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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL ॱ - 1674687/23

AP 345506

10.43 AM

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 12th day of
 July Two Thousand Twenty Three (2023) BETWEEN M. S. S. P.
 NIRMAL CHAKRABORTY (PAN AIIPC 6331L) (Aadhar No 77504603
 8147), son of Late Rabindra Chakraborty (alias Rabindra Kumar
 Chakraborty), by faith Hindu, by occupation Business, by nationality Indian
 and

Certified that the document is admitted
 to registration. The signature sheet/s and
 the endorsement sheets attached with this
 document are the part of this document

A.D.S.R. Gurin
 South 24 Parganas

12 JUL 2023

12/07/23
 Rishi
 Kallika Chakraborty
 Nirmal Chakraborty
 Nirmal Chakraborty

ROBINA CONSTRUCTION
 Robi Saha

SL NO. 522 DT. 05.07.2023

NAME Puj's Constroetion

ADDRESS 177, Peynabagam, P.O. Laskavepue
P.S. Nareन्द्रapure Kolkata - 700153

RS. 100/-

TANMOY KUMAR CHAKRABARTY
SERANT VENT 001
ALPINE POLICE
KOLKATA

$$100 \times 1 = 100$$

$$50 \times 1 = 50$$

$$\underline{\underline{150}}$$



ADARSH Chakraborty
Kolkata 700153

2 JUL 2023

Malay bn Dau (Service)
s/o Kedare Nath Dau.
Peynabagam, P.O. Laskavepue
P.S. Nareन्द्रapure
Kot. 700153

(2) SMT KABITA CHAKRABORTY (PAN EPPPC 8195A) (Aadhaar No. 6726 4292 5036), wife of Sri Nirmal Chakraborty, by faith Hindu, by occupation Housewife, by nationality Indian and both are residing at Holding no. 623, Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700153, Dist. 24 Parganas (S) and (3) SRI BIMAL CHAKRABORTY (PAN CROPC 5633Q) (Aadhaar No. 2129 3159 5509), son of Late Rabindra Chakraborty, by faith Hindu, by occupation Service, by nationality Indian and residing at Holding no. 310, Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700153, Dist. 24 Parganas (S), hereinafter called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

Nirmal Chakraborty

N. S. D. O. Laskarpur

AND

PUJA CONSTRUCTION (PAN AATFP2330H), being represented by its two partners namely (1) SRI RABI SAHA (PAN BJXPS7259E), son of Late Jogesh Chandra Saha, by faith Hindu, by occupation Business, by Nationality Indian, and residing at holding no. 177, Peyarabagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata- 700153, Dist. 24 Parganas (S) and (2) SMT MITHU SEN (PAN BMHPS2908H), wife of Sri Sujoy Sen, by

Rabi Saha
For PUJA CONSTRUCTION

faith Hindu, by occupation Business, by Nationality Indian and residing at C-74, Brahmapur More, P.O. Brahmapur, P.S. Bansdroni, Kolkata-700096, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assignees) of the

SECOND PART.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force for circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered also reasonable facilities to such persons for residence in West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS the said Nirmal Chakraborty, Smt. Kabita Chakraborty and Sri Bimal Chakraborty being refugees displaced from East Pakistan

Bimal Chakraborty

Nirmal Chakraborty

Kabita Chakraborty

PROPERTY CONSTRUCTION

(now Bangladesh) approached the Govt. for a plot of land for their rehabilitation.

AND WHEREAS it had been decided by the Government to make Gift of the said plots of land in favour of said Sri Nirmal Chakraborty, Smt. Kabita Chakraborty and Sri Bimal Chakraborty separately, so as are conferring absolute right title and interest on the said land where they had been residing peacefully for a long time.

AND WHEREAS according to such decision by an Indenture dated 09.10.2012, which was duly registered at the office of the Additional District Registrar, Alipore and recorded in book no. 1, volume no. IV, pages from 81 to 84, being no. 246 for the year 2012 made between the Governor of the State of West Bengal described therein as the Donor of the one part and said Nirmal Chakraborty and Smt. Kabita Chakraborty described therein as the Donees of the other part, the said Donor granted, transferred and conveyed unto the said Donees ALL THAT piece and parcel of land measuring 02 (two) cottahs more or less, lying and situate at Mouza Laskarpur, J.L. No. 57, comprising in E.P. / L.O.P. No. 3048/1, appertaining to C.S. / R.S. Plot Nos. 798(P) & 788(P), under P.S: Sonarpur, Sub-Registry office at Alipore, District South 24 Parganas, by way of said Gift.

Nirmal Chakraborty

Nirmal Chakraborty

*For PUJA CONSTRUCTION
Rishi Saha*

AND WHEREAS by an another Indenture dated 09.10.2012, which was duly registered at the office of the Additional District Registrar, Alipore and recorded in book no. I, volume no. IV, pages from 85 to 88, being no. 247 for the year 2012 made between the Governor of the State of West Bengal described therein as the Donor of the one part and said Bimal Chakraborty described therein as the Donee of the other part the said Donor granted, transferred and conveyed unto the said Donee ALL THAT piece and parcel of land measuring 02 (two) cottahs more or less, lying and situate at Mouza Laskarpur, J.L. No. 57, comprising in E.P. / L.O.P. No. 3048/2, appertaining to C.S. / R.S. Plot Nos. 798(P) & 788(P), under P.S. Sonarpur, Sub-Registry office at Alipore, District South 24 Parganas, by way of said Gift.

