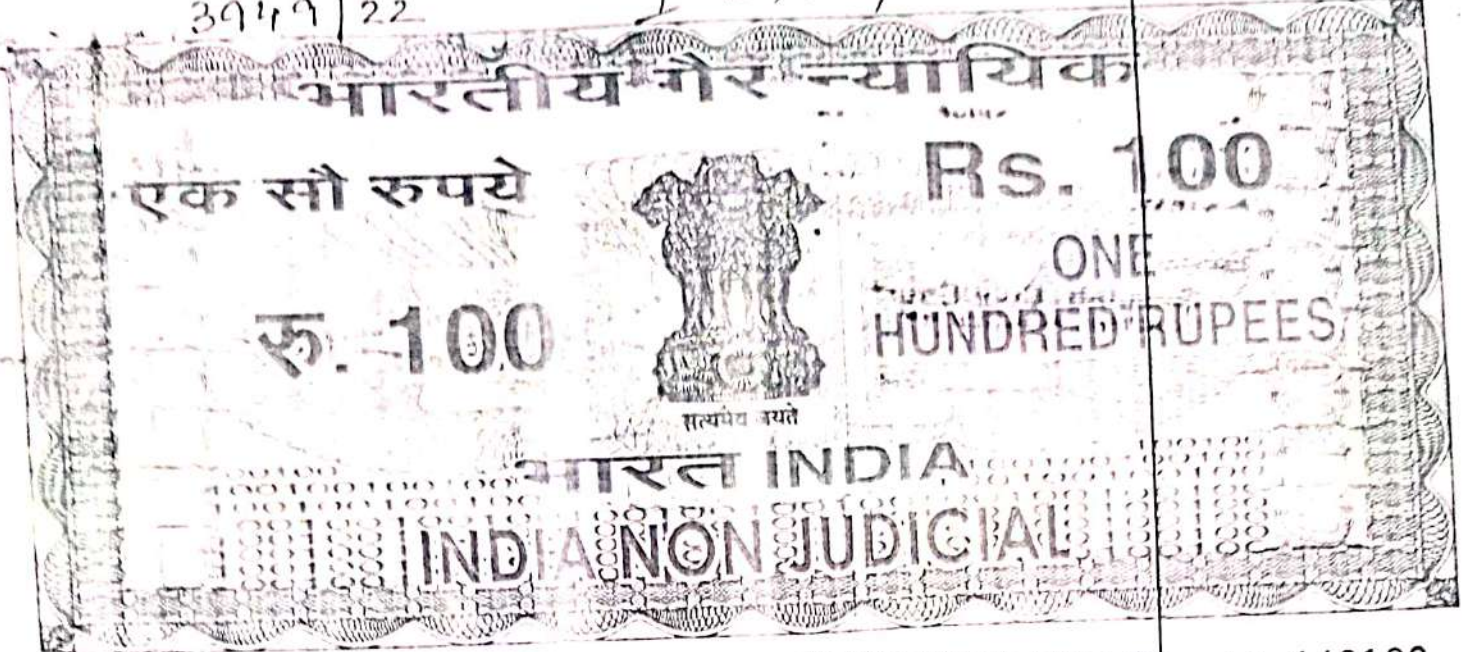


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J-3952/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 649102

Q-2-1150023/22

100. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY  
10 JUN 2022

REGISTERED DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 1st day of June 2022 (Two thousand twenty two) in BETWEEN

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Ade

21 DEC 2021

No. 3840  
 Date .....  
 Sold to .....  
 Address .....  
 Vendor .....  
 100/-  
 Ranajit Choudhuri  
 75, Hem Chandra Nasikar Road  
 KOL-10.  
 Sealdah Civil Court  
 ALOKE MUKHERJEE

[Faint, illegible text, possibly a stamp or signature]



Addl. Dist. Sub-Registrar  
 SERAMPORE, HOOGHLY

01 JUN 2022









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



OFFICE OF THE A.D.S.R. SREERAMPUR, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06052001150023/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Kalpana Pyne Rammohan Sarani, 73/1, City:- Not Specified, P.O:- Baidyabati, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN:- 712222	Land Lord		2790 	Kalpana Pyne 01/06/22
2	Shri Nilotpal Pyne Rammohan Sarani, 73/1, City:- Not Specified, P.O:- Baidyabati, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN:- 712222	Land Lord		2591 	Nilotpal Pyne 01/06/22
3	Shri Ranajit Chaudhuri Hem Chandra Naskar Road, 75, City:- Not Specified, P.O:- Belegkata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Developer		2592 	Ranjit Chaudhuri 01-06-22



