

SL-2624/2024

I-2636/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 053629

9-2001472857/24

Certified that Signature Above  
Enclaves and M.S. Attached  
herewith are part of this  
documents

Advt. Dist. Sub-Registra  
UTTARPARA, HOOGHLY

18 JUN 2024

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this  
18<sup>th</sup> day of June, Two Thousand Twenty Four, (2024).

**BETWEEN**

**(1) SRI SUKDEB BISWAS**, son of Late Akul Chandra Biswas, by occupation - Business, **PAN -AITPB7256L**, by faith - Hindu, by nationality - Indian, residing at 6/1, Samabay Path, Post Office - Nabagram, Police Station - Uttarpara, District- Hooghly, Pin - 712246, hereinafter referred to as the **OWNER/FIRST PARTY** (which term and/or expression shall unless be excluded by or repugnant to the subject or context shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**"RADHE REAL ESTATE"** ( **PAN-ABIFR9525Q** ) a partnership Firm, having its office at Madhuban City, Shop No.- S/36, Lohiya Garden, Naity Road, Post Office - Barabahera, Police Station - Uttarpara, District - Hooghly, Pin - 712246, represented by its any one of the partners namely **(1) SRI SUKDEB BISWAS, (PAN - AITPB7256L)** son of Late Akul Chandra Biswas, Adhar no. 6028 9717 2831 by faith - Hindu, by occupation - Business, by nationality - Indian, **(2) SMT NANDITA BISWAS (PAN - AOSPB4034R)** wife of Sri Sukdeb Biswas, Adhar No. 5827 3599 7955, by faith - Hindu, by occupation - Business, by nationality - Indian, **(3) SMT PAYEL BISWAS (PAN - CBKPB3988B)** daughter of Sri Sukdeb Biswas, Adhar No. -2222 9065 5219 by faith - Hindu, by occupation - Business, by nationality - Indian, all are residing at Madhuban Apartment-1, Flat No.T-1, 6/1, Samabay Path, Post Office - Nabagram, Police Station - Uttarpara, District- Hooghly, Pin - 712246, hereinafter called and referred to as the **"DEVELOPER"/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in- office, partners of the said firm for the time being in force, its executors, representatives and assigns) of the **OTHER PART**.

**WHEREAS :-**

1. By virtue of registered Deed of Conveyance dated 24-05-2022, executed and registered in the office of Additional District Sub-Registrar Office at Uttarpara, Hooghly, W.B. incorporated in Book No.1, Volume No.0621-2022, pages

from 123225 to 123248, bearing Deed No.062102983/2022, **Sri Tirthankar Dasgupta** son of Late Basanta Ranjan Dasgupta, Vendor therein, sold, transferred, conveyed, assigned, granted all that area of land measuring about 07 Cottahas 08 Chattaks 00 sq. ft. lying at Mouza - Barabahera, J.L. No.5, comprised in R.S. Dag no. 1221(P) under R.S. Khatian no. 901 (640), corresponding to L.R. Dag Nos.1475, under L.R. Khatian Nos. 919, Mouza- Barabahera, within the ambit of Kanaipur Gram Panchayet, P.O.-Kanaipur, P.S. Uttarpara, Hooghly, Pin-712234, W.B. and within the ambit of Additional District Sub-Registry Office at Uttarpara, in the District of Hooghly, more fully described in the Scheduled mentioned herein above unto and in favour of Sri Sukdeb Biswas, son of Late Akul Chandra Biswas mentioned therein as Purchaser.

2. By virtue of registered Deed of Conveyance dated 25-05-2022, executed and registered in the office of Additional District Sub-Registrar Office at Uttarpara, Hooghly, W.B. incorporated in Book No.1, Volume No.0621-2022, pages from 126095 to 126119, bearing Deed No.062103007/2022, **Sri Tirthankar Dasgupta** son of Late Basanta Ranjan Dasgupta, Vendor therein, sold, transferred, conveyed, assigned, granted all that area of land measuring about 07 Cottahas 08 Chattaks 00 sq. ft. together with a pucca structure measuring about 568 sq. ft. cover area lying at Mouza - Barabahera, J.L. No.5, comprised in R.S. Dag no. 1221(P) under R.S. Khatian no. 901 (640), corresponding to L.R. Dag Nos.1475, under L.R. Khatian Nos. 919, Mouza- Barabahera, within the ambit of Kanaipur Gram Panchayet, P.O.-Kanaipur, P.S. Uttarpara, Hooghly, Pin-712234, W.B. and within the ambit of Additional District Sub-Registry Office at Uttarpara, in the District of Hooghly, more fully described in the Scheduled mentioned herein above unto and in favour of Sri Sukdeb Biswas, son of Late Akul Chandra Biswas mentioned therein as Purchaser.
3. By virtue of registered Deed of Conveyance dated 25-07-2022, executed and registered in the office of Additional

District Sub-Registrar Office at Uttarpara, Hooghly, W.B. incorporated in Book No.1, Volume No.0621-2022, pages from 179879 to 179898, bearing Deed No.062109097/2022, **Sri Tirthankar Dasgupta** son of Late Basanta Ranjan Dasgupta, Vendor therein, sold, transferred, conveyed, assigned, granted all that area of land measuring about 04 Cottahas 06 Chattaks 00 sq. ft. lying at Mouza - Barabahera, J.L. No.5, comprised in R.S. Dag no. 1221(P) under R.S. Khatian no. 901 (640), corresponding to L.R. Dag Nos.1475, under L.R. Khatian Nos. 919, Mouza- Barabahera, within the ambit of Kanaipur Gram Panchayet, P.O.-Kanaipur, P.S. Uttarpara, Hooghly, Pin-712234, W.B. and within the ambit of Additional District Sub-Registry Office at Uttarpara, in the District of Hooghly, more fully described in the Scheduled mentioned herein above unto and in favour of Sri Sukdeb Biswas, son of Late Akul Chandra Biswas mentioned therein as Purchaser.

4. In pursuance of three Deeds mentioned above in respect of the said land measuring an area 07 Cottahas 08 Chattaks 00 sq. ft. , 07 Cottahas 08 Chattaks 00 sq. ft, and 04 Cottahas 06 Chattaks 00 sq. ft aggregating an area more or less 19 Cottahs 06 Chattaks 00 sq. ft. together with a pucca structure measuring about 568 sq. ft. cover area cementing floor (hereinafter for the sake of brevity referred to as the "SAID PREMISES").
5. By virtue of aforesaid Deed of instruments Sri Sukdeb Biswas, become the owner of the 1<sup>st</sup> Schedule Property written hereunder and mutated his name in the assessment roll of Kanaipur Gram Panchayet as well as L.R. Record of Rights & separate L.R. Khatian, being No. 7804 was published thereof and paid relevant Rent, revenue, Taxes and statutory imposition therein.
6. The First Party herein is the absolute Owner in respect of the property measuring more or less 19 Cottahs 06 Chattaks 00 sq. ft. bastu land lying at Mouza - Barabahