttam Kumar Dutta

Signature of OWNERS

Typed By:

SITE PLAN OF COMMERCIAL SPACE AT GROUND FLOOR OF THE PROPOSED BUILDING AT HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103, TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING R.S. AND L.R. DAG NO.2 UNDER KHATAN NO.962/774, L.R.KHATAN NO.1993,1994,1999 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA, DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-COMMERCIAL SPACE NO. A MARKED WITH RED INK.  
DEVELOPER'S ALLOCATION:-COMMERCIAL SPACE NO. B MARKED WITH GREEN INK.



- Prabir Royan Bhawanik alias*
1. Prabir Royan Bhawanik
  2. Ritu Bhawanik alias Ritu Bhawanik
  3. Ullain n Saha
  4. Bithika Saha

T. N. ASSOCIATE  
Narayan Chand floor

T. N. ASSOCIATE  
Tapanki Ghosh

SIGNATURE OF DEVELOPER

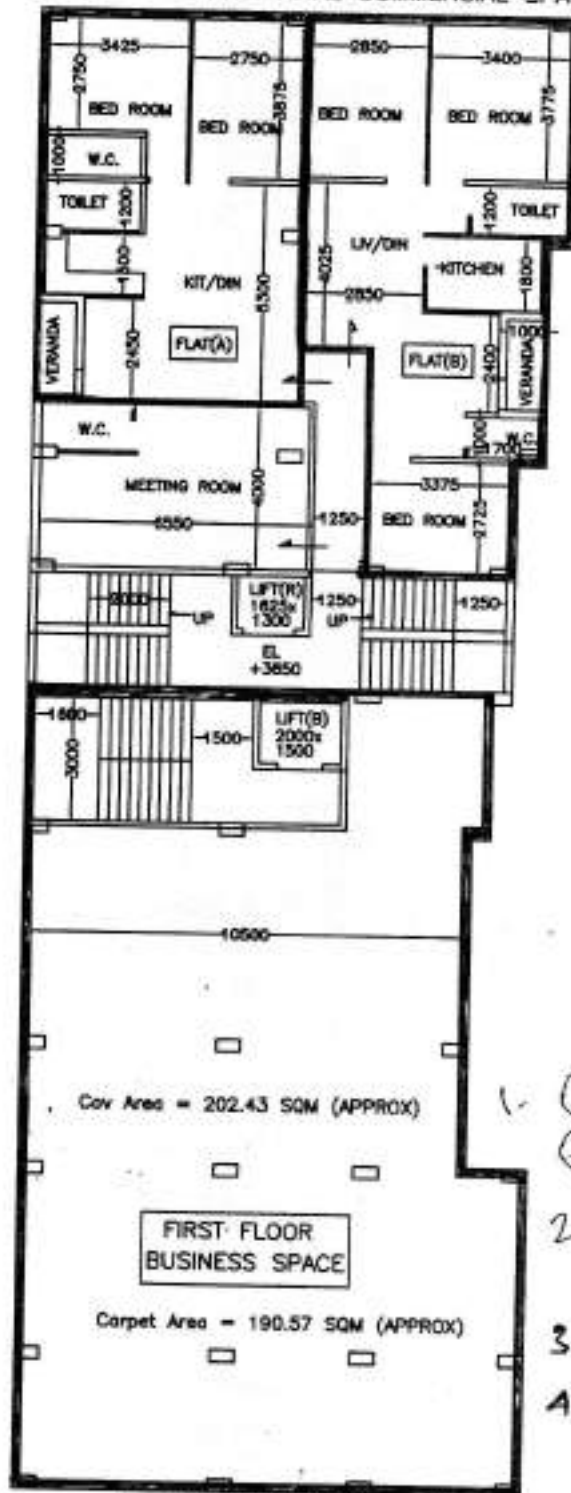
SIGNATURE OF OWNERS

GROUND FLOOR PLAN

PLAN OF RESIDENTIAL FLATS AND COMMERCIAL SPACE AT 1ST FLOOR OF THE PROPOSED BUILDING AT HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103, TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA, DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-FLAT NO.B MARKED WITH RED INK.

DEVELOPER'S ALLOCATION:-FLAT NO.A AND TOTAL COMMERCIAL SPACE MARKED WITH GREEN INK.



1. *Bebis Pongon Pakarank alias Pakar Pongon Pakarank*
2. *Rita Pakarank alias Rita Pakarank*
3. *Ullain in Sule*
4. *Sitika Dule*