Sri Nirmal Chakraborty

AND WHEREAS by virtue of aforesaid gift, the said Sri Nirmal Chakraborty and Smt. Kabita Chakraborty, become the sole and absolute owners of ALL THAT piece and parcel of land measuring 02 (two) cottahs more or less, lying and situate at Mouza Laskarpur, J.L. No. 57, comprising in E.P. / L.O.P. No. 3048/1, appertaining to C.S. / R.S. Plot Nos. 798(P) & 788(P), under P.S. Sonarpur, Sub-Registry office at Alipore, District South 24 Parganas and mutated their names in the Rajpur Sonarpur Municipality being holding no. 623, Peyarabagan, under Ward No. 31, Kolkata- 700153 and having ejmali rights and lawfully seized and possessed of the said land by erected tiles shed

structure standing thereon without any hindrances and interruptions from others.

AND WHEREAS by virtue of aforesaid another gift, the said Sri Bimal Chakraborty, become the sole and absolute owner of ALL THAT piece and parcel of land measuring 02 (two) cottahs more or less, lying and situate at Mouza Laskarpur, J.L. No. 57, comprising in E.P. / L.O.P. No 3048/2, appertaining to C.S. / R.S. Plot Nos. 798(P) & 788(P), under P.S. Sonarpur, Sub-Registry office at Alipore, District South 24 Parganas and mutated his name in the Rajpur Sonarpur Municipality being holding no. 310, Peyarabagan, under Ward No. 31, Kolkata-700153 and having ejmali rights and lawfully seized and possessed of the said land by erected tiles shed structure standing thereon without any hindrances and interruptions from others.

Nirmal Chakraborty

AND WHEREAS the parties herein are in peaceful possession of their respective holdings by paying usual rents and taxes to the appropriate authorities concern with exclusive rights of ownership thereto having unfettered right, title and interest free from all encumbrances, liens, lispendens and attachments whatsoever and thereafter Sri Nirmal Chakraborty, Smt. Kabita Chakraborty and Sri Bimal Chakraborty amalgamated their two premises into a single amalgamated premises

Bimal Chakraborty

Bimal Chakraborty
FOR PUJA CONSTRUCTION

holding no. 623, Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata-700153.

The Owners i.e. Nirmal Chakraborty, Smt. Kabita Chakraborty and Sri Bimal Chakraborty are desirous of construction a ground plus three (G+III) storied building on their amalgamated premises holding no. 310, Peyarabagan in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality.

Upon the aforesaid representation of the above Owners herein and subject to verification of title of the Owners concerning the said premises, the Developer has agreed to develop the said premises, by constructing one G+III storied building on the schedule land with sanctioned building plan on the terms and conditions set out in these presents.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1) **DEFINITION** Unless there is any thing repugnant to the subject or context.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

Nirmal Chakraborty

Nirmal Chakraborty

Rishi Saha

SEPIA CONSTRUCTION

- 2) **OWNERS** shall mean (1) Sri Nirmal Chakraborty son of Late Rabindra Chakraborty (alias Rabindra Kumar Chakraborty) (b) Smt. Kabita Chakraborty wife of Sri Nirmal Chakraborty and (c) Sri Bimal Chakraborty son of Late Rabindra Chakraborty (alias Rabindra Kumar Chakraborty.
- 3) **DEVELOPER** shall mean PUJA CONSTRUCTION one partnership firm having its office at 177, Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata - 700153, Dist. 24 Parganas (South) represented by its two partners-
 (a) Sri Rabi Saha Son of Late Jogesh Chandra Saha and
 (b) Smt. Mithu Sen wife of Sri Sujoy Sen.
- 4) **PREMISES** shall mean the amalgamated premises holding no. 623, Street name Peyarabagan, P.S. Narendrapur, Kolkata-700153, Ward No. 31, morefully and particularly mentioned and described in the Schedule hereunder.
- 5) **THE NEW BUILDING** shall mean the building proposed G+III storied to be constructed as per sanction plan on the said premises.
- 6) **COMMON AREAS, FACILITIES AND AMENITIES** shall include corridors, hall-ways, stair ways, passageways.

Nirmal Chakraborty

Nirmal Chakraborty

Rabi Saha

common lavatories, pump room, boundary wall and its gate, underground water reservoir, overhead water tank, water pump, roof, common services with electrical, sanitary & plumbing and other spaces and facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions maintenance and/or management of the proposed building.

7) **SALEABLE SPACE** shall mean total super built up area i.e. the space in the new proposed G+III storied Building available for independent use and occupation along with the proportionate share of space defined under common facilities and amenities.

- 8) **OWNERS' ALLOCATION** shall mean the owners shall get -
- a) 1 no. 2BHK residential flat no. B-1 on the first floor.
 - b) 1 no. 2BHK residential flat no. A-2 on the second floor
 - c) 1 no. 2BHK residential flat no. C-2 on the second floor
 - d) 1 no. 2BHK residential flat no. C-3 on the third floor
 - e) 1 no. car parking space at the ground floor of the new constructed building.

9) **DEVELOPER'S ALLOCATION** shall mean remaining constructed area in the G+III storied building (except owners'

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Minal Chakrabarty

Rishi Saha

SOF PUJA CONSTRUCTION

allocation as above) including proportionate share in the land, common facilities and amenities on Pro-rata basis excluding the owner's share.

- 10) **BUILDING PLAN** shall mean plan to be prepared by the Architect for construction of the New proposed G+III storied Building which shall be sanctioned by Rajpur Sonarpur Municipality and any other competent authority.
- 11) **TRANSFeree** shall mean a person or persons, firm, limited company, association of persons or body of individuals who will use for residential purpose by the Developer at their sole discretion to whom any saleable space in the New Building with Proportionate share of land shall be transferred to meet the expenses of construction and their profit over which the owner shall have no say or claim whatsoever.
- 12) **WORDS** importing singular include plural and vice versa.

2. **THIS AGREEMENT** shall be deemed to have commenced with effect from the date of execution of this agreement and shall be in force till all saleable space are sold and handover possession to all purchasers/transferees till completion of all

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FOR PUJA CONSTRUCTION

documents papers, mutation service connection, and other requirement services and Registration etc.

