

1108/23

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

73AB 939945

27.01.23  
6-2153180

Certified that the document submitted to  
register, the signature thereon and  
the seal thereon are genuine and the  
contents are true of the document.

District Sub-Register-III  
Alipore, South 24-parganas

27 JAN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this on 27<sup>th</sup> day of  
January, 2023 (Two thousand Twenty three) BETWEEN

028810

15 DEC 2022

No. 10/-Dns

Name: **S. R. Das**  
Advocate

Address: Alipore Police Court, Kol-27.  
Alipore Collectorate, 24 Pgs. (S)

**ST BHANJAR DAS**  
**STAMP VENDOR**

Alipore Police Court, Kol - 27  
Vendor



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
27 JAN 2023

**1.SMT. SHYAMALI SAHA**, PAN AKVPS1292B, AADHAAR NO. 9063 1770 9736, wife of Late Gopal Chandra Saha, by Occupation-Housewife, 2. **SRI PALASH SAHA**, PAN FJQPS 3831H, AADHAAR NO. 6451 5943 9250 son of Late Gopal Chandra Saha by Occupation Student, and 3. **NIKKON SAHA**, PAN NDIPS 3010J, AADHAAR NO. 8416 3969 4025, daughter of Late Gopal Chandra Saha by Occupation Student, all by faith Hindu, by Nationality-Indian, all are residing at 30, Amardip, Lotus Park, P.O. Naktala - P.S. Netaji Nagar,, Kolkata-700047, ,District South 24-Parganas, hereinafter jointly called and referred to as the "**OWNERS**"(which term or expression shall unless excluded by or repugnant to subject or context shall mean and include their respective heirs, successors , representatives administrators and assigns) of the **ONE PART**;

**A N D**

**MR. PRADEEP KUMAR PAUL**, PAN AFWPP 0461M, AADHAAR NO. 2964 7361 7865, Son of Late Gosai Das Paul, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 63/4, Ashutosh Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata-700025, District South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**"( which term or expression shall unless excluded by or repugnant to subject or context shall mean and include his heirs, successors , representatives administrators and assigns) of the **OTHER PART**:



DISTRICT SUP REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
27 JAN 2023

**WHEREAS** by virtue of Deed of Partition (in Bengali Vernacular), which was executed on 02.08.2017 and duly registered in the office of the D.S.R. I Alipore, District South 24-Parganas, vide Book No. 1, Volume No. 1601-2017, pages 73229 to 73271, Being No. 02391, for the year 2017, among them, that is the first party namely Lakshmi Narayan Saha, the Second Party Radhyeshyam Saha and the present owners are the third party of the said Partition Deed are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 500 Sq.ft. standing thereon, lying at Mouza Rajpur, J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550, under Khatian no. 446, within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park), ward No. 099 within, P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, more fully described in the Lot "C" of the said partition deed and also more fully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS since the possession of the aforesaid partitioned property, being peacefully seized, possessed of or otherwise well and sufficiently entitled to the said property without any interruption or hindrances from others, they are jointly mutated their respective names before the Kolkata Municipal Corporation, under Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park), ward No. 099 within, P.S. Jadavpur, now Netaji Nagar, Kolkata-

700047, being KMC Assessee No. 210990402607, in the District of South 24-Parganas, by paying necessary Taxes to the said Authority.

AND WHEREAS with a view to develop our property, **ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 500 Sq.ft. standing thereon, lying at Mouza Rajpur, J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550, under Khatian no. 446, within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park), ward No. 099 within, P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, more fully described in the schedule "A" hereunder written and to have a new construction made on the Bastu land and the premises in accordance with a Building plan. the parties hereto has agreed to enter into an Agreement for Development being these presents record in the terms and conditions hereinafter appearing.

NOW THIS AGEEMENT WITNESSETH AND IT IS HERBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1.1. OWNERS: **1.SMT. SHYAMALI SAHA, PAN AKVPS1292BP AADHAAR NO. 9063 1770 9736**, wife of Late Gopal Chandra Saha, by Occupation-Housewife, **2. SRI PALASH SAHA, PAN FJQPS 3831H, AADHAAR NO. 6451 5943 9250** son of Late Gopal Chandra Saha by Occupation Student, and **3. NIKKON SAHA, PAN NDIPS 3010J, AADHAAR NO. 8416 3969 4025**,

daughter of Late Gopal Chandra Saha by Occupation Student, all by faith Hindu, by Nationality-Indian, all are residing at 30, Amardip, Lotus Park, P.O. Naktala P.S. Netaji Nagar,, Kolkata-700047, District South 24-Parganas, and their heirs, executors, administrators, legal representatives and assigns.