T. N. ASSOCIATE

*Narayan Chandra Ghosh* 1ST FLOOR PLAN

*Partner*

T. N. ASSOCIATE

*Tapasvi Ghosh*

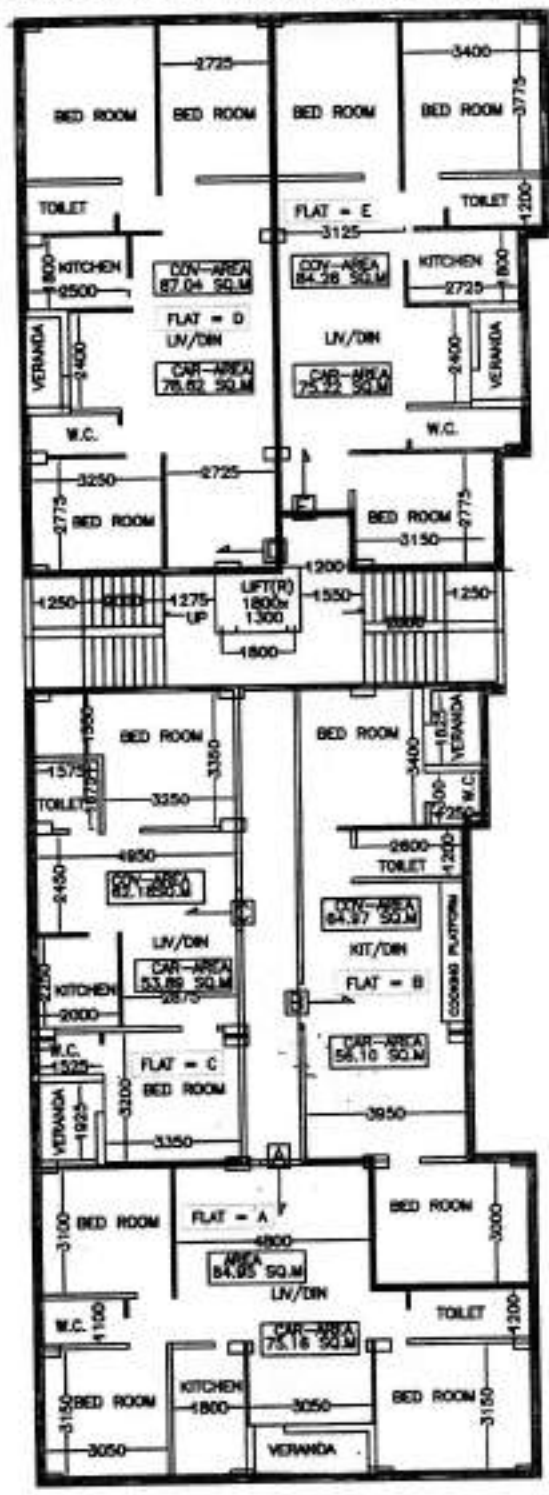
*Partner*

SIGNATURE OF DEVELOPER

SIGNATURE OF OWNERS

PLAN OF RESIDENTIAL FLATS AT 2ND FLOOR OF THE PROPOSED BUILDING  
 BUILDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103,  
 TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING  
 R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999  
 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA,  
 DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-FLAT NO.A, FLAT NO.B AND FLAT NO.C MARKED WITH RED INK.  
 DEVELOPER'S ALLOCATION:-FLAT NO.D AND FLAT NO.E MARKED WITH GREEN INK.



FLAT AREA  
 2ND FLOOR PLAN

T. N. ASSOCIATE  
*Narayan Chand Ghosh*

T. N. ASSOCIATE  
*Tapashi Ghosh*

SIGNATURE OF DEVELOPER

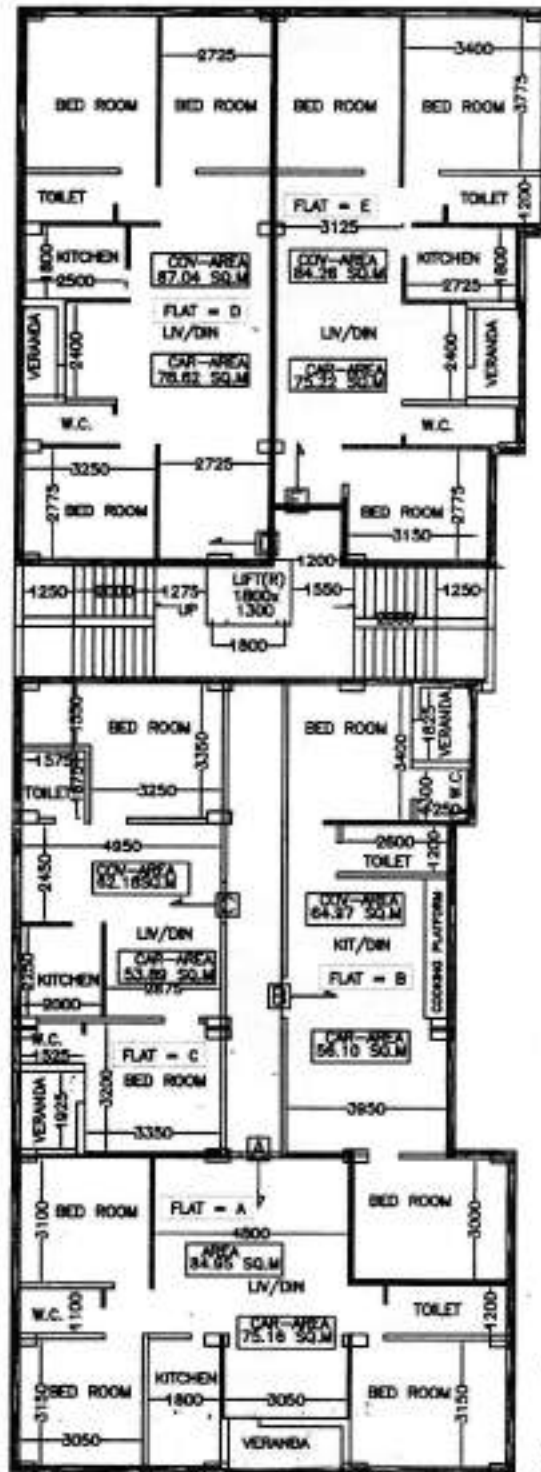
- Prabir Rangan Bhattacharya alias
1. Prabir Rangan Bhattacharya
  2. Rishi Bhattacharya alias Rishi Bhattacharya
  3. Ullas Chandra
  4. Bithika Datta

SIGNATURE OF OWNERS

SITE PLAN OF RESIDENTIAL FLATS AT 3RD FLOOR OF THE PROPOSED BUILDING  
 AT HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103,  
 TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING  
 R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999  
 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA,  
 DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-FLAT NO.D AND FLAT NO.E MARKED WITH RED INK.

DEVELOPER'S ALLOCATION:-FLAT NO.A, FLAT NO.B AND FLAT NO.C MARKED WITH GREEN INK.



FLAT AREA  
 3RD FLOOR PLAN

T. N. ASSOCIATE  
*Narayan Chandra Sen*

T. N. ASSOCIATE  
*Tapanjit Ghosh*

SIGNATURE OF DEVELOPER

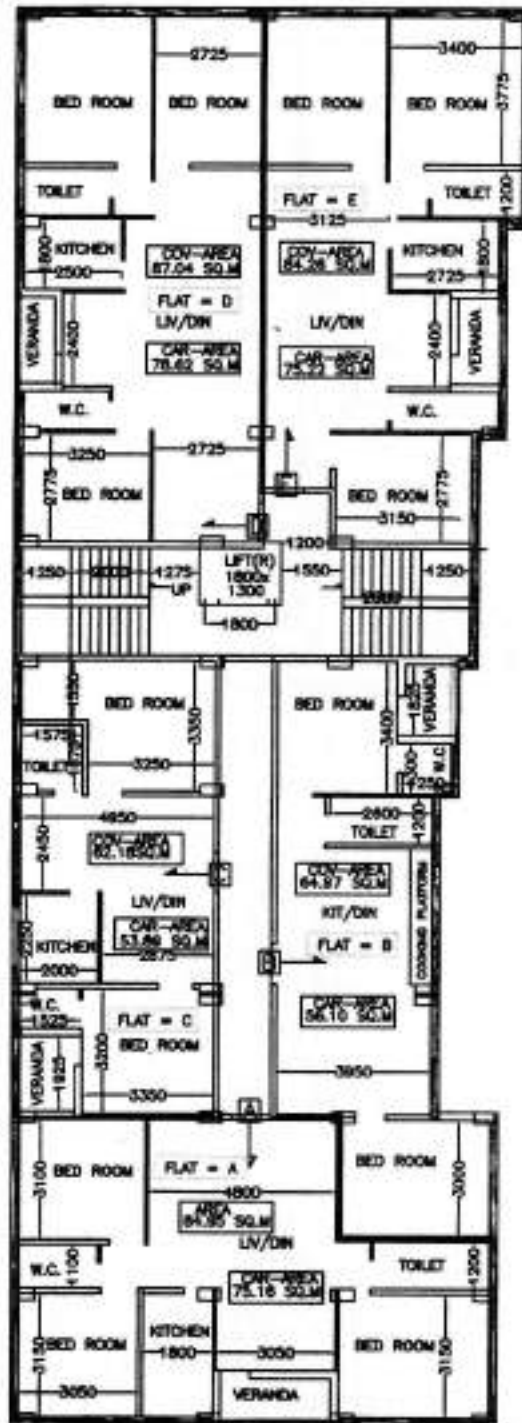
- Prabir Ranjan Bhattacharya alias*
1. Prabir Ranjan Bhattacharya
  2. Ritu Choudhury alias Ritu Choudhury
  3. Ujjain n Saha
  4. Bithika Saha