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Santanu Sen Son of Late Narendra Nath Sen 46, Olaichanditala 3rd Lane, Udaypur, City:- Not Specified, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051	Smt Kalpana Pyne, Shri Nilotpal Pyne, Shri Ranajit Chaudhuri		 2593	Santanu Sen 01-06-2022

(Indradip Ghosh)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 SREERAMPUR  
 Hooghly, West Bengal

(1)SMT. KALPANA PYNE, (PAN: GQPPP3670E, AADHAAR No.3595 1153 4806, Mob. No.9804234348), widow of Late Nimai Nath Pyne, by faith - Hindu, by occupation - Housewife, by Nationality - Indian and (2) SRI NILOTPAL PYNE, (PAN: AEWPP9155M, AADHAAR No.6430 9847 8824, Mob. No.9804234348), son of Late Nimai Nath Pyne, by faith - Hindu, by occupation - Teacher, by Nationality - Indian both are residing at 73/1, Rammohan Sarani, P.O. Baidyabati, P.S. Srirampur, District - Hooghly, West Bengal-712222, hereinafter jointly and collectively called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

AND

SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No. 9831084051), s/o Late Ramaprasad Chaudhuri, sole proprietor of M/S. JEET

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CONSTRUCTION & CONSULTANT, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 75, Hem Chandra Naskar Road, P.S. Belegkata, Kolkata-700010, District - South 24 Parganas, hereinafter called the "DEVELOPER / CONFIRMING PARTY" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, successor-in-office and assigns) of the SECOND PART / OTHER PART.

WHEREAS one Mahananda Pyne was the sole and exclusive owner of several properties including the land measuring more or less 4090 sq. ft. with partly one storied and partly two storied building under Mouja - Dirghanga, L.R. Dag No. 2809, L.R. Khatian No.6508, 6509, J.L. No.4 at Municipal premises no.73/1, Rammohan Sarani, P.O. Baidyabati, P.S. Srirampur, District - Hooghly, West Bengal-712222 within the local limits of Baidyabati Municipality under Ward No.18 and while he was in exclusive possession of the aforesaid property, he by executing and registering one Deed of Family Settlement had transferred all his properties including the aforesaid property in favour of his sons.

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AND WHEREAS he had executed a Deed of Settlement in favour of his sons namely Sri Dwarakanath Pyne, Sailendra Nath Pyne, Nimai Nath Pyne, Dilip Kumar Pyne, Rathikanta Pyne and Sri Sunil Kumar Pyne. In the said deed of settlement he has categorically mentioned his acquisition of all such properties including the property as has been mentioned in Schedule-A hereunder written. The said Deed of Settlement was executed and registered on 19.01.1970 and from the date of execution and registration of the said deed of settlement, said Mahananda Pyne had effected delivery of possession of his properties under the deed of settlement including the property as has been mentioned in Schedule-A hereunder written. Said Mahananda Pyne had acquired all the aforementioned properties under the said deed of settlement on getting executed and registered one Deed of Sale from the erstwhile owner as was executed and registered on 02.05.1934 and the said deed of sale has been recorded in Book No.I, Volume No.18 at pages 283 to 285, Being No.1458 for the year 1934.

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AND WHEREAS said Mahananda Pyne had transferred all his properties including the property as has been mentioned in Schedule-A hereunder written in favour of his 6 sons as aforesaid and the said six sons have accepted the allotment as was effected by Mahananda Pyne. The said Deed of Settlement had been acted upon by all the six sons of Mahananda Pyne.

AND WHEREAS in the said deed of settlement, the property as mentioned in Schedule-"Ga" had been exclusively transferred by way of settlement in favour of Nimai Nath Pyne, who is the predecessor-in-interest of the present owners herein.

AND WHEREAS upon transfer of the said landed property said Nimai Nath Pyne had constructed partly one storied and partly two storied structure on the land of the said premises. In course of time the said structure as remain erected on the land of the said premises being premises no. 73/1, Rammohan Sarani, P.O. Baidyabati, P.S. Srirampur, District - Hooghly, West Bengal-712222 reached to its ruinous condition.

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It is pertinent to mention here that Nimai Nath Pyne upon recording his name in the records of Baidyabati Municipal Corporation obtained sanction of building plan and thereupon constructed such structure on the land of the said premises.

AND WHEREAS said Nimai Nath Pyne while was in possession of the aforesaid property, he died intestate leaving behind him his widow namely the Owner No.1 herein and his only son namely the Owner No.2 herein as his legal heirs who inherited the aforesaid land and structure of the aforesaid premises by way of inheritance and thereby they are in exclusive possession thereof by exercising all their right of ownership.

AND WHEREAS the owners herein upon becoming joint owners of the land and structure of the said premises in the manner aforesaid have been paying regularly the municipal rates and taxes to the Baidyabati Municipality upon mutation of their names and the owners herein assure and undertake that there is no outstanding amount of taxes in respect of the said property

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and the owners further assure and undertake that if any municipal rates and taxes remain unpaid such arrear amount of taxes shall be liquidated by the owners at their own initiation prior to the date of execution of this agreement.

AND WHEREAS the owners herein while were in exclusive possession of the said property became desirous of developing the land of the said premises by construction of G+5 (six) storeyed building but such of their intention could not be fulfilled owing to their lack of time and knowledge in this regard and thereby the party of the first part herein made contact with the party of the Second Part herein and thereby approached the Second Part to undertake the construction job of the said premises and the party of the second part on being such approached, had taken detailed discussion with the party of the 1<sup>st</sup> part and further inspected the site of the said property and on being satisfied accepted the said offer of the 1<sup>st</sup> part and thereby the party of the 1<sup>st</sup> part and 2<sup>nd</sup> part have entered into this agreement on the following terms and conditions :-

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The owner/1<sup>st</sup> part have engaged the party of the 2<sup>nd</sup> part as Builder/Developer for construction of a proposed building on the land of the said premises No. 73/1, Rammohan Sarani, P.O. Baidyabati, P.S. Srirampur, District - Hooghly, West Bengal- 712222, Ward No.18 within the local limits of Baidyabati Municipality corresponding to Mouja - Dirghanga, L.R. Dag No.2809, L.R. Khatian No.6508, 6509, J.L. No.4, District - Hooghly and the party of the 2<sup>nd</sup> part has accepted the said engagement as constructor.

2. That all the cost of construction of the said proposed 5 (G+4) storied building will be incurred and borne by the Developer from its own fund.

3. That the partly one and partly two storeyed structure as is in existence at the said premises is in dilapidated condition and it has been agreed upon that the developer shall demolish the existing structure of the said premises and shall dispose of all the building materials and debris as would come out upon

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demolition of the said structure of the said premises and upon realization of the cost of demolition if there remains any excess amount of sale proceeds, the developer shall spend such money for shifting of the 13 tenants who are in occupation in the existing structure at the said premises who shall be provided rooms in the nearby premises and the developer shall pay the monthly rent of the tenants' rooms wherein the tenants shall be provided accommodation during the period of construction of proposed building.

4. That the allocation of the parties herein has been agreed upon to the extent of 40% and 60% of the owners and the developer respectively. Out of 40% of the owners' allocation, the owners shall get 2700 sq. ft. of covered area including stair proportion on the ground floor for commercial purpose, 900 sq. ft. of covered area including stair proportion on the 1<sup>st</sup> floor for commercial purpose and entire 3<sup>rd</sup> floor along with proportionate land interest of the said building and in such allocation of the owners, the owners shall have to provide space for 13 (thirteen) number of tenants. The owners' allocation particularly detailed and specified in Schedule "B" hereunder written and the developer shall get 60% of the total constructed area in the proposed building i.e. the developer shall get rest

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constructed portion of the ground floor excepting the allotted portion of the owners, rest constructed portion of the 1<sup>st</sup> floor excepting the allotted portion of the owners, entire 2<sup>nd</sup> floor and entire 4<sup>th</sup> floor of the proposed building along with proportionate land interest of the said building.

5. That the owners shall put their signatures on the building plan for submitting the same at the office of the Baidyabati Municipality for obtaining sanction of the same from the concerned department of Baidyabati Municipality. The owners shall put their signatures on the additional /revised plan if any, and/or other applications and documents as would be required to be submitted at the office of the Baidyabati Municipality for the purpose of obtaining sanction of building plan from the office of the Baidyabati Municipality.

6. That the proposed construction shall be constructed and completed within a period of eighteen months from the date of sanction of building plan from the office of the Baidyabati Municipality and owing to unavoidable circumstances on the part of the developer to complete the said proposed construction within the said time for completion of the construction, the said

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period may be extended on mutual consent of the parties for another Six months.

7. The developer shall be entitled to dispose of its allotted portion to any intending buyer/buyers at its own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration, the developer shall be entitled to execute and register deed of sale in favour of such intending buyer/buyers under and by virtue of a registered power of attorney in respect of share of the Developer which the owners undertake to execute and register in favour of the developer simultaneously with the execution of this agreement at the cost and expenses of the developer. The allocation of the developer herein has been more particularly detailed and specified in Schedule "C" hereunder written.

8. That the party of the 1<sup>st</sup> part herein declare, assure and undertake that they are the absolute owners of the land and structure of the said premises detailed in schedule "A" below and

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they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc.

9. That the party of the 1<sup>st</sup> part herein further assure that excepting them there is no other co-owner in respect of the said premises and the party of the 1<sup>st</sup> part herein are legally entitled to enter into this agreement with the party of the 2<sup>nd</sup> part herein and they further assure that no Deed of Transfer or any other development agreement or any other agreement has been executed by them in favour of any person or parties.

10. That the developer shall raise construction on the said proposed building strictly in consistence with the sanctioned building plan and the developer shall not make any deviation to the sanctioned building plan. The developer shall complete the proposed construction within 24 (twenty four) months from the date of obtaining sanction of building plan from the office of the Baidyabati Municipality as aforesaid.

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11. That the developer shall be entitled to get in his allocation the entire constructed area of the said proposed building excepting the allotted portion of the owners.

12. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owners shall execute a development power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and owners shall sign on the

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PDL

building plan before submitting the same to the Municipal authority.

13. That the owner will execute and register a Development Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owners for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Schedule-'C' in the said building but all such power of attorney shall be executed and registered by the owners at the cost and expenses of the developer.

14. That the owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction.

15. That the owners shall pay all arrear municipal taxes due and payable in respect of the said property. After the completion

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of the proposed building and upon sale of whole portion of the said newly constructed building, the purchasers of all the portions of the said building shall be liable to pay all outgoing expenses of all portions of the said including payment of Municipal taxes proportionately.

16. That the owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owners in the building may be obstructed.

17. That the allocation of the Developer and the owners has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned in separate sheet and the same shall be regarded to be the part of this agreement.

18. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting in news paper and other advertising media after sanction of the

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building plan without any objection from the landowners. The developer will choose the name of the new building.

19. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at his (developer) costs and expenses. The landowners shall not be liable responsible in any manner whatsoever regarding the construction materials used by the developer.

20. The developer shall have his full right to dispose of his allotted portion of the said building in favour of the intending buyers and the owners shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be appropriated by the developer himself. The consideration money whichever shall be realized by the developer for the disposal of

his allotted portion of the said Building, shall be regarded the income of the developer and the owners shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.

21. That upon demise either of the parties to this agreement, this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The owners undertake to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

22. The developer and his men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

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23. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.

24. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint venture between the owner and developer. Each party shall keep other indemnified from and against the same.

25. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law the owners shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion along with other flat owners of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without any reference to the owners.

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26. The apartments in the said housing project excepting those are allotted to the owners shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers. The owners shall not be entitled to interfere with and to raise and objection whatsoever thereto.

27. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.

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28. That simultaneously with the execution of this agreement, the owners shall handover all the originals of the documents

relating to the title of the owners in the said property and the owners further undertake to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The owners further assure that the said property is free from all encumbrances. From the date of delivery of possession of the apartment by the developer, the owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owners or by the Association of the Apartment owner to be formed. All the apartment owners shall form the association of the Apartment owner under the provisions of W.B.A.O. Act 1972.

29. From the date of delivery of possession of the apartment, the developer/allottee of respective flats and the owners shall pay the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said

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housing project all such liabilities are to be borne by the developer.

30. It is further agreed upon that if the owners intend to transfer their allotted portion of the proposed building, the developer shall dispose of the said portion of the owners in the newly constructed building by carrying on negotiation with the intending buyer.

31. The developer shall construct the said building in accordance with the building rules of the office of the Baidyabati Municipality and the developer shall bear whole cost of construction of the said proposed building including the expenses as would be required to be spent for obtaining sanction of building plan from the Municipality.

32. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and open spaces surrounding the said proposed building and also the

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terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.

33. That if any additional floor/s be constructed by the developer over the roof of the 4th floor of G+4 storied building by obtaining sanction of additional floor plan from the Baidyabati Municipality at the own cost and expenses of the developer in such an event the allocation of the owners and developer in the aforesaid additional floor shall be 25% : 75% respectively.

34. That the developer shall be delivered possession of all the shop rooms including owners' allocation on the ground floor and 1<sup>st</sup> floor within 7 (seven) months before the stipulated period mentioned above from the allotted portion of the owners herein.

35. That the developer shall arrange for lift facility, electricity and securities' accommodation at the time of delivery of possession of owners' allocation to the owners in the proposed building and the sewerage facility of owners' land shall not be disturbed.