3. THE OWNERS DECLARE AS FOLLOWS :-

- a) That the Owners are absolutely seized and possessed of and/or well sufficiently entitled to the said premises as described in the first schedule hereunder.
- b) That the said premises is free from all encumbrances and the Owners have marketable title in respect of the said Premises.
- c) That the said premises is free from all encumbrances charges liens lispens attachments trusts acquisitions requisition whatsoever or however.
- d) That there is no legal impediment for the Owners to obtain the certificates under Section 230 (A)(1) of the Indian Income Tax Act, 1961.
- e) All the papers to be signed by the Land Owners as and when developer will require for the same.

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Nimra Chamsbahi

Rubi Saha.

- f) The owners shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

4. THE DEVELOPER DECLARES AS FOLLOWS :-

a) The two partners of the above partnership concern known as PUJA CONSTRUCTION in capacity as Developer agrees to undertake the development work of the said land. They will arrange to design and prepare the building plan as Developer they will undertake the construction work of the building, complete the same and sell out, lease, mortgage, rent out of their allocations portions only as per as their own desire as per provisions of this Agreement.

b) The Developer will arrange for sanction of the proposed building plan at their own cost with all necessary assistance of the Owners.

c) After obtaining the sanction of the said building plan from the Rajpur Sonarpur Municipality the Developer will complete the construction of the building within 24 (twenty four) months from the date of receiving the

d)

e)

Ranvir et al < Partnership

Nirmit Partnership

Arshi Saha.

sanction Building plan and khas vacant condition of the existing premises unless otherwise prevented by unforeseen circumstances, in that case the time period may be extended.

d) The Developer will arrange for raising the necessary funds for the construction of the proposed and feasible at their sole discretion and/or by taking advance money from the intending purchasers by agreement and/or by outright sale, rent etc. but excluding the portion of the owner's allocation.

e) The Developer in their capacity shall ensure proper and good workmanship with standard materials, and as available in the market.

f) That the developer shall receive money from the intending purchasers in respect of its allocation i.e. the Developer's Allocation at their own risk and liability for which the owners shall not be held liable for the same in any manner whatsoever.

Pranav Chandra

Nirav Chandra

Rubika

- g) That during pendency of the present agreement, the developer shall not hand over this project to the other developer.

5. THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS :-

a) The Owners hereby grant exclusive right to the Developer to undertake new construction of one G-III storied building on the said premises in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality at the cost of the Developer.

b) All application plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction and construction from the appropriate authorities shall be prepared and submitted to Rajpur Sonarpur Municipality and/or any other authorities/authority by the Developer on behalf of Owners by signing as their Constituted Attorneys.

c) The Owners shall retain owners' allocation as mentioned hereinabove.

Pranjal Chakraborty

Nirmal Chakraborty

Ranby Saha

- d) That professional fees and charges for Project Management supervision of construction, financial and legal administration and charges for the enterprise as a whole and Developers profit will be realized from the funds collected by Developer for construction of the proposed new building from the prospective purchasers of the Developer's share including proportionate share of the land and all the remaining portion of space over the cost incurred on account of construction and the incidental expenses incurred in connection therewith such as legal charges, sanction loan, administration charges and all incidental costs arising out of the project. The Owners will have no liability and/or obligation to bear such costs, nor will responsible for absence to or insufficiency of any surplus as mentioned above. On the other hand the Owners will have no right or say whatsoever to any surplus fund generated from the Developer's portion thus created or in the matter of collection and use of the same by Developer.

- e) The Owners simultaneously with the execution of this Agreement shall grant to the Developer one Development Power of Attorney as may be required for

Mimes Anand

Rishi Saha

1. The first part of the paper discusses the importance of the research. It highlights the need for a comprehensive understanding of the current state of the field and the potential for future discoveries. The authors emphasize that this study is a significant contribution to the existing knowledge.

2. The second part of the paper describes the methodology used in the study. The authors detail the experimental design, the data collection process, and the statistical analysis performed. They ensure that the methods are clearly outlined to allow for reproducibility and transparency in the research.

3. The third part of the paper presents the results of the study. The authors provide a detailed analysis of the data, highlighting the key findings and their implications. They discuss how the results compare to previous studies and what new insights have been gained from this research.

4. The final part of the paper discusses the conclusions and future directions. The authors summarize the main findings and their significance, and they propose potential areas for further research. They also discuss the practical applications of the study and the broader impact of the work.

THE EFFECTS OF THE RESEARCH ON THE FIELD

The research has had a significant impact on the field, providing a clear and concise overview of the current state of the field. It has also identified key areas for future research and provided a solid foundation for further studies. The authors believe that this work will be a valuable resource for researchers and practitioners alike.

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Received at the University of...

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owners' allocation provided that the said rates to be apportioned pro-rata basis with reference to the saleable space/flats in the building as a whole. If the Owners fail or neglect to take possession of their allocation of share in the New Building within 30 (thirty) days from the date of issue of notice by the Developer by Registered Post with acknowledgement due or by hand, it shall be deemed that they have taken possession of their allocation in the building.

ii) The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, action, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default made by either or them till completion of construction of New Building and sale of all flats of Developer's share. Thereafter the Developer shall have no responsibility whatsoever in respect of the building or flats thereof except for normal warranties as to construction of buildings.

Mubarek Chaudhary

Rashid Jaleel

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- iii) From the date of possession notice aforesaid the Owners shall be responsible to pay and bear the service charges for the common facilities in the new Building payable with respect to the Owners' allocation, such charges are to include proportionate share of premium for the insurance of the building to the Developer till the formation of society and/or assistance, water, fire and service charges and proportionate share service charges for electric connection for bill collection and management of the common facilities, renovation, replacement and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, applications and equipments, stairways, corridors, hall passage-way garden, boundary wall, parkway and other facilities.