SIGNATURE OF OWNERS

PLAN OF RESIDENTIAL FLATS AT 4TH FLOOR OF THE PROPOSED BUILDING  
 AT HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103,  
 TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING  
 R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999  
 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA,  
 DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-NIL

DEVELOPER'S ALLOCATION:-FLAT NO.A, FLAT NO.B, FLAT NO.C ,FLAT NO.D AND FLAT NO.E  
 MARKED WITH GREEN INK.



FLAT AREA  
 4TH FLOOR PLAN

*Narenda Chand Reddy*

T. N. ASSOCIATE  
*Tapashi Ghosh*

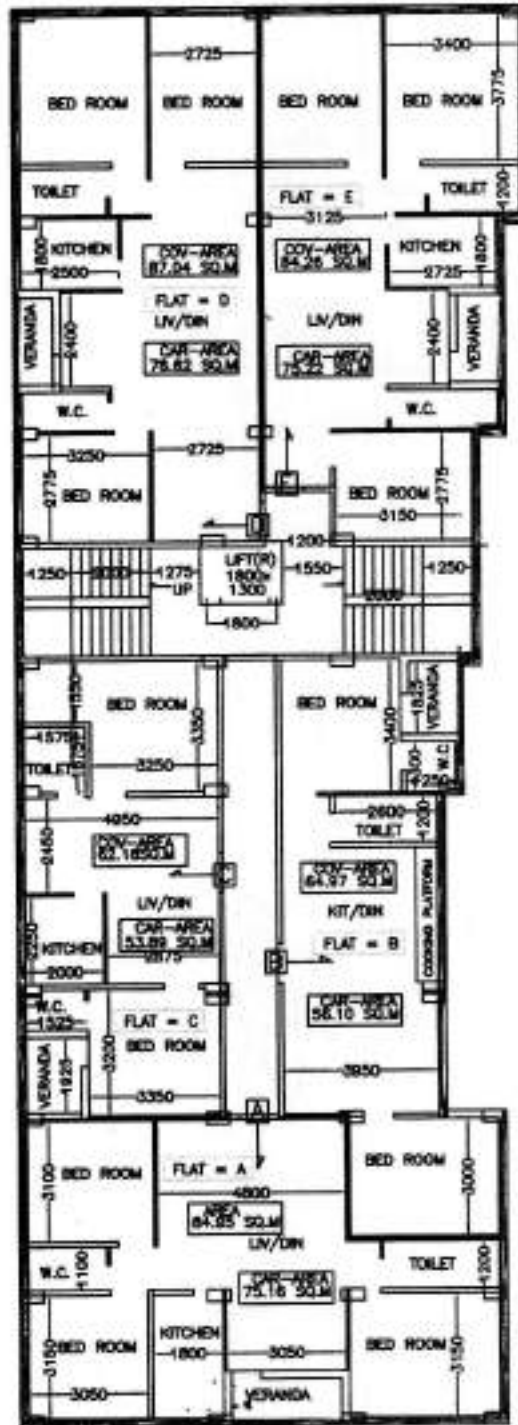
SIGNATURE OF DEVELOPER

- Babto Pargan Bhosmik alias*
1. *Babto Pargan Bhosmik*
  2. *Ritu Bhosmik alias Ritu Bhosmik*
  3. *Vallam V. Saha*
  4. *Bithika Datta*

SIGNATURE OF OWNERS

SITE PLAN OF RESIDENTIAL FLATS AT 5TH FLOOR OF THE PROPOSED BUILDING AT HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103, TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA, DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-FLAT NO.A, FLAT NO.B, FLAT NO.C, FLAT NO.D AND FLAT NO.E MARKED WITH RED INK.  
DEVELOPER'S ALLOCATION:-NIL



FLAT AREA  
5TH FLOOR PLAN

T. N. ASSOCIATES  
Narayan Chandra Das

T. N. ASSOCIATES  
Tapashi Ghosh.

SIGNATURE OF DEVELOPER

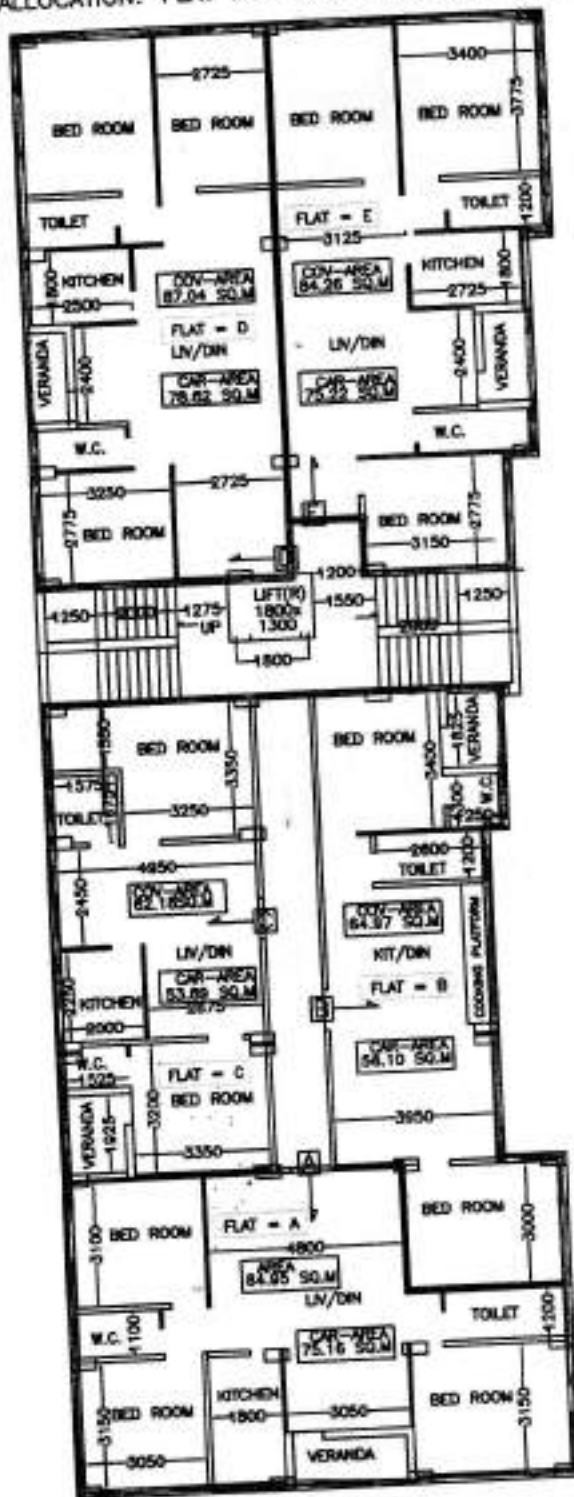
- Prabir Rayan Ghoshank alias
1. Prabir Rayan Ghoshank
  2. Ritu Ghoshank alias Ritu Ghoshank
  3. Ullain W Datta
  4. Bibhika Datta

SIGNATURE OF OWNERS



THE PLAN OF RESIDENTIAL FLATS AT 6TH FLOOR OF THE PROPOSED BUILDING  
 AT HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103,  
 TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING  
 R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999  
 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA,  
 DIST.24 PARGANAS (SOUTH)

OWNERS' ALLOCATION:-FLAT NO.A, FLAT NO.B AND FLAT NO.C MARKED WITH RED INK.  
 DEVELOPER'S ALLOCATION:-FLAT NO.D AND FLAT NO.E MARKED WITH GREEN INK.



FLAT AREA  
 6TH FLOOR PLAN

T. N. ASSOCIATE  
 Narayan Chandra Roy  
 Partner

T. N. ASSOCIATE  
 Tapashi Ghosh

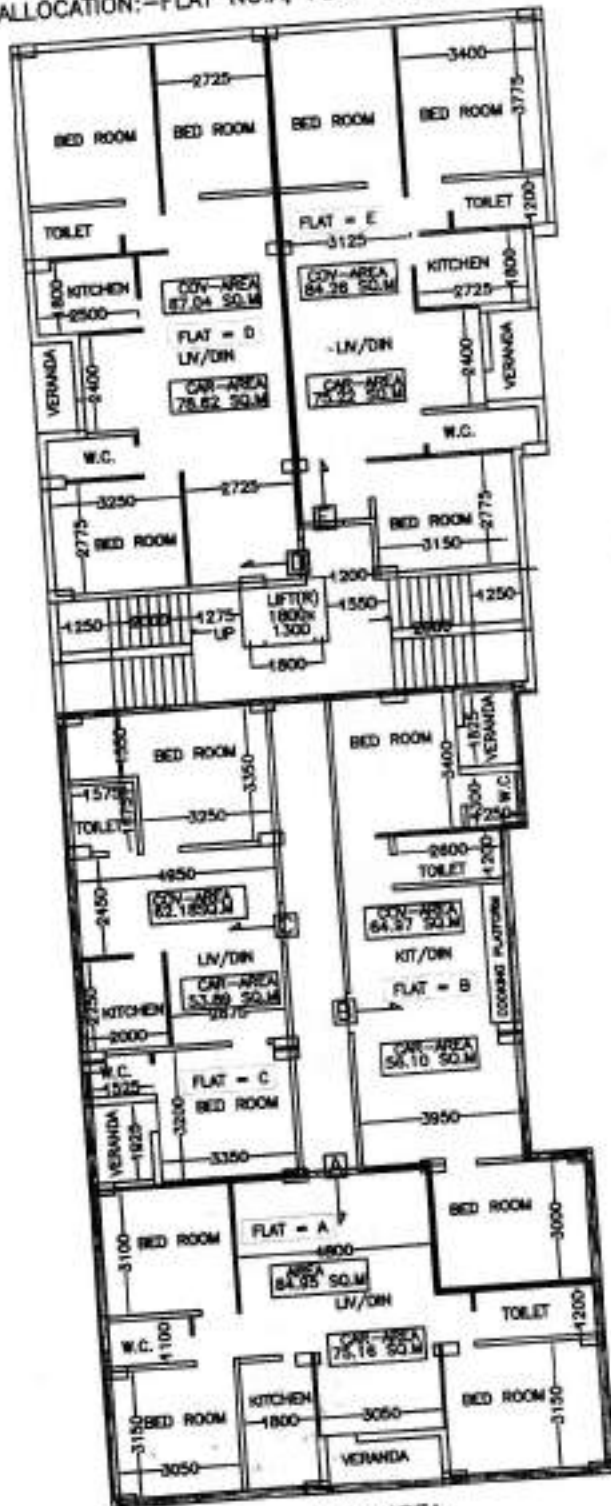
SIGNATURE OF DEVELOPER

- Prabir Ranjan Bhattacharya alias
1. Prabir Ranjan Bhattacharya
  2. Rishi Bhattacharya alias Rishi Bhattacharya
  3. Uttam Kumar
  4. Bibhika Jull

SIGNATURE OF OWNERS

PLAN OF RESIDENTIAL FLATS AT 7TH FLOOR OF THE PROPOSED BUILDING  
 HOLDING NO.197,N.S.ROAD, P.O. & P.S. NARENDRAPUR, KOLKATA-700103,  
 TOTAL LAND AREA MEASURING 18K-05CH-30SQ.FT. MORE OR LESS COMPRISING  
 R.S. AND L.R. DAG NO.2 UNDER KHATIAN NO.962/774, L.R.KHATIAN NO.1993,1994,1999  
 AND 2041,MOUZA-UKHILA PAIKPARA,J.L.56, R.S.147,TOUZI-109,PARGANA-MADANMALLA,  
 DIST.24 PARGANAS (SOUTH)

DEVELOPER'S ALLOCATION:-FLAT NO.A, FLAT NO.B AND FLAT NO.C MARKED WITH GREEN INK.



FLAT AREA  
 7TH FLOOR PLAN

T. N. ASSOCIATE  
*Narayan Chandra Ghosh*

T. N. ASSOCIATE  
*Tapanki Ghosh*

SIGNATURE OF DEVELOPER











1. *Pooja Royan Bhattacharya*
2. *Rishi Polansingh alias Rishi Bhattacharya*
3. *Ullas w 30th*
4. *Sitika Datta*

SIGNATURE OF OWNERS

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

Name: .....

Signature: .....











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



Pradip Ranjan Bhosmic

Name: PRADIP RANJAN BHOSMIC

Signature: Pradip Ranjan Bhosmic  
Pradip Ranjan Bhosmic

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



Rita Bhosmic

Name: RITA BHOSMIC

Signature: Rita Bhosmic alias  
Rita Bhosmic

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

Name .....

Signature .....



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

*Uttam*

Name UTTAM K.R. DUTTA

Signature *Uttam K.R. Dutta*



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

*Bithika*

Name BITHIKA DUTTA

Signature *Bithika Dutta*

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

Name .....

Signature .....



Narayan Chandra Ghosh

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

Name NARAYAN CHANDRA GHOSH

Signature Narayan Chandra Ghosh



Tapashi

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

Name TAPASHI GHOSH

Signature Tapashi Ghosh

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

Name .....

Signature .....



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



Narayan Chandra Ghosh

Name NARAYAN CHANDRA GHOSH

Signature Narayan Chandra Ghosh

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



T

Name TAPASHI GHOSH

Signature Tapashi Ghosh



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

**GRN Details**

GRN: 192022230122652838  
GRN Date: 15/09/2022 18:16:15  
BRN: 1967106119317  
Gateway Ref ID: 202225876893620  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 15/09/2022 18:20:12  
Method: State Bank of India New PG CC  
Payment Ref. No: 2002704710/4/2022  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Mr Subhajit Ghosh  
Address: E-20 Sammilani Park, P.O.- Santoshpur, Kolkata- 700075  
Mobile: 9874601111  
EMail: subhajit.ghosh.97@gmail.com  
Period From (dd/mm/yyyy): 15/09/2022  
Period To (dd/mm/yyyy): 15/09/2022  
Payment ID: 2002704710/4/2022  
Dept Ref ID/DRN: 2002704710/4/2022

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002704710/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2002704710/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	50021
			<b>Total</b>	<b>90042</b>

IN WORDS: NINETY THOUSAND FORTY TWO ONLY.



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

Query No / Year	2002704710/2022	Office where deed will be registered
Query Date	08/09/2022 5:15:19 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR, NARKELBAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 50,00,000/-]	
Set Forth value	Market Value	
Rs. 5/-	Rs. 2,62,25,146/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 50,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Ukila Paikpara, , Ward No: 026, Holding No:197 JI No: 56, , Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2 (RS :-)	LR-1993	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
L2	LR-2 (RS :-)	LR-1994	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
L3	LR-2 (RS :-)	LR-1999	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
L4	LR-2 (RS :-)	LR-2041	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
TOTAL :					30.2844Dec	4 /-	249,76,396 /-	
Grand Total :					30.2844Dec	4 /-	249,76,396 /-	





**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	12,48,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1 /-</b>	<b>12,48,750 /-</b>	

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Shri PRABIR RANJAN BHOWMIK Son of Shri ABANI BHOWMIK, 56, KALITALA, BANSDRONI, City:-, P.O:- BANASDRANI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx2G, Aadhaar No.: 58xxxxxxx4529, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt RITA BHOWMIK Wife of Shri PRABIR RANJAN BHOWMIK, 56, KALITALA, BANSDRONI, City:-, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0N, Aadhaar No.: 81xxxxxxx7607, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri UTTAM KUMAR DUTTA Son of Shri SUKUMAR DUTTA, 18B, MANILAL BANERJEE ROAD, City:-, P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx3J, Aadhaar No.: 58xxxxxxx6516, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt BITHIKA DUTTA Wife of Shri UTTAM KUMAR DUTTA, 18B, MANILAL BANERJEE ROAD, City:-, P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx2N, Aadhaar No.: 99xxxxxxx9649, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	T N ASSOCIATE ( Partnership Firm ) 1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:-, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxxx3E, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative



**Representative Details :**

SI No	Name & Address	Representative of
1	Shri NARAYAN CHANDRA GHOSH Son of Shri1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4F , Aadhaar No.: 58xxxxxxxx0690	T N ASSOCIATE (as PARTNER)
2	Smt TAPASHI GHOSH Wife of Shri NARAYAN CHANDRA GHOSH1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7K , Aadhaar No.: 35xxxxxxxx7746	T N ASSOCIATE (as PARTNER)

**Land Details as per Land Record**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Ukila Paikpara , Ward No: 026, Holding No:197 JI No: 56, , Pin Code : 700103

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 2, LR Khatian No:- 1993	Owner:প্রবীর রঞ্জন ভৌমিক, Gurdian:অবনী , Address:সিঙ্গা , Classification:বালু, Area:0.08 Acre,	Shri PRABIR RANJAN BHOWMIK
L2	LR Plot No:- 2, LR Khatian No:- 1994	Owner:রিতা ভৌমিক, Gurdian:প্রবীর রঞ্জন, Address:সিঙ্গা , Classification:বালু, Area:0.08 Acre,	Smt RITA BHOWMIK
L3	LR Plot No:- 2, LR Khatian No:- 1999	Owner:উত্তম কুমার দত্ত, Gurdian:সুকুমার , Address:সিঙ্গা , Classification:বালু, Area:0.07 Acre,	Shri UTTAM KUMAR DUTTA
L4	LR Plot No:- 2, LR Khatian No:- 2041	Owner:বিথিকা দত্ত, Gurdian:উত্তম , Address:সিঙ্গা , Classification:বালু, Area:0.08 Acre,	Smt BITHIKA DUTTA

**Identifier Details :**

Name & address
Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri PRABIR RANJAN BHOWMIK, Smt RITA BHOWMIK, Shri UTTAM KUMAR DUTTA, Smt BITHIKA DUTTA, Shri NARAYAN CHANDRA GHOSH, Smt TAPASHI GHOSH



Query No: 2002704710 of 2022, Printed On : Sep 15 2022 5:43PM, Generated from wbregistration.gov.in

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-500 Sq Ft
2	Smt RITA BHOWMIK	T N ASSOCIATE-500 Sq Ft
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-500 Sq Ft
4	Smt BITHIKA DUTTA	T N ASSOCIATE-500 Sq Ft

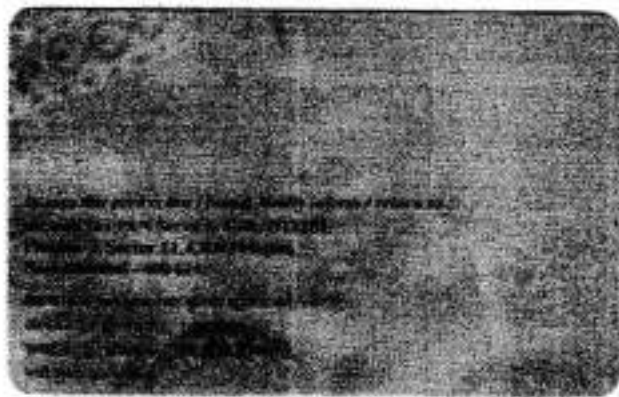
**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.