1.1 **DEVELOPER MR. PRADEEP KUMAR PAUL**, PAN AFWPP 0461M, AADHAAR

**NO. 2964 7361 7865**, Son of Gosai Das Paul, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 63/4, Ashutosh Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata-700025, District South 24-Parganas and his heirs, executors, administrators, legal representatives and assigns.

1.2 **PREMSIES/ HOLDING:** **ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 500 Sq.ft. standing thereon, lying at Mouza Raipur, J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550, under Khatian no. 446, within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park), ward No. 099 within, P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas,

1.4. **BUILDING:** shall mean the building to be constructed on the said land and Premises after demolishing the existing structure standing thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.

- 1.5. COMMON FACILITIES AND AMENITIES : shall include corridors hall ways, stair ways, passage ways, common lavatories provided by the developer, pump room, tap water overhead tank, water pump and H.P. motor and other facilities which may be mutually agreed upon between the parties and required for establishment for location enjoyment, maintenance and/or management of the building.
- 1.6. SALEABLE SPACE: shall mean the space in the building available independent use and occupation with due provision for common facilities and the space required.
- 1.7. ARCHITECT: shall mean the person or persons who may be appointed by the developer for design and planning of the said building with the approval of the owner.
- 1.8. BUILDING PLAN: shall mean the plan to be sanctioned by the Kolkata Municipal Corporation such alteration or modifications as may be made by the Developer with the approval of the owner from time to time.
- 1.9. TRANSFeree: shall mean the person, firm, limited, company Association or persons to whom any space other than the buildings would be transferred.
- 1.10. TRANSFER: with the grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be share of the flats, and



constructed spaces and the right to use in common spaces, multi storied building to the purchasers thereof.

1.11. WORDS: importing masculine gender shall include feminine gender likewise words importing feminine gender shall include masculine and neuter genders and similarly and feminine genders.

1.12. WORDS: importing singular shall include plural and vice versa.

1.13. OWNERS' ALLOCATION: On completion of the proposed straight III storied residential Building in all respect by the Developer, the Developer shall handover on the entire Second (Top) floor and 50% of the ground floor etc. to owners and non-refundable sum of Rs. 12,00,000/- (Rupees Twelve lakhs) only to the Owners, i.e. at the time of signing of his Development Agreement Rs. 6,00,000/- (Rupees Six lakhs) only and at the time of possession of the Owner's allocated portion Rs. 6,00,000/- (Rupees Six lakhs) only.

1.14. ALTERNATIVE ACCOMMODTION:- if necessary:-

1.15. DEVELOPER'S ALLOCATION: The Developer is entitled to get all flats save and except the aforesaid owner's allocated portion the Developer shall get entire first floor and 50% of the ground floor under Developer's allocation.

1.16. DELIVERY OF POSSESSION OF THE FLATS AND CONSTRUCTED SPACES UNDER OWNER'S ALLOCATION:-

The Developer shall handover the delivery of possession of owners allocated aforesaid flats and constructed spaces as described in

column No. 1.13 herein before stated to the owner within **24** months from the date of sanction of the Building plan.

If the Developer fails or neglect to hand over the owner's allocated portions i.e. flats and constructed spaces to the owner within the said stipulated periods of **24** months from the date of sanction of the Building plan and in such event the Developer shall be liable to pay liquidated damages at the rate of Rs. 10,000/-(Rupees ten thousand) only per month to the owners till the delivery of the said flats, and constructed spaces under owner's allocation.

- 1.17. TAX LIABILITIES: The owners shall not liable to pay the tax liability in respect of selling the flats and constructed spaces under Developer's allocation.
- 1.18. SANCTIONED OF THE BUILDING PLAN: The Developer shall pay all costs of sanction of the building plan in respect of the said property to the Kolkata Municipal Corporation in the name of the owner, who shall sign on the building plan as sole owners of the property. The Developer shall strictly follow the building rules and regulations of the Kolkata Municipal Corporation in respect of the sanction of the said building plan shall not deviate the said building plan in respect of the construction of the said building.
- 1.19. DEMOLISHING STRUCTURE: The Demolishing structure (Pucca) all shall be taken by the developer and he shall have right to sell the same to any intending purchaser or purchasers.