36. That the developer on the date of execution and registration of this agreement has paid Rs.10,00,000/- (Rupees ten lac only) to the owners towards refundable security deposit and such amount of security shall be refunded by the owners to the developer on or before effecting delivery of possession to the owners by the developer and it is agreed upon between the parties that if the owners failed to refund the aforesaid amount of security within the stipulated period in such an event the developer shall realize the aforesaid security amount of

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Rs.10,00,000/- by disposing of 500 sq. ft. of 3<sup>rd</sup> floor space @ Rs.2,000/- (Rupees two thousand only) per sq. ft. from the allotted portion of the owners.

SCHEDULE-"A" ABOVE REFERRED TO :

( Description of the whole property )

ALL THAT the bastu land measuring more or less 4090 sq. ft. with partly one storied and partly two storied building (Ground Floor measuring about 800 sq. ft. and First Floor measuring about 400 sq. ft.) under Mouja - Dirghanga, L.R. Dag No. 2809, L.R. Khatian Nos.6508, 6509, J.L. No.4 at Municipal premises no.73/1, Rammohan Sarani, P.O. Baidyabati, P.S. Srirampur, District - Hooghly, West Bengal-712222 within the local limits of Baidyabati Municipality under Ward No.18, which is butted and bounded in the manner following:-

On the North : By premises no. 8/9(1), Rammohan Sarani; Milan Apartment.

On the South : By G.T. Road;

On the East : By premises no.2, Rammohan Sarani;

On the West : By 20' ft. wide road.

SCHEDULE-"B" ABOVE REFERRED TO :

(Allotted portion of the owners)

The owners shall be allotted 40% of the proposed building i.e. out of 40% of the owners' allocation, the owners shall get 2700 sq. ft. of covered area including stair proportion on the ground floor for commercial purpose, 900 sq. ft. of covered area including stair proportion on the 1<sup>st</sup> floor for commercial purpose and entire 3<sup>rd</sup> floor along with proportionate



land interest of the said building and in such allocation of the owners, the owners shall have to provide space for 11 (eleven) number of tenants.

SCHEDULE-"C" ABOVE REFERRED TO :

(Allotted portions of the developer)

The Developer shall be allotted rest 60% constructed area of the said proposed building i.e. the developer shall get rest constructed portion of the ground floor excepting the allotted portion of the owners, rest constructed portion of the 1<sup>st</sup> floor excepting the allotted portion of the owners, entire 2<sup>nd</sup> floor and entire 4<sup>th</sup> floor of the proposed building alongwith proportionate land interest of the said premises.

SCHEDULE-"D" ABOVE REFERRED TO :

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, common passage open to sky, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas as per plan.

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3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct, two pumps, one sewerage.
4. Electrical wiring, motors, fittings and fixtures for lighting; the stair cases lobby and other common areas (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
7. Lift and lift room as per plan with annual maintenance contract.
8. Generator, generator room
9. Fire extinguisher.

8/12

BASIC SPECIFICATION OF CONSTRUCTION :a) Main feature :

1) The building shall be designed on R.C.C. foundation and Structure with R.C.C.column,beams and slabs;

2) Electrical wiring and switches i.e. provisions for fan, lights, A.C., calling bell, Geyser and all plug points on board in each room and shall a light in each verandah, toilet, kitchen within the units with fan and light fittings on other electrical gadgets and on 5 Amp. Plug point on switchboard is provided at the height of 1 feet from floor in each living room, toilets, provided a light point and a 15 Amp. For use of emersion Heater, plug point for the use of heater and a light point in the kitchen are provided. The electricity line shall be wiring with first class

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materials and connect with the main meter in the ground floor. The developer in the common area shall provide a covered space for electric meters for all the occupiers. Concealed wiring, telephone & TV lines from ground floor.

- 3) Provisions for exhaust fans in toilets.
- 4) Provision for setting of electric chimney in the kitchen.
- 5) A small normal fan (not exhaust) in the kitchen.
- 6) Kitchen plug points should be above the kitchen counter, 3, 15A plug points at different positions.
- 7) We want 2, 15A points for Geysers in two toilets.
- 8) One 15A plug point in our master bedroom for ironing

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Pde

- 9) 15A points for fridge and washing machine.

FLOORS AND WINDOWS :

1. All doors shutters will be flush door made of seasoned wood (Company Brand) excluding main doors of flats and house which should be made of teak wood.
2. All windows are made with anodized aluminium window - openable for 4<sup>th</sup> floor and sliding for the rest .
3. All doors' frame will be Malaysia shal wood.
4. All doors and windows painted with synthetic enamel paint.
5. All toilet P.V.C. Door with P.V.C. frame.