- Query is valid for 30 days (i.e. upto 08-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 08-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
  4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
  5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
  6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
  7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
  8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
  9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
  11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SONARPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Robert Rangan Dharma



ভারত সরকার  
Unique Identification Authority of India

এনআরআই আইডি / Enrolment No. : 1040/20654/63735

To  
Prabir Ranjan Bhowmik  
পবিত্র রঞ্জন বোমিক  
56  
KALITALA  
BANSDRONI  
Kolkata  
Bansdroni, South 24 Parganas  
West Bengal - 700070

0804/2014



KL863471949FT  
86347194



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5814 8768 4529**

আধার - সাধারণ মানুষের অধিকার



পবিত্র রঞ্জন বোমিক  
Prabir Ranjan Bhowmik  
ফিটা : পবিত্র বোমিক  
Father : Abani Bhowmik

www.uidai.gov.in  
0508/1554  
পুং / Male

**5814 8768 4529**



আধার - সাধারণ মানুষের অধিকার



Government of India

AADHAAR

ভূম্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা : পবিত্র রঞ্জন বোমিক  
কলকাতা, বীন্দ্রনী, দক্ষিণ ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: 56, KALITALA,  
BANSDRONI, Kolkata,  
South 24 Parganas,  
Bansdroni, West Bengal,  
700070

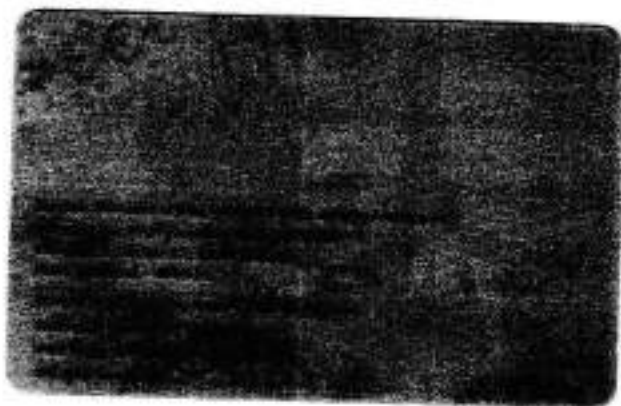
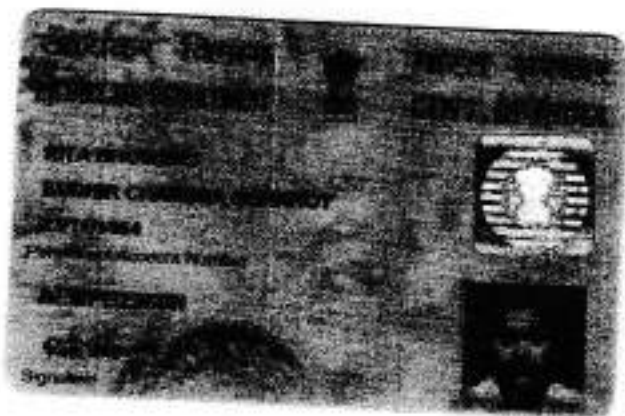
**5814 8768 4529**

1800 300 1807

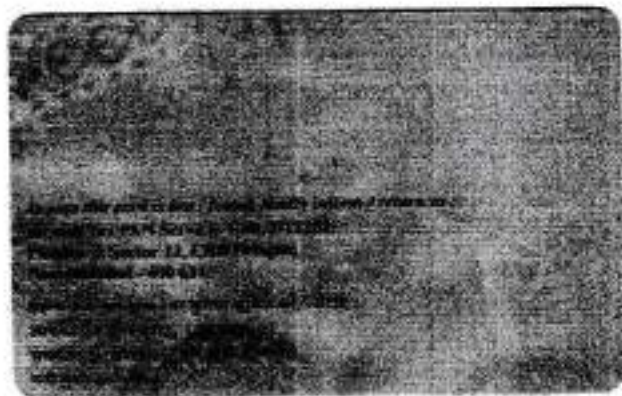
help@uidai.gov.in

www.uidai.gov.in

Prabir Ranjan Bhowmik



*Rita Phoenix*



Ponbri Pongam Dehonnik





ভারত সরকার  
Unique Identification Authority of India

এসিএফআইর আই ডি / Enrolment No. : 1040/20854/63735-

To  
Prabir Ranjan Bhownik  
প্রবীর রঞ্জন ভোয়নিক  
58  
KALITALA  
BANSORONI  
Kolkata  
Bansdroni, South 24 Parganas  
West Bengal - 700070

080042014



KL863471948FT  
86347194



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**5814 8768 4529**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

প্রবীর রঞ্জন ভোয়নিক  
Prabir Ranjan Bhownik  
বির : প্রবীর ভোয়নিক  
Father : Abani Bhownik

www.uidai.gov.in  
DOB: 05/01/1964  
পুং / Male

**5814 8768 4529**

আধার - সাধারণ মানুষের অধিকার



Government of India

AADHAAR

ভূখ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

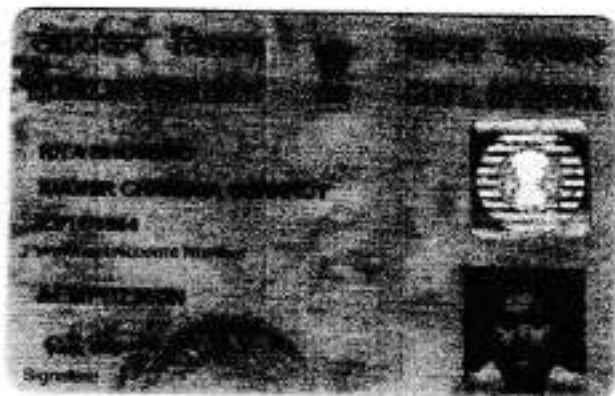
ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: কলিকতা, ইন্দ্রপ্রস্তা  
কলকাতা, ইন্দ্রপ্রস্তা, দক্ষিণ ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: 56, KALITALA,  
BANSORONI, Kolkata,  
South 24 Parganas,  
Bansdroni, West Bengal,  
700070

5814 8768 4529

Prabir Ranjan Bhownik



*Rita Blonemic*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

T N ASSOCIATE



17/04/2003

Permanent Account Number  
AADE8733E

Signature



ভারত শিল্প পরিচয় প্রদানকারী  
ভারত সরকার



ভাদিকাকৃতির আই ডি / Enrollment No.: 1040/21036/11268

To  
উত্তম কুমার দত্ত  
UTTAM KUMAR DUTTA  
18/B MONILAL BANERJEE ROAD  
Khadirpore  
Khadirpore  
Circus Avenue Kolkata  
West Bengal 700023

24/05/2014  
14IS40594



ML469405641FT



আপনার সংখ্যা / Your No. :

**5880 7631 6516**

- সাধারণ মানুষের অধিকার

*Uttam k. Dutta*



ভারত সরকার  
Government of India



উত্তম কুমার দত্ত  
UTTAM KUMAR DUTTA  
পিতা : সুকুমার দত্ত  
Father : Sukumar Dutta  
জন্মতারিখ / DOB : 31/05/1967  
পুরুষ / Male