1.20. NON REFUNDABLE MONEY: The Developer pays a non- refundable sum of Rs. 12,00,000/- (Rupees Twelve lakhs) only hereunder written:-

- a) On Agreement Rs. 6,00,000/-
- b) at the time of Possession of the owner's Rs. 6,00,000/- allocated portion.

#### ARTICLE -II- DEVELOPER'S RIGHTS

2.1. The owners hereby grant, subject to what have been hereinafter provided the exclusive right to the developer to built, construct, erect and complete the said building and to commercially exploit the same by entering into an agreement for sale of his saleable areas and/or transfer and/or construction in accordance with the plan to be sanctioned in the name of the owner by the K.M.C. with or without amendment and/or modification made or caused by the Developer.

2.2. In consideration of the Developer be entitled to get all flats, and constructed spaces save and except the owner's flats, and constructed spaces as stated before as described in clause No. 1.13 of the said Premises together with the proportionate undivided share of land and the common facilities, amenities and the developer shall be entitled to enter into sale agreement with the intending buyers for sale and transfer in his own name with any transferee and to receive, realize and collect all moneys in respect thereof, which nominees shall

absolutely belong to the developer and the owner hereby consent to the developer entering into the said agreement and the owners undertake to convey flats, and constructed spaces with the said right to the purchasers when called upon by the Developer.

- 2.3. The Developer shall at his own costs, construct and complete the building and the common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good standard materials as may be specified by the Architect from time to time. Such construction of the said building shall be completed in its entirety by the Developer within **24** Months after obtaining sanction of the building plan. Time in this respect unless the same is beyond the control of the agreement between the parties.
- 2.4. The Developer shall be deemed to be the agent of the owner and as such agent shall be solely and exclusively responsible for construction of the said building,
- 2.5. Subject to aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between parties hereto.
- 2.5.(i) Completion of work:- The Developer shall complete the said building in all respect within **24** months from the date of sanction of the building plan, subject to beyond the control of the Developer i.e. force measure, civil war, earth-quake, Act. of God.

- 2.6. The Developer shall provide in the said building pump, tap water, water courses, stores, tanks, overhead reservoir electrification permanent Electric connection and until permanent electric connection is obtained temporary electric connection required to be provided in a residential multistoried ownership building self contained Apartments and constructed spaces for sale and/or residential flats and/or constructed spaces on ownership basis.
- 2.7. The Developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtained quotas entitled rents and other allocation of or for cement, steel, bricks, and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtained temporary and permanent connection of water electricity power, drainage, sewerage and/or gas to the building and other inputs and facilities required for the construction or enjoyment of the building.
- 2.8. The Developer shall at his own costs and expenses without creating any financial or other liability on the owners constructs and complete the building and various units and/or apartment therein in accordance with the building plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of owners.

- 2.9. All costs, charges and expenses including Architects fees shall be paid, discharged and borne by the Developer and the owners shall have no liabilities in this context.
- 2.10. The Owners also agree to hand over all the original title deed and necessary documents to the developer against accountable receipts and the same shall be retained by the Developer until completion of the entire building.
- 2.11. Also mentioned here that by making a building in respect of the said property by the Architect of the Developer herein, if the flat area is found less by the said measurement and in that event the matter shall be settled by the owner and Developer amicably.
- 2.12. POWER OF ATTORNEY: The owner shall execute and register a Development Power of Attorney in favour of the Developer in respect of only Developer's Allocation and to draw a building plan and to submit the same to the K.M.C, and to obtain the sanction of the building plan from the K.M.C. and to enter into an agreement with the intending purchasers in respect of the Developer's allocated flats, and constructed spaces by receiving money from them.
- 2.13. The owners herein shall be always co-operate to the developer in all respect for making multistoried building on the said land and Premises without any objection or claim whatsoever.

- 2.14. ARBITRATION: All disputes and differences between the both parties hereto arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein or determination of any liability or other-wise touching these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the sole Arbitrator, each party shall nominate their own, arbitrators and the same be deemed to be reference within the meaning of the arbitration and conciliation Act. of 1996 and/or the act as may be enacted and the statutory amendments or modification their under the Award given by such arbitrators shall be binding and conclusive on the parties hereto. The arbitrators shall have summary powers. The arbitrators shall have power to appoint an Umpire in case of any deference such award to be passed by the Umpire shall be in accordance with the provisions of the arbitration and conciliation Act. 1996.
- 2.15. In Case of death of any of the parties under this Development Agreement the legal heirs and/or successors-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set forth in the instant agreement.
- 2.16. If any supplementary Agreement will be executed subsequently (in-connection with this Agreement or with this project) then that must be considered as the part and parcel of the instant Agreement.

- 2.17. When the allocated flats and constructed spaces has given by the Developer to the owners, if the owners find out any kind of damages in the allocated flats and constructed spaces, the owners shall be at liberty to complain/claim the developer and the owners shall be at liberty to take any kind of charge against the developer.

THE SCHEDULE "A" ABOVE REFERRED TO

**ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 1500 Sq.ft. standing thereon , lying at Mouza Raipur , J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550 , under Khatian no. 446, , within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, being KMC Assessee No. 210990402607 A.D.S.R. Alipore, in the District of South 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH By Land and House of Radharaman Saha,  
ON THE SOUTH By 12' ft. wide K.M.C Road,  
ON THE EAST : By 12' ft. wide K.M.C Road,  
ON THE WEST: By Land and house of Niranjjan Karmakar,



THE SCHEDULE "B" ABOVE REFERRED TO  
(OWNERS' ALLOCATION)

ALL THAT On completion of the said Building in all respect by the Developer, the Developer shall hand over on the entire second (Top) floor and 50% of the ground floor etc. to owners and non-refundable sum of Rs. 12,00,000/- (Rupees Twelve lakhs) only to the Owners, i.e. at the time of signing of this Development Agreement Rs. 6,00,000/- (Rupees Six lakhs) only and at the time of possession of the Owner's allocated portion Rs. 6,00,000/- (Rupees Six lakhs) only together with undivided proportionate share of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less lying at Mouza Rajpur , J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550 , under Khatian no. 446, , within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, together undivided proportionate share of the land and premises has described in the schedule "A" hereunder written together with common rights of the common parts of the building and common amenities and benefits of the said proposed building.

THE SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

The Developer is entitled to get all flats, and constructed spaces save and except the owner's allocation that is to say entire first floor and 50% of the ground floor of proposed new Building together with undivided

proportionate share of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less lying at Mouza Raipur , J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550 , under Khatian no. 446, , within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, as stated in the Schedule "A" before together with common rights of the common parts of the building and common amenities and benefits of the said proposed building.

**THE SCHEDULE "D" ABOVE REFERRED TO**

**(SPECIFICATION)**

A NO. OF FLOOR : straight three.

STRUCTURE: R.C.C. Frame Structure.

BRICK WALLS: ALL exterior Brick work shall be 8" thick First Class brick with ISI Marked Cement all partitioned wall shall be 3" or 5" thick brick in C.M.

FOORING SKIRTING AND DADO: All rooms and verandah are laid by standard Marble and to scarting of 4" height,

KITCHEN: Kitchen will have marble and Table top black granite with 3' height tiles.

PLASTER : The outside of the building will have plaster

PLASTER: The said flats shall be of Plaster with putti.

DOORS & WINDOWS: -

1. Main Entrance Door:-

- a) Flash Tick Past wooden Door with lock,
- b) Other doors.
- c) Commercial flush door painted both water proof ply flash door.
- d) Sal wood frame.
- e) Stain Steel Tower Bolt 6' long form inside.
- f) Aluminum sliding windows and M.S. grill.

2. WINDOWS WITH WASH:

AND COLOUR WASH: -

- a) Aluminum sliding window with glass fitted.
- b) The building shall be painted externally with snowcem or weather code .

BATH ROOM:

- 1 One Indian Type W.C. + Commode standard Brand
  - a) Shower
  - b) Wash Basin
  - c) Outside P.V.C. pipes Inside and conceal.
  - d) Modular Two switch with two plug points .

STAIR CASE :

- a) Stair case room will be provided with RCC steel, for light and ventilation as per design.

ROOF: water proofing treatment suitable PVC. Rain water pipe

for proper drainage of water from roof.

ELECTRICAL:-

- a) Two light points 1 fan point and a plug point 5 Amp and A.C. point in any one Bed room.
- b) Two light points, 1 fan point and 15 Amp. Plug point in fitting.

- c) One light point in Toilet, W.C. and kitchen one exhaust fan point and one 15 Amp. Frizz point one Gezer Point in Toilet .
- d) All wiring will be as per existing regulation and concealed type using stranded brand .
- e) Common meter for the Building.