48  
File

6. The grill shall be fixed in each window.(box grill)

FLOORING :

1. All flooring with skirting shall be finished with silver colour cast - in-marble / vitrified 2'x2' slabs.
2. The vertical walls shall be of glazed ceramic tiles dado upto 6' ft., quality fixtures such as basin, commode, taps showers made of stainless steel.
3. Kitchen should have glazed ceramic tiles dado over kitchen counter upto 3'6" height and kitchen counter of black stone with stainless steel sink. Fixtures should be so placed that modular kitchen can be installed. .

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SANITARY AND PLUMBING :

1. Soil pipes in the bathroom and kitchen and aqua guard line beside Kitchen room.
2. All full toilets will be provided with fancy typed commode C.P. shower rose , only will be provided commode pan, all pipe lines in toilets and kitchen will be supreme pipes, sanitary fittings are of brass C.P. and P.V.C. finished the medium porcelain basin(white) will be provided in dining- cum- drawing room adjacent to bathroom.
3. All bath rooms shall be provided with the following fittings :
  - a) . Two bathrooms in the each flat.
  - b) Choice able one number of wash basin without pedestal, one number of EMC and cistern in each toilet.
  - c) CP taps (one number of each toilet, esscco typed brand)

9/10/20

- d) One COMOD pan in good quality.
- c) One geezer line, hand shower line.

WALLS :

General finishing of the interior brick walls shall be cement sand Plastered (8" - 5" - 3" ) will be provided on the walls to be required thickness over which plaster of putty will be applied the ceiling plaster (1 : 4 ) and putty will be applied .

APD

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

Signed, sealed & delivered in presence of :-

1) Santanu Sen  
46, Anichanditala  
3rd Lane, Udaypur  
Mimta, KOL-49

1. Kalpana Roy  
2. ~~Indira~~ Indira Roy  
3.

2) Prady Mukherjee  
82H/176/1, R.M. Sarani  
Nivedita Bally, Bidyabati,  
HOoghly - 712222.

Signature of the OWNERS

Ranjit Chandra

Signature of the DEVELOPER

Drafted and prepared in my office

Sudhankar Bhattacharyya  
WB/691/2003  
Advocate.



MEMO OF CONSIDERATION

Received from within named Builder / Developer / Other part the sum of Rs.10,00,000/- (Rupees ten lac) only towards refundable security deposit in the following mode :-

- |   |               |
|---|---------------|
| (a) Received Rs.50,000/- on 15.03.2022<br>by Bank Transfer  | Rs. 50,000/-  |
| (b) Received Rs.1,50,000/- by<br>Cheque No.458104 dated 15.03.2022<br>drawn on Punjab National Bank,<br>East Beliaghata Branch, Kolkata | Rs.1,50,000/- |
| (c) Received Rs.2,50,000/- by<br>Cheque No.149364 dated 26.03.2022<br>drawn on Punjab National Bank,<br>East Beliaghata Branch, Kolkata | Rs.2,50,000/- |
| (d) Received Rs.3,50,000/- by   | Rs.3,50,000/- |

Cheque No.149402 dated 29.04.2022  
drawn on Punjab National Bank,  
East Beliaghata Branch, Kolkata

(e) Received Rs.2,00,000/- by

Rs.2,00,000/-

Cheque No.149403 dated 29.04.2022  
drawn on Punjab National Bank,  
East Beliaghata Branch, Kolkata

Total Rs.10,00,000/-

(Rupees ten lac only)

WITNESS:-

1. Santanu Sen  
46, Rajchoudhury  
3rd Lane, Udaypur  
Mimta, Kol-49
2. Praloy Mukherjee.  
827/176/1 R.M. Sarani  
Nivedita Pathy, Baidyabati  
Hooghly - 712222

1. Kalpana Bose

2. Subir Dey.

Signature of the OWNERS



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

GRN Details

GRN: 192022230025345921 Payment Mode: Online Payment  
GRN Date: 12/05/2022 16:22:01 Bank/Gateway: State Bank of India  
BRN : IK0BR1HTWI4 BRN Date: 12/05/2022 16:23:04  
Payment Status: Successful Payment Ref. No: 2001150023/9/2022  
[Query No.\* Query Year]

Depositor Details

Depositor's Name: Srijib Sundar Adhya  
Address: 101/2 Sarat Chatterjee Road  
Mobile: 9804182673  
Depositor Status: Others  
Query No: 2001150023  
Applicant's Name: Mr Santanu Sen  
Identification No: 2001150023/9/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001150023/9/2022	Property Registration- Stamp duty	0030-02-103-003-02	10000
			Total	10000

IN WORDS: TEN THOUSAND ONLY.