**5880 7631 6516**

- সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADUPD2713J



नाम /NAME

UTTAM KUMAR DUTTA

पिता का नाम /FATHER'S NAME

SUKUMAR DUTTA

जन्म तिथि /DATE OF BIRTH

21-05-1907

हस्ताक्षर /SIGNATURE

*Uttam Kumar Dutta*

*[Handwritten Signature]*

आयकर अधीक्षक, पं.स. ५१.५१

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Uttam Kumar Dutta*



आधार

ভারত সরকার  
Unique Identification Authority of India

প্রাপ্তিসংখ্যার আই ডি / Enrollment No. : 1040/20654/63734

To  
Rita Bhowmik  
ইতা বোমিক  
56  
KALITALA  
BANSDRONI  
Kolkata  
Bansdrani, South 24 Parganas  
West Bengal - 700070

08/11/2014



KL863468573FT

86346857



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8198 2415 7607**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



ইতা বোমিক  
Rita Bhowmik  
পিতা : সুধির চন্দ্র গুহরোয়  
Father : Sudhir Chandra Guharoy

www. UIDOOR : 23/11/1964  
লিঙ্গ / Female

**8198 2415 7607**



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



উদ্দেশ্য : কলিকতা, কলকাতা  
কলকাতা, কলকাতা, পশ্চিম ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: 56, KALITALA,  
BANSDRONI, Kolkata,  
South 24 Parganas,  
Bansdrani, West Bengal,  
700070

**8198 2415 7607**



1800 303 1947



help@uidai.gov.in



www.uidai.gov.in

Rita Bhowmik

वार्ड लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADOPD5612N



नाम / NAME  
BITHIKA DUTTA

पिता का नाम / FATHER'S NAME  
SUPJA KANTA DUTTA

जन्म तिथि / DATE OF BIRTH  
10-04-1969

हस्ताक्षर / SIGNATURE

Bithika Dutta

असम संघ, ए.ए.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Bithika Dutta



Bitika Dutta  
 Date of Birth/DOB: 10/04/1969  
 Female/ FEMALE

9924 4419 6495



আমার আধার, আমার পরিচয়

Bitika Dutta



Address :

W/O Uttam Kumar Dutta, 18 B,  
 MONILAL BANERJEE ROAD,  
 Khidirpore, Kolkata,  
 West Bengal - 700023



1447



help@uidai.gov.in



www.uidai.gov.in

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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NARAYAN CHANDRA GHOSH

HARAN CHANDRA GHOSH

07/07/1955  
Permanent Account Number  
AGXPG8054F

*Narayan Chandra Ghosh*  
Signature

भारत सरकार

भारत सरकार

18022009

*Narayan Chandra Ghosh.*



भारत सरकार  
GOVERNMENT OF INDIA



Narayan Chandra Ghosh  
Year of Birth : 1955  
Male



5881 8052 0690

आधार - आम आदमी का अधिकार

Narayan Chandra Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Haran Chandra Ghosh, PREMISES  
NO-1901, MUKUNDAPUR, E-20,  
SAMMILANI PARK, P.S.-SURVEY PARK,  
Santoshpur S.O, Kolkata, West Bengal,  
700075



Post Office Code  
700075



Post Office Address  
Santoshpur S.O, Kolkata, West Bengal, 700075



Website  
www.uidai.gov.in



Phone Number  
Kolkata-033-2354 901

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TAPASHI GHOSH

ANIL CHANDRA GHOSH

29/04/1969

Permanent Account Number

AGWRG7267K

*Tapashi*

Signature



29112008

*Tapashi Ghosh.*



भारत सरकार  
GOVERNMENT OF INDIA



Tapashi Ghosh  
Year of Birth : 1969  
Female



3556 4021 7746

आधार - आम आदमी का अधिकार

Tapashi Ghosh.



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

W/O Narayan Chandra Ghosh 1901  
MUKUNDAPUR, E-20, SAMMILANI PARK  
P.S.-SURVEY PARK, Santoshpur S.O.  
Kolkata, West Bengal, 700075



1800 102 9999



help@uaid.gov.in



www.uai.gov.in



PO Santoshpur  
Dist. West Bengal

### Major Information of the Deed

Deed No :	I-1604-11029/2022	Date of Registration	21/09/2022
Query No / Year	1604-2002704710/2022	Office where deed is registered	
Query Date	08/09/2022 5:15:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR, NARKELBAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Deed Writer		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 2,62,25,146/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 50,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



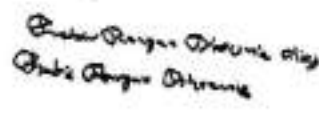


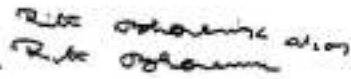


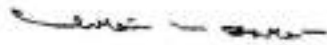
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Ukila Paikpara, , Ward No: 026, Holding No:197 JI No: 56, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2 (RS :- )	LR-1993	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
L2	LR-2 (RS :- )	LR-1994	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
L3	LR-2 (RS :- )	LR-1999	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
L4	LR-2 (RS :- )	LR-2041	Bastu	Bastu	3303.75 Sq Ft	1/-	62,44,099/-	Property is on Road ,Project : Not Specified
<b>TOTAL :</b>					<b>30.2844Dec</b>	<b>4 /-</b>	<b>249,76,396 /-</b>	
<b>Grand Total :</b>					<b>30.2844Dec</b>	<b>4 /-</b>	<b>249,76,396 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	12,48,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1 /-</b>	<b>12,48,750 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Shri PRABIR RANJAN BHOWMIK</b>                      Son of Shri ABANI BHOWMIK                      Executed by: Self, Date of Execution: 21/09/2022                      , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office</p>	 <p>21/09/2022</p>	 <p>LTI 21/09/2022</p>	 <p>21/09/2022</p>
<p>56, KALITALA, BANSDRONI, City:- , P.O:- BANASDRANI, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2G, Aadhaar No: 58xxxxxxxx4529, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office</p>				
2	<p><b>Smt RITA BHOWMIK</b>                      Wife of Shri PRABIR RANJAN BHOWMIK                      Executed by: Self, Date of Execution: 21/09/2022                      , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office</p>	 <p>21/09/2022</p>	 <p>LTI 21/09/2022</p>	 <p>21/09/2022</p>
<p>56, KALITALA, BANSDRONI, City:- , P.O:- BANSDRANI, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0N, Aadhaar No: 81xxxxxxxx7607, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office</p>				
3	<p><b>Shri UTTAM KUMAR DUTTA</b>                      Son of Shri SUKUMAR DUTTA                      Executed by: Self, Date of Execution: 21/09/2022                      , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office</p>	 <p>21/09/2022</p>	 <p>LTI 21/09/2022</p>	 <p>21/09/2022</p>