WATER SUPPLY:

- a) Masonary built over head reservoir will be provide at top as per design.
- b) Electrical pump with one H.P. motor will be installed at ground floor to deliver water to overhead reservoir from K.M.C. water from under ground reservoir.

COMPOUND :

- a) Compound will have wall all aground the flats.
- b) M.S. Grill Doors/Gates will be provided.

N.B. : Any change with above specifications and materials to be used in the flats will be charged extra as per actual cost to be borne by the flat owners.

**SCHEDULE "E" ABOVE REFERRED TO**

**(Common areas)**

- 1) Undivided proportionate share in land along with plinth area of purchaser's flat.
- 2) In graces and Egress from main road to the building upto top floor roof.
- 3) Staircase and staircase landings on all floors.
- 4) Pump and electric meter.
- 5) All common plumbing and electrical installations.
- 6) Overhead and semi under ground water reservoir and septic tanks.
- 7) Drainage, sewerage and water connection.
- 8) Super built up excluding beneath the stair case of ground floor.

IN WITNESSES WHEREOF the all Parties hereto have hereunto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVEED

By the Owners at Kolkata

In the presence of:-

1.

দেবজিৎ সান্নি

Nikkon Saha

2. Goutam Bose  
2/17/91 M Sree colony  
Kolkata-92

SIGNATURE OF THE OWNERS.

SIGNED, SEALED AND DELIVERED

By the Developer at Kolkata

In the presence of:-

1.

Pradyumn,  
Alipore Police Court  
Kolkata-27.

SIGNATURE OF THE DEVELOPER

2. Goutam Bose  
2/17/91 M Sree colony  
Kolkata-92

Drafted by me:-

Amitabha Roy  
Amitabha Roy  
Adv.

WB/236/1986  
Alipore Police Court

**RECEIVED** of and from the within named Developer the within mentioned non-refundable sum of Rs. 6,00,000/- (Rupees Six Lakhs) only out of Rs. 12,00,000/- (Rupees Twelve Lakhs) only from the above named Developer payable under these presents as per memo below:-

**MEMO OF CONSIDERATION**

By Cheque No. 239802 dt. 18.09.22 .....Rs. 2,00,000/-

Drawn on PNB , Bhawanipur Branch, Kolkata.

By Cheque No. 239804 dt. 12.12.22 .....Rs. 4,00,000/-

Drawn on PNB , Bhawanipur Branch, Kolkata.

.....  
Total Rs. 6,00,000/-  
.....

(Rupees six lakhs) only.

**WITNESSES:-**

1. *Frederic Jay*  
*Alipore Police Court*  
*Kat-27.*

*২৩৯৮০২ ১৮/০৯/২২*

*Nikhon Saha*  
*Nikhon Saha*

**SIGNATURE OF THE OWNERS**

2. *Goutam Bose*  
*27/174 m Sree colony*  
*Kat-92*

Typed by me:

*Japas Kumar Santra,*  
Alipore Police Court,  
Kolkata-700027.

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *2013/07/21*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Talal*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Signature *Nikhil*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *P. Anjali*

### Major Information of the Deed

<b>Deed No.</b>	I-1603-01105/2023	<b>Deed Registration No.</b>	221/13/099
<b>Deed Year</b>	1603-2000153180/2023	<b>Deed Registration Date</b>	18/01/2023
<b>Deed Date</b>	18/01/2023 1:44:43 PM	<b>D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas</b>	
<b>Applicant Name, Address &amp; Other Details</b>	PRABIR DEY Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9239167495, Status :Deed Writer		
<b>[0110] Sale, Development Agreement or Construction agreement</b>	<b>[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]</b>		
<b>Stamp Duty</b>		<b>Registration Fee</b>	
Rs. 7,021/- (Article:48(g))		Rs. 59,91,092/-	
<b>Remarks</b>		Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 221/13, , Ward No: 099 Pin Code : 700047

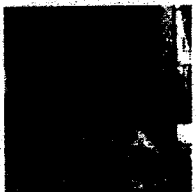








No.	Area	Use	Area	Area	Area	Market Value (in Rs)	Other Details
L1	(RS :-)		Bastu		3 Katha 14 Chatak 5 Sq Ft	49,78,592/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					<b>6.4052Dec</b>	<b>0 /-</b>	<b>49,78,592 /-</b>