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

GRN Details

GRN: 192022230008490911 Payment Mode: Online Payment  
GRN Date: 16/04/2022 14:06:56 Bank/Gateway: State Bank of India  
BRN : IK0BQEW0117 BRN Date: 16/04/2022 14:04:14  
Payment Status: Successful Payment Ref. No: 2001150023/2/2022  
[Query No \* Query Year]












Depositor Details

Depositor's Name: Srijib Sundar Adhya  
Address: 101/2 Sarat Chatterjee Road  
Mobile: 9804182673  
Depositor Status: Others  
Query No: 2001150023  
Applicant's Name: Mr Santanu Sen  
Identification No: 2001150023/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details












Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001150023/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001150023/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	19942

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name .....

Signature *Valeria Perez*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature *Hiltepel Pina*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature *Ramiro...*



## Major Information of the Deed

Deed No :	I-0605-03952/2022	Date of Registration	10/06/2022
Query No / Year	0605-2001150023/2022	Office where deed is registered	
Query Date	14/04/2022 7:53:55 PM	A.D.S.R. SREERAMPUR	District: Hooghly
Applicant Name, Address & Other Details	Santanu Sen 46, Olai Chanditala 3rd Lane, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. 9830145658, Status : Deed Writer		
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 : 10,00,000/-]
Set Forth value		Market Value	Rs. 1,09,13,514/-
Stampduty Paid(SD)		Registration Fee Paid	Rs. 10,021/- (Article:E, E B)
Remarks	Rs. 20,021/- (Article:48(g)) Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :


Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Dirghangga, JI No: 4, Pin Code : 712222


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-2809 (RS :-)	LR-6508	Bastu Bastu	2045 Sq Ft		51,12,507/-	Property is on Road
L2	LR-2809 (RS :-)	LR-6509	Bastu Bastu	2045 Sq Ft		51,12,507/-	Property is on Road
		TOTAL :		9.3729Dec	0 /-	102,25,014 /-	
		Grand Total :		9.3729Dec	0 /-	102,25,014 /-	

### Structure Details :

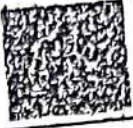
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1200 Sq Ft.	0/-	6,88,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure : 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1200 sq ft	0 /-	6,88,500 /-	




 ভারত সরকার  
 Government of India



শান্তনু সেন  
 Santanu Sen  
 জন্মতারিখ/DOB: 28/12/1973  
 পুরুষ/ MALE





5489 6003 0433

Vib: 9173 9667 3729 5581

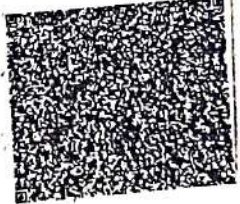
আমার আধার, আমার পরিচয়

Santanu Sen  
 9830145658


 ভারত সরকার  
 Government of India



C/O নরেন্দ্র নাথ সেন, 46, ওলাইচন্দিতলা তৃতীয়  
 লেন, একতা ক্লাবের সিকটে, উদয়পুর, নিমতা,  
 নিমতা, উত্তর ২৪ পরগণা,  
 পশ্চিম বঙ্গ - 700049