- iv) No occupier shall use or permit to be used their respective allocation in the building or any portion thereof for carrying on any illegal and/or immoral trade or activity or use thereof for any purpose which may cause nuisance annoyance or hazard to the other purchasers/occupiers of the apartment or the building

Nirmal Chakraborty

Nirmal Chakraborty

Rishi Saha

v) Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless

a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.

vi) All the parties shall abide by all statutory rules and regulations bye-laws etc. as the case may be and shall be responsible for any deviation violation and/or breach of any of the said law bye laws rules and regulations.

vii) The respective allottees/occupiers shall keep at all times the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenance and floor and ceiling in each of their respective allocation in the building in perfect working condition so not to cause any damage to the building or any other space of accommodation therein and shall keep the other occupiers of the said building indemnified from and against the consequence of any breach arising there from

M. Suresh Chandraiah

Ruby Saha

M. Suresh Chandraiah

- viii) No articles of display shall be kept in the corridors or other places of common use in the building and land that may cause hindrance to the free movement of occupiers and obstruction/ beautification of the building
- ix) No occupiers of the building shall throw or accumulates any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER THUS :-

1. Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.
2. Not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any or the Developer's allocation portion in the building at the said premises.

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Nirwal Chandel

Rishi Saha

3. Not to let out grant lease mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer so long the Developer do not become free from the said project of constructing the building and disposing of the Developer allocation.

4. To remain bound to execute all agreements for sale or transfer concerning Developer's allocation in the building and premises and shall remain bound to execute a Development Power of Attorney empowering the Developer or Developer's agent/agents to execute all such agreements for sale or transfer and therefore transfer, convey and give possession for and on behalf for the Owners concerning Developer's allocation of the building.

5. The Owners agreed to clear and pay all the taxes and other statutory payment to the appropriate authority for the said premises up to the case of signing this Agreement thereafter such taxes and statutory payments shall be borne by the Developer.

6. The Developer will be entitled to put on the signboard of their Company on the land and to advise for the sale of the

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ownership flats/apartments save and except the flat portion allocated to the Owners referred hereinafter..

- 7. The Owners will execute a Registered Development Power of Attorney in favour of the Developer authorizing them to submit papers and documents in respect of taking all steps and sign any and every papers, application or documents for obtaining sanction plan from the Rajpur Sonarpur Municipality, water and electricity connection etc. from W.B.S.E.D.C.L. or whatever may be for and on behalf of the Owners as their constituted attorney and the construction of the proposed building and empowering them to sell, to advertise for sale, to take advance, from intending purchaser /purchasers and to issue valid receipts in their names for the advances received by the Developer and to register or registered the flat or flats car parking etc. in favour of prospective buyers except in respect of the portions ear marked for the Owners and subject to the right in connection areas such as his case etc.

- 8. The vacant possession of the premises aforesaid stands transferred to the Developer to take steps towards

Mirnal Chatterjee

Mirnal Chatterjee

Rishi Saha

construction of the building immediately with the execution of this agreement between the parties.

8. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS AS FOLLOWS :

- i) To complete the construction of the building within 24 (twenty four) months from the date of sanction of the building plan and after getting vacant possession of the property from the Owners unless prevented from doing so for unforeseen circumstances.
- ii) Not to violate or contravene any of the provisions of rules applicable to construction of the said building.
- iii) To keep the Owners indemnified against all third party claims and action arising out of any sort of act commission of the Developers in relation to the construction of the said building.

Munil Chakraborty

Nirmal Chakraborty

10/05/2020

9. MUTUAL COVENANTS AND INDEMNIFIES -

- i) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy, sell let out its allocated

space/flats/common area without any interference or disturbances provided the Developer perform and fulfill all the terms and conditions herein contained and/or on their part to be observed and performed.

ii) The Owners shall do or execute or cause to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the Owners including any such additional Power of Attorney and/or authorization as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.

iii) The Owners shall not be liable in any manner in respect of Developer's allocation similarly the Developer shall not be liable in any manner in respect of owner's allocation.

iv) Any notice required to be given by either of the parties to the other of them shall without prejudice to any other mode of service available deemed to have been served if delivered on hand and duly acknowledged or sent by

Manish Chakraverty

Niraj Chakraverty

Rishi Saha

registered post with acknowledgement due to the last known of recorded address of the party concerned

- v) The Developer will cease to have any responsibility or obligation whatsoever after the transfer/handing over possession of the built up area common areas to the Purchasers and the Owners, the parties of the First Part herein. The maintenance of the new building and other matters relating to the management and administration of the said building and common parts and facilities thereof shall be looked after by an association to be formed by all the purchasers of the flats and common areas and the Owners, the parties of the First Part herein. During the intervening period i.e. so long all the flats, common areas are not handed over to prospective purchasers the Developer will look after the management of the new building in all matters.

- vi) As and from the date of completion of the Building the Developer and/or their nominees/transferees/purchasers and the Owners shall be jointly liable to pay and bear proportionate charges on account of ground rents, and

in mind shareholders

Nigamal Charkabohly

Rishi Rishi

other taxes payable in respect of their respective spaces, flats, common areas.

vii) The Owners shall deliver or cause to be delivered to the Developer all the original title deeds relating to the said premises simultaneously with the execution of these presents for which the developer will grant valid receipt and after completion of the project the same shall be handed over / return back to the Owners with knowledge of other flat owners..

viii) The developer shall have right to take booking for developer's allocation but the developer shall be liable to handover owners' allocation at first thereafter to the purchasers of developer's allocation.

Principals shall be liable.

Niswan Construction

10. LIQUIDATED DEMANDS AND PENALTY

i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relative obligations is prevented by the existence of the Force Majeure conditions such as floods, earthquake, riots, war, storm, tempest, civil commotion, strike and/or any other act or

Rashid Sada.

commission beyond the control of the parties hereto and due to Rajpur Sonarpur Municipality Rules.

11. SETTLEMENT & DISPUTE / ARBITRATION :

Notwithstanding the foregoing provision, the right to sue for specific performance of this contract by one party against the other party as per the terms of their Agreement shall remain unaffected.