#### Structure Details :




Sr	Structure Details	Area	Area	Area	Market Value	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure	
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>						
<b>Total :</b>		<b>1500 sq ft</b>	<b>0 /-</b>	<b>10,12,500 /-</b>		





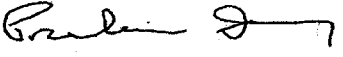
**Land Lord Details :**

1	<p><b>Mr SHYAMALI SAHA</b>                  Wife of Late GOPAL SAHA                  Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			
	27/01/2023	LTI 27/01/2023	27/01/2023	
	<p>30 AMARDIP LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx2B, Aadhaar No: 90xxxxxxxx9736, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			
2	<p><b>Mr PALASH SAHA</b>                  Son of Late GOPAL CHANDRA SAHA                  Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			
	27/01/2023	LTI 27/01/2023	27/01/2023	
	<p>30 AMARDIP LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: FJxxxxxx1H, Aadhaar No: 64xxxxxxxx9250, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			
3	<p><b>Smt NIKKON SAHA</b>                  Daughter of Late GOPAL CHANDRA SAHA                  Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			
	27/01/2023	LTI 27/01/2023	27/01/2023	
	<p>30 AMARDIP LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: NDxxxxxx0J, Aadhaar No: 84xxxxxxxx4025, Status :Individual; Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			

**Developer Details :**

Schedule				
1	<p><b>Mr PRADEEP KUMAR PAUL (Presentant )</b>                  Son of Late GOSAI DAS PAUL                  Executed by: Self, Date of Execution: 27/01/2023                  , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office</p>			
	27/01/2023	LTI 27/01/2023	27/01/2023	
Son of Late GOSAI DAS PAUL 63/4 ASHUTOSH MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1M, Aadhaar No: 29xxxxxxxx7865, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				

**Identifier Details :**

Schedule			
<p><b>Mr PRABIR DEY</b>                  Son of Late H DEY                  ALIPORE POICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027</p>			
	27/01/2023	27/01/2023	27/01/2023
Identifier Of Mr SHYAMALI SAHA, Mr PALASH SAHA, Smt NIKKON SAHA, Mr PRADEEP KUMAR PAUL			

SI.No	From	To. with area (Name-Area)
1	Mr SHYAMALI SAHA	Mr PRADEEP KUMAR PAUL-2.13507 Dec
2	Mr PALASH SAHA	Mr PRADEEP KUMAR PAUL-2.13507 Dec
3	Smt NIKKON SAHA	Mr PRADEEP KUMAR PAUL-2.13507 Dec

SI.No	From	To. with area (Name-Area)
1	Mr SHYAMALI SAHA	Mr PRADEEP KUMAR PAUL-500.00000000 Sq Ft
2	Mr PALASH SAHA	Mr PRADEEP KUMAR PAUL-500.00000000 Sq Ft
3	Smt NIKKON SAHA	Mr PRADEEP KUMAR PAUL-500.00000000 Sq Ft

**Endorsement For Deed Number : I - 160301105 / 2023**

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

Presented for registration at 11:36 hrs on 27-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PRADEEP KUMAR PAUL , Claimant.

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,91,092/-

Execution is admitted on 27/01/2023 by 1. Mr SHYAMALI SAHA, Late GOPAL SAHA, 30 AMARDIP LOTUS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mr PALASH SAHA, Son of Late GOPAL CHANDRA SAHA, 30 AMARDIP LOTUS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Student, 3. Smt NIKKON SAHA, Daughter of Late GOPAL CHANDRA SAHA, 30 AMARDIP LOTUS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Student, 4. Mr PRADEEP KUMAR PAUL, Son of Late GOSAI DAS PAUL, 63/4 ASHUTOSH MUKHERJEE ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr PRABIR DEY, , Son of Late H DEY, ALIPORE POICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Certified that required Registration Fees payable for this document is Rs 12,053.00/- ( B = Rs 12,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 12,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2023 10:35AM with Govt. Ref. No: 192022230268753681 on 27-01-2023, Amount Rs: 12,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBTEVQ7 on 27-01-2023, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,011/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 28810, Amount: Rs.10.00/-, Date of Purchase: 15/12/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2023 10:35AM with Govt. Ref. No: 192022230268753681 on 27-01-2023, Amount Rs: 7,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBTEVQ7 on 27-01-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 51132 to 51158  
being No 160301105 for the year 2023.



Digitally signed by Debasish Dhar  
Date: 2023.02.02 12:35:55 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2023/02/02 12:35:55 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)