5489 6003 0433

Vib: 9173 9667 3729 5581

www.aadhaar.gov.in

QR Code with Photograph

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Kalpana Pyne</b>                      Wife of Late Nimai Nath Pyne Rammohan Sarani, 73/1, City:- Not Specified, P.O:- Baidyabati, P.S:-Serampur, District -Hooghly, West Bengal, India, PIN:- 712222 Sex: Female, By Caste Hindu, Occupation: House wife, Citizen of India, PAN No.:: gqxxxxxx0e, Aadhaar No 35xxxxxxxx4806, Status :Individual Executed by: Self, Date of Execution: 01/06/2022                      , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/06/2022                      , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Pvt. Residence</p>
2	<p><b>Shri Nilotpal Pyne (Presentant )</b>                      Son of Late Nimai Nath Pyne Rammohan Sarani, 73/1, City:- Not Specified, P.O:- Baidyabati, P.S:-Serampur, District -Hooghly, West Bengal, India, PIN:- 712222 Sex: Male, By Caste Hindu, Occupation: Others, Citizen of India, PAN No.:: aexxxxxx5m, Aadhaar No: 35xxxxxxxx4806, Status :Individual, Executed by: Self, Date of Execution: 01/06/2022                      , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/06/2022                      , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Ranajit Chaudhuri</b>                      Son of Late Ramaprasad Chaudhuri Hem Chandra Naskar Road, 75, City:- Not Specified, P.O:- Belegkata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: acxxxxxx3m, Aadhaar No: 34xxxxxxxx7973, Status :Individual, Executed by: Self, Date of Execution: 01/06/2022                      , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Santanu Sen</b>                      Son of Late Narendra Nath Sen                      46, Olaichanditala 3rd Lane, Udaypur,                      City:- Not Specified, P.O:- Nimta, P.S:-                      Nimta, District:-North 24-Parganas, West                      Bengal, India, PIN:- 700051</p>			
Identifier Of Smt Kalpana Pyne, Shri Nilotpal Pyne, Shri Ranajit Chaudhuri			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
	Smt Kalpana Pyne	Shri Ranajit Chaudhuri-2 34323 Dec
	Shri Nilotpal Pyne	Shri Ranajit Chaudhuri-2 34323 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Pyne	Shri Ranajit Chaudhuri-2 34323 Dec
2	Shri Nilotpal Pyne	Shri Ranajit Chaudhuri-2 34323 Dec

**Transfer of property for S1:**

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Pyne	Shri Ranajit Chaudhuri-600.00000000 Sq Ft
2	Shri Nilotpal Pyne	Shri Ranajit Chaudhuri-600.00000000 Sq Ft

**Land Details as per Land Record**

District: Hooghly, P.S.- Serampur, Municipality: BAIDYABATI, Road: G. T. Road - Dirghanga, Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Dirghangga, JI No: 4, Pin Code : 712222

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2809, LR Khatian No:- 6508	Owner:কল্পনা পাইন, Gurdian:নিমাইনাথ , Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	Smt Kalpana Pyne
L2	LR Plot No:- 2809, LR Khatian No - 6509	Owner:নীলোত্পল পাইন, Gurdian:নিমাইনাথ , Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	Shri Nilotpal Pyne



Endorsement For Deed Number : I - 060503952 / 2022

On 01-06-2022

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

Presented for registration at 18.00 hrs on 01-06-2022, at the Private residence by Shri Nilotpal Pyne, one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,09,13,514/-

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

Execution is admitted on 01/06/2022 by 1 Smt Kalpana Pyne, Wife of Late Nimai Nath Pyne, Rammohan Sarani, 73/1, P.O Baidyabati, Thana Serampur, Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by Profession House wife, 2. Shri Nilotpal Pyne, Son of Late Nimai Nath Pyne, Rammohan Sarani, 73/1, P.O Baidyabati, Thana Serampur, Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by Profession Others, 3. Shri Ranajit Chaudhuri, Son of Late Ramaprasad Chaudhuri, Hem Chandra Naskar Road, 75, P.O: Belegkata, Thana: Beliaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Identified by Mr Santanu Sen, , Son of Late Narendra Nath Sen, 46, Olachanditala 3rd Lane, Udaypur, P.O: Nimta, Thana Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Private Service

Indradip Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SREERAMPUR  
Hooghly, West Bengal

On 10-06-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021/- ( B = Rs 10,000/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/04/2022 2:08PM with Govt Ref. No: 192022230008490911 on 16-04-2022, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BQEW0H7 on 16-04-2022, Head of Account 0030-03-104-001-16  
Online on 12/05/2022 4:23PM with Govt. Ref. No: 192022230025345921 on 12-05-2022, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BRHTW14 on 12-05-2022, Head of Account



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3840, Amount: Rs.100/-, Date of Purchase: 21/12/2021, Vendor name: A Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/04/2022 2:08PM with Govt. Ref. No: 192022230008490911 on 16-04-2022, Amount Rs: 9,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BQEWOH7 on 16-04-2022, Head of Account 0030-02-103-003-02  
Online on 12/05/2022 4:23PM with Govt. Ref. No: 192022230025345921 on 12-05-2022, Amount Rs: 10,000/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BRHTWI4 on 12-05-2022, Head of Account 0030-02-103-003-02



**Indradip Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SREERAMPUR**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0605-2022, Page from 137741 to 137786

being No 060503952 for the year 2022.



*(Handwritten signature)*

Digitally signed by INDRADIP GHOSH

Date: 2022.06.22 15:56:25 -07:00

Reason: Digital Signing of Deed.

(Indradip Ghosh) 2022/06/22 03:56:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SREERAMPUR  
West Bengal.

(This document is digitally signed.)