12. JURISDICTION :

All courts at Kolkata and High Court at Kolkata alone shall have the jurisdiction to certain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 4 cottahs 0 chittaks 0 sq ft homestead land E P/L O.P No. 3048/1 & 3048/2, C S/R S Plot No 798(P), 788(P), L.R. 1562, 1550 with 400 sq.ft. tile shed of Mouza Laskarpur, J.L. No. 57, P.S. Sonarpur (now Narendrapur) in the District of 24 Parganas (S) Sub-Registration office Alipore being assessed as amalgamated holding no. 623, Street name Peyarabagan, within the

Jurisdiction of Rajpur Sonarpur Municipality, Ward No. 31 and the same is butted and bounded by :-

- ON THE NORTH : 16' wide Peyarabagan Road
- ON THE SOUTH : House of Basudeb Ghosh
- ON THE EAST : Tank
- ON THE WEST : 12' wide Peyarabagan Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

Owners shall get -

- a) 1 no. 2BHK residential flat no. B-1 on the first floor.
- b) 1 no. 2BHK residential flat no. A-2 on the second floor.
- c) 1 no. 2BHK residential flat no. C-2 on the second floor.
- d) 1 no. 2BHK residential flat no. C-3 on the third floor.
- e) 1 no. car parking space at the ground floor of the new constructed building.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

ALL THAT the remaining constructed areas in the G+III stoned building (except owners' allocation as mentioned in the second schedule

Pratik Chatterjee

Pratik Chatterjee

Pratik Chatterjee

hereinabove) together with proportionate undivided share of land and underneath the building with undivided share of stair, corridor, head room, roof terrace, passages with Electrical Services and Sanitary, Plumbing, Boundary walls, Guard room etc.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION

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1. a) Main RCC structure will be designed by eminent engineer and quality ISI marked cement and steel will be used. All outside brick work will be 10 inch, 8 inch. Or 5 inch as per requirement of the elevation.
- b) All 3 inch brick work will be with the wire reinforcement in every 3rd layer.
2. **Doors** All doors opening will be made as per sketched plan and frame of wood, main door will be made by flush door. All other door shutters will be made of both sides water proof teak ply pasting flush door pressed of 35 mm thickness. Bed room doors will have

hatch bolts and the front doors will consists of decorative mortice lock eye hole and burglar chain.

3. Plaster : All walls shall be plastered with 1:6 cement mortar, ceiling with 1:4 cement mortar.

4. Flooring : All floor will be marble flooring.

5. Toilet : Marble flooring and glazed tiles dado 1.8 mt. above floor level.

6. Kitchen : Marble flooring, cooking platform by one granite stone, stainless steel sink- 21" wide, above from kitchen counter top level plain white glazed tiles over kitchen counter upto 2' ft. height.

6. Windows : Aluminium window channel with grill designed by builders. The window of the toilets shall have opaque glass

S. K. Mohan D. - m.s.c.

Mrs. M. Chandra Babu

Rajesh Saha.

7. **Paints** : Walls plaster of Paris in Bed room and D/D room. Kitchen and toilet will be plaster of paris.

8. **External Wall** : The entire building shall be painted with weather coat.

Doors and Windows : All doors/windows shall be finished with one coat of primer only.

9. **Electrical** : Concealed wiring (copper wire).

Bed Room : 2 light points, 1 fan point, one 5 amp & one 15 amp. Plug point.

Drawing/Dining Room : 2 light points, two fan points, two 5 amp. Plug point, one calling bell point and two 15 amp. Plug point.

Kitchen & Toilet : One light point in each room, one 1.5 amp and 5 amp. Plug points at each point.

Drawing/Dining Room : 2 light points, two fan points, two 5 amp. Plug point, one calling bell point and two 15 amp. Plug point.

R. V. Datta

Normal availability

K. S. Saha

kitchen and at toilet and one point for exhaust fan in kitchen and in toilet.

Balcony One light point.

Owners Personal Meter: Total cost will be paid by the land Owners.

10. Sanitary & Plumbing Fittings-

Kitchen Balcony One sink (stainless steel) with drain board.

Owners Personal Meter Toilet Commode with low down PVC cistern, two Bib-cocks, one shower and one wash basin of matching size (white).

Kitchen W.C. One commode with P.V.C. cistern, two bibcock.

Toilet Commode with low down PVC cistern, two bibcock, one shower and one wash basin of matching size (white).

W.C. Commode with low down PVC cistern.

min. of 0h. 01x20 60000

Wishwat Carwash

Paul. Cole,

11. Roof

i) Over the RCC roof slab concrete screening and net cement finish on top.

ii) 4' ft. height parapet wall plastered and painted on both sides shall provided all around the roof slab.

12. Water Supply

i) Overhead RCC made reservoir will be provided at top as per design.

ii) Suitable electric pump will be installed for round the clock water supply.

iii) Suitable underground tank will be provided.

13. Extra Work

In addition to the above items if the land Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission

Parind Chakraborty

Shri Ram Chakraborty

Ranbi Saha

from the consulting engineer, if he fulfils the following. An estimate for additional work or the change item, shall be supplied by the builders and the land Owners have to pay the total amount in advance to carry out these additional / changed items.

Prinid Chakraborty

Nirwan Chakraborty

Rishi Saha

15. Compound : Compound will be paved I.P.S. floor finish wherever required.

16) Common Facilities : The building will have overhead RCC made water tank, pump and underground water reservoir of required capacity, lighting of the common areas, common stair-case and septic tank etc.