18B, MANILAL BANERJEE ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3J, Aadhaar No: 58xxxxxxxx6516, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office

4	<b>Smt BITHIKA DUTTA</b> Wife of Shri UTTAM KUMAR DUTTA Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			Bithika Dutta  21/09/2022
		21/09/2022	LTI 21/09/2022	

18B, MANILAL BANERJEE ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 99xxxxxxxx9649, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>T N ASSOCIATE</b> 1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**





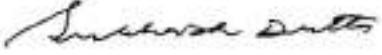
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri NARAYAN CHANDRA GHOSH (Presentant )</b> Son of Shri Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			Narayan Chandra Ghosh  21/09/2022
		Sep 21 2022 12:59PM	LTI 21/09/2022	
1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4F, Aadhaar No: 58xxxxxxxx0690 Status : Representative, Representative of : T N ASSOCIATE (as PARTNER)				

	Photo	Finger Print	Signature
<b>Smt TAPASHI GHOSH</b> Wife of Shri NARAYAN CHANDRA GHOSH Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office	 Sep 21 2022 12:58PM	 LTI 21/09/2022	 21/09/2022
1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7K, Aadhaar No: 35xxxxxxxx7746 Status : Representative, Representative of : T N ASSOCIATE (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHASH DUTTA</b> Son of Late KHOKAN DUTTA LASKARPUR NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	 21/09/2022	 21/09/2022	 21/09/2022
Identifier Of Shri PRABIR RANJAN BHOWMIK, Smt RITA BHOWMIK, Shri UTTAM KUMAR DUTTA, Smt BITHIKA DUTTA, Shri NARAYAN CHANDRA GHOSH, Smt TAPASHI GHOSH			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-1.89278 Dec
2	Smt RITA BHOWMIK	T N ASSOCIATE-1.89278 Dec
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-1.89278 Dec
4	Smt BITHIKA DUTTA	T N ASSOCIATE-1.89278 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRABIR RANJAN BHOWMIK	T N ASSOCIATE-500.00000000 Sq Ft
2	Smt RITA BHOWMIK	T N ASSOCIATE-500.00000000 Sq Ft
3	Shri UTTAM KUMAR DUTTA	T N ASSOCIATE-500.00000000 Sq Ft
4	Smt BITHIKA DUTTA	T N ASSOCIATE-500.00000000 Sq Ft

## Details as per Land Record

Block: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Ukila Paikpara, , Ward No: 026, Holding No:197 JI No: 56, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2, LR Khatian No:- 1993	Owner:প্রবীর রঞ্জন ভৌমিক, Gurdian:অবনী , Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Shri PRABIR RANJAN BHOWMIK
L2	LR Plot No:- 2, LR Khatian No:- 1994	Owner:রিতা ভৌমিক, Gurdian:প্রবীর রঞ্জন, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Smt RITA BHOWMIK
L3	LR Plot No:- 2, LR Khatian No:- 1999	Owner:উত্তম কুমার দত্ত, Gurdian:সুকুমার , Address:নিজ , Classification:বাস্ত, Area:0.07000000 Acre,	Shri UTTAM KUMAR DUTTA
L4	LR Plot No:- 2, LR Khatian No:- 2041	Owner:কিথিকা দত্ত, Gurdian:উত্তম , Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Smt BITHIKA DUTTA

**Endorsement For Deed Number : I - 160411029 / 2022**

On 21-09-2022

**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 10:47 hrs on 21-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri NARAYAN CHANDRA GHOSH .

**Certificate of Market Value (WB PUVA rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,62,25,146/-

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

Execution is admitted on 21/09/2022 by 1. Shri PRABIR RANJAN BHOWMIK, Son of Shri ABANI BHOWMIK, 56, KALITALA, BANSDRONI, P.O: BANASDRANI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Smt RITA BHOWMIK, Wife of Shri PRABIR RANJAN BHOWMIK, 56, KALITALA, BANSDRONI, P.O: BANASDRANI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 3. Shri UTTAM KUMAR DUTTA, Son of Shri SUKUMAR DUTTA, 18B, MANILAL BANERJEE ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 4. Smt BITHIKA DUTTA, Wife of Shri UTTAM KUMAR DUTTA, 18B, MANILAL BANERJEE ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business

Indetified by Mr SUBHASH DUTTA, . . Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

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

Execution is admitted on 21-09-2022 by Shri NARAYAN CHANDRA GHOSH, PARTNER, T N ASSOCIATE (Partnership Firm), 1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBHASH DUTTA, . . Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 21-09-2022 by Smt TAPASHI GHOSH, PARTNER, T N ASSOCIATE (Partnership Firm), 1901, MUKUNDAPUR, E-20, SAMMILANI PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBHASH DUTTA, . . Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,053/- ( B = Rs 50,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 50,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/09/2022 6:20PM with Govt. Ref. No: 192022230122652838 on 15-09-2022, Amount Rs: 50,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1967106119317 on 15-09-2022, Head of Account 0030-03-104-001-16

**of Stamp Duty**

declared that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 40,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 48121, Amount: Rs.100/-, Date of Purchase: 16/09/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/09/2022 6:20PM with Govt. Ref. No: 192022230122652838 on 15-09-2022, Amount Rs: 40,021/-, Bank:  
SBI EPay ( SBlePay), Ref. No, 1967106119317 on 15-09-2022, Head of Account 0030-02-103-003-02

*(Handwritten Signature)*

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

**of Stamp Duty**

verified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 40,021/-

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

*Sudhakar*



Government of West Bengal

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16042002704710/2022	Serial No/Year	1604011317/2022
Transaction id	0003059439	Date of Receipt	21/09/2022 11:06AM
Deed No / Year	I - 160411029 / 2022		
Presentant Name	Shri NARAYAN CHANDRA GHOSH		
Land Lord	Shri PRABIR RANJAN BHOWMIK, Smt RITA BHOWMIK, Shri UTTAM KUMAR DUTTA, Smt BITHIKA DUTTA		
Developer	T N ASSOCIATE		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Total Setforth Value	Rs. 5/-	Market Value	Rs. 2,62,25,146/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	B, E, H, M(b)
Standard User Charge	570/-	Requisition Form Fee	50/-
Remarks			

**Stamp Duty Paid (Break up as below)**

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	T K Purkayastha	48121	16/09/2022	100/-

**Registration Fees Paid (Break up as below)**

By Cash		Amount in Rs.
Amount Paid		32/-

**Other Fees Paid (Break up as below)**

By Cash		Amount in Rs.
Standard User Charge		570/-
Requisition Form Fee		50/-

**\*Total Amount Received by Cash Rs. 652/-**

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(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 336052 to 336108

being No 160411029 for the year 2022.



*(Handwritten signature)*

Digitally signed by ANUPAM HALDER  
Date: 2022.09.26 16:21:17 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/26 04:21:17 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)