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

WITNESSES:-

1. Tanmoy Saha.
Laskarpur Peyarabagan
P.O.-
P.S.- Narendra Pur
Kol-700153.

Nirmal Chakraborty
Kalita Chakraborty

Banind Chakraborty
SIGNATURE OF THE OWNERS
(FIRST PART)

2. Malay Kr. Sau.
Peyarabagan,
P.O. Laskarpur,
P.S. Narendra Pur,
Kol-153

For CONSTRUCTION
Rishi Saha Hitesh S.
Part
SIGNATURE OF THE DEVELOPER
(SECOND PART)

Drafted by :

Nirajan Kaundal
(NIRAJAN KAUNDAL)
WOS/178/1978
Alegan Police Court
Kd 27

Typed by me:

Malay Kr. Sau.
Malay Kr. Sau
Laskarpur, Peyarabagan, Kol-153



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

Name NIRMAL - CHAKRABORTY A11PC6331L

Signature Nirmal Chakraborty



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

Name KABITA - CHAKRABORTY CPPP C8195A

Signature Kabita Chakraborty




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

Name BIMAL - CHAKRABORTY CPO PC 5633d

Signature Bimal Chakraborty



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



Name

Signature



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

Name RABI SAHA

Signature Rabi Saha



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

Name MITHU SEN

Signature Mithu Sen



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



499023P-0-20-20008

GRN Details

GRN: 192023240120196908 Payment Mode: SBI Epay
GRN Date: 05/07/2023 13:11:03 Bank/Gateway: SBIEPay Payment Gateway
BRN : 9191447705119 BRN Date: 05/07/2023 13:14:44
Gateway Ref ID: 318648860151 Method: State Bank of India UPI
GRIPS Payment ID: 050720232012019689 Payment Init. Date: 05/07/2023 13:11:03
Payment Status: Successful Payment Ref. No: 2001674687/1/2023
(Query No*/Query Year)

Depositor Details

Depositor's Name: Mr NIRMAL CHAKRABORTY
Address: PEYERABAGAN, LASKARPUR, KOLKATA 700153
Mobile: 6289869680
Period From (dd/mm/yyyy): 05/07/2023
Period To (dd/mm/yyyy): 05/07/2023
Payment Ref ID: 2001674687/1/2023
Dept Ref ID/DRN: 2001674687/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001674687/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001674687/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.



For Pooja Construction
Rabi Saha
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

MITHU SEN

SISIR CHOWDHURY

054111976

Permanent Account Number

BMHPS2908H



Mithu Sen

Sic-4208

Mithu Sen.



भारतीय पहचान प्राधिकरण

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বাক্ষরিত আই ডি. Enrollment No. : 3723 6285 2071

মিথু সেন
Mithu Sen
C-74 BRAHMAPUR MORE
2ARIA Brahmapur S D
Brahmapur Kolkata
West Bengal 700056

MN184968157DF



আপনার আইডি সংখ্যা/ Your Aadhaar No. :

3723 6285 2071

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মিথু সেন
Mithu Sen
পিতা : সিসির চৌধুরী
Father : SISIR CHOWHURY
জন্ম বর্ষ / Year of Birth : 1974
পুরুষ / Male

3723 6285 2071



আধার - সাধারণ মানুষের অধিকার

Mithu Sen.



For PUJA CONSTRUCTION

Rabi Saha.



সরকার

পশ্চিমবঙ্গ



পিতা নাম
S.K. Saha

বাসিন্দা: ১০৪ ১-০-১৪
১৪৪ ১৪৪

6784 7558 5299



অধার - সাধারণ লোকের অধিকার



সরকার

পশ্চিমবঙ্গ

পিতা: সত্যেন্দ্র কুমার সাহা
 জন্ম: ১৯৪৫
 বাসিন্দা: ১০৪ ১-০-১৪
 ১৪৪ ১৪৪

Address: S.C. Jopea
 Chandra Saha 25-2
 PEYARA BAGAN
 LASKAR, R. Rajpur
 Borabur M. South 24
 Parganas LASKAR West
 Bengal 700101

6784 7558 5299



১০০ ১০১ ১০১



১৪৪ ১৪৪ ১৪৪



১৪৪ ১৪৪ ১৪৪

Satyendra Saha

आयकर विभाग

भारत २०२४

INCOME TAX DEPARTMENT

1971-72

NIRMAL CHAKRABORTY

RAJENDRA KUMAR CHAKRABORTY

16/05/1956

Permanent Account Number

AIPC6331L

Nirmal Chakraborty
Signature



आयकर विभाग
भारत २०२४
1971-72
नर्मल चक्रवर्ती
राजेंद्र कुमार चक्रवर्ती
16/05/1956
स्थायित्व संख्या
AIPC6331L

If you wish to know more about our services
please refer to our website
Income Tax PAN Services Unit, 5/10
1st Floor, Baghpat, Lucknow
Near Rail Station, Lucknow
Distt. Lucknow, U.P. 226 001
Tel: 91-522-2721000, Fax: 91-522-2721001
e-mail: taxinfo@incometax.gov.in

Nirmal Chakraborty



आधार



Government of India



AADHAAR

ভারত সরকার

Unique Identification Authority of India

Government of India

ইনস্টিটিউশন আইডি / Enrollment No.: 2010/17531/10582

নাম

নিমা চক্রবর্তী

Nima Chakraborty

S/O: Rabindra Kumar Chakraborty

PEYARA BAGAN

Rapur Sonarpur (M)

Laskarpur

South 24 Parganas South 24 Parganas

West Bengal 700153



NL445631087FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7750 4603 8147

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম

Nima Chakraborty

পিতা: রবীন্দ্র কুমার চক্রবর্তী

Father: Rabindra Kumar Chakraborty

সম্প্রতি/DOB: 10/06/1956

লিঙ্গ/Male



7750 4603 8147

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

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Unique Identification Authority of India

ঠিকানা:

S/O: রবীন্দ্র কুমার চক্রবর্তী,
পেয়ারা বাগান, রাপুর
সোনারপুর (ম), বর্ডিন ২৪
পার্শ্ব, লক্ষ্যপুর, পশ্চিম বঙ্গ,
700153

Address:

S/O: Rabindra Kumar
Chakraborty, PEYARA BAGAN,
Rapur Sonarpur (M), South 24
Parganas, Laskarpur, West
Bengal, 700153

7750 4603 8147



1800 300 1347



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Nimal Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



पान संख्या
Permanent Account Number
CPOPG5633Q

नाम
BIMAL CHAKRABORTY

पिता का नाम
RABINDRA CHAKRABORTY

12/04/1953

7436



In case this card is lost / found, kindly inform / return to us.

Income Tax PAN Services Unit, UTHISE,
Plot No. 3, Sector II, CHD Belapur,
Navi Mumbai - 400 614.

पता है: उत्तर, अरुण जूवा सुफा अरु अरु
अरु अरु अरु अरु अरु, UTHISE,
प्लॉट नं. 3, सेक्टर II, सीडी बेलपुर,
नवी मुंबई - 400 614.



Bimal Chakraborty



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0871/63869/10692

To
Bimal Chakraborty
C/O. Rabindra Chakraborty
PETARA BAGAN
Rajpur Sonarpur (W)
South 24 Parganas West Bengal - 700153
9001866832

Signature valid



आपका **आधार** क्रमांक / Your Aadhaar NO.

2129 3159 5509

VID : 9134 2475 6130 8874

मेरी **मेरी पहचान**



भारत सरकार
Government of India



Bimal Chakraborty
Date of Birth/DOB: 12/04/1958
Male MALE

2129 3159 5509

VID : 9134 2475 6130 8874

मेरी **मेरी पहचान**



पहचान के अर्थ में जारी किया जा रहा है।
सुरक्षित QR कोड / अतिरिक्त QR कोड, अतिरिक्त अधिष्ठाता -
सुरक्षा प्रमाणित करें।
- या एक इलेक्ट्रॉनिक प्रमाणित रूप में एक बार।

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Address
C/O. Rabindra Chakraborty, PETARA BAGAN
Rajpur Sonarpur (W), South 24 Parganas,
West Bengal - 700153



2129 3159 5509

VID : 9134 2475 6130 8874

Bimal Chakraborty



ভারত সরকার

भारत सरकार

Government of India

एनआईए आई.डी. | Enrollment No. 201017533110583

नाम : एन.डी.
Kaila Chakrabarty
W/O Nirma Chakrabarty
REVARA BAGAN
Rajpur, Sonarpur (M)
Lawarpur

Address : Mangalpur, Sankh 24 Parganas
Lawarpur, West Bengal 751132



024455432977



आधार नंबर

आधार / Your Aadhaar No.:

6726 4292 5036

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

नाम : एन.डी.
Kaila Chakrabarty
W/O Nirma Chakrabarty
REVARA BAGAN
Rajpur, Sonarpur (M)
Lawarpur, West Bengal 751132



6726 4292 5036

- সাধারণ মানুষের অধিকার

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
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Unique Identification Authority of India

ঠিকানা
W/O নির্মা চক্রবর্তী, বেলার
নাম : রাজপুর (মহালাসপুর)
105, পল্লি 24 পর্গনা
লারপুর, পশ্চিম বঙ্গ - 751132

Address
W/O Nirma Chakrabarty
REVARA BAGAN, Rajpur
Sonarpur (M) Sankh 24 Parganas
Lawarpur, West Bengal 751132

6726 4292 5036



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारतीय रिजर्व बैंक कार्ड
Reserve Bank of India Card

CRPPC8145A



क्रमांक
CIB/1/2019/1000000000

दिनांक/वर्ष
20/04/2019

मोबा. नं./
9899199199

हस्ताक्षर
Signature

10/2022

यदि किसी को आपका बैंक कार्ड मिले तो
कृपया इसे बैंक को वापस कर दें।
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Reserve Bank of India, Mumbai
20/04/2019

For better Chaitanya



भारतीय जनता पार्टी
Bharatiya Janata Party



Malay Kumar Sau
DOB: 01/02/1983
Male



आधार भारत का सबसे बड़ा पहचान का बिल
Aadhaar is a proof of identity, and of citizenship

4239 2656 9387

मेरा आधार, मेरी पहचान

Malay Kr Sau.



भारतीय जनता पार्टी
Bharatiya Janata Party



Address: S/O: Kedar Nath Sau,
peyara bagan, Rajpur Sonarpur
(M), South 24 Parganas, West
Bengal, 700153



4239 2656 9387



1947



help@uidai.gov.in



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Major Information of the Deed

Year	1-1629-03317/2023	Date of Registration	12/07/2023
Deed No	1629-2001674687/2023	Office where deed is registered	
Deed Date	29/06/2023 8:14:50 PM	ADSR GAHA, District: South 24 Parganas	
Applicant Name, Address & Other Details	MALAY KUMAR SAU PEYARAHADAN, Thana: Sonarpur, District: South 24 Parganas, WEST BENGAL, PIN - 700153, Mobile No: 8290600000, Status: Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4105] Other than Immovable Property, Declaration (No of Declaration: 2)		
Set Forth value	Market Value		
	Rs. 37,00,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :



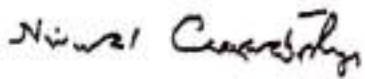
District: South 24 Parganas, P.S. - Sonarpur, Municipality: RAJPUH SONARPUR, Road: Peyara Bagan Road (Laskarpur), Mouza: Laskarpur, Ward No: 31, Holding No: 310, JI No: 57, Pin Code: 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1562 (RS -)	LR-3048/1	Bastu	Bastu	2 Katha		18,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1550 (RS -)	LR-3048/2	Bastu	Bastu	2 Katha		18,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					6.6Dec	0 /-	36,00,002 /-	
Grand Total :					6.6Dec	0 /-	36,00,002 /-	



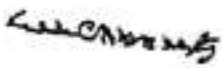
Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr NIRMAL CHAKRABORTY Son of Late RABINDRA CHAKRABORTY ALIAS RABINDRA KR CHAKRABORTY Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office			
12/07/2023	LTI	12/07/2023	12/07/2023

HOLDING NO 623, PEYARABAGAN NOW PS NARENDRAPUR, 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, PAN No.: AXxxxxxx1L, Aadhaar No: 77xxxxxxxx8147, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs KABITA CHAKRABORTY Wife of Mr NIRMAL CHAKRABORTY Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office			
12/07/2023	LTI	12/07/2023	12/07/2023

HOLDING NO 623, PEYARABAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CPxxxxxx5A, Aadhaar No: 67xxxxxxxx5036, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BIMAL CHAKRABORTY Son of Late RABINDRA CHAKRABORTY Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office			
12/07/2023	LTI	12/07/2023	12/07/2023





HOLDING NO 210, PEYARABAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CPxxxxxx3Q, Aadhaar No: 21xxxxxxxx5509, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office

Address, Photo, Finger print and Signature

PUJA CONSTRUCTION

HOLDING NO 177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.: AAxxxxx0H, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<p>Name</p> <p>Mr RABI SAHA (Presentant) Son of Late JOGESH CHANDRA SAHA Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office</p>	 <p>Jul 12 2023 11:05AM</p>	 <p>LTI 12/07/2023</p>	<p><i>Rabi Saha</i></p> <p>12/07/2023</p>
<p>HOLDING NO 177, PEYARABAGAN, 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, , PAN No.: BJxxxxx9E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PUJA CONSTRUCTION (as PARTNER)</p>				
2	<p>Name</p> <p>Mrs MITHU SEN Wife of SUJOY SEN Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office</p>	 <p>Jul 12 2023 11:05AM</p>	 <p>LTI 12/07/2023</p>	<p><i>Mithu Sen</i></p> <p>12/07/2023</p>
<p>C-74, BRAHMAPUR MORE, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BMxxxxx8H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PUJA CONSTRUCTION (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr MALAY KUMAR SAU Son of Mr KEDARNATH SAU PEYARABAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153</p>	 <p>12/07/2023</p>	 <p>12/07/2023</p>	<p><i>Malay Kumar Sau</i></p> <p>12/07/2023</p>
<p>Identifier Of Mr NIRMAL CHAKRABORTY, Mrs KABITA CHAKRABORTY, Mr BIMAL CHAKRABORTY, Mr RABI SAHA, Mrs MITHU SEN</p>			

L1		To. with area (Name-Area)
1	Mr NIRMAL CHAKRABORTY	PUJA CONSTRUCTION-1.1 Dec
2	Mrs KASITA CHAKRABORTY	PUJA CONSTRUCTION-1.1 Dec
3	Mr BIMAL CHAKRABORTY	PUJA CONSTRUCTION-1.1 Dec

Transfer of property for L2

SLNo	From	To. with area (Name-Area)
1	Mr NIRMAL CHAKRABORTY	PUJA CONSTRUCTION-1.1 Dec
2	Mrs KASITA CHAKRABORTY	PUJA CONSTRUCTION-1.1 Dec
3	Mr BIMAL CHAKRABORTY	PUJA CONSTRUCTION-1.1 Dec

Transfer of property for S1

SLNo	From	To. with area (Name-Area)
1	Mr NIRMAL CHAKRABORTY	PUJA CONSTRUCTION-133.33333300 Sq Ft
2	Mrs KASITA CHAKRABORTY	PUJA CONSTRUCTION-133.33333300 Sq Ft
3	Mr BIMAL CHAKRABORTY	PUJA CONSTRUCTION-133.33333300 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peyara Bagan Road, Laskarpur, Mouza: Laskarpur, Ward No: 31, Holding No:310 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 1552, LR Khatian No- 3048/1		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No- 1553, LR Khatian No- 3048/2		Seller is not the recorded Owner as per Applicant.

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 of Indian Stamp Act 1899.

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

Presented for registration at 10:43 hrs. on 12-07-2023, at the Office of the A D S R. GARIA by Mr RABI SAHA .

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 37,08,002/-

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

Execution is admitted on 12/07/2023 by 1. Mr NIRMAL CHAKRABORTY, Son of Late RABINDRA CHAKRABORTY ALIAS RABINDRA KR CHAKRABORTY, HOLDING NO 623, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mrs KABITA CHAKRABORTY, Wife of Mr NIRMAL CHAKRABORTY, HOLDING NO 623, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Mr BIMAL CHAKRABORTY, Son of Late RABINDRA CHAKRABORTY, HOLDING NO 210, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service Identified by Mr MALAY KUMAR SAU, , Son of Mr KEDARNATH SAU, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 12-07-2023 by Mr RABI SAHA, PARTNER, PUJA CONSTRUCTION (Partnership Firm), HOLDING NO 177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Mr MALAY KUMAR SAU, , Son of Mr KEDARNATH SAU, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 12-07-2023 by Mrs MITHU SEN, PARTNER, PUJA CONSTRUCTION (Partnership Firm), HOLDING NO 177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Mr MALAY KUMAR SAU, , Son of Mr KEDARNATH SAU, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2023 1:14PM with Govt. Ref. No: 192023240120196908 on 05-07-2023, Amount Rs: 21/-, Bank: SBI EPay (SBICoPay), Ref. No: 9191447705119 on 05-07-2023, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-,
6,920/-
of Stamp
Stamp Type: Impressed, Serial no 572, Amount: Rs 100.00/-, Date of Purchase: 05/07/2023, Vendor name: Tanmay
Kar Purakayastha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2023 1:14PM with Govt. Ref. No. 192023240120196908 on 05-07-2023, Amount Rs. 6,920/-, Bank:
SBI EPay (SBiePay), Ref. No. 9191447705119 on 05-07-2023, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 87547 to 87593

being No 162903317 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.07.12 13:49:24 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/07/12 01:49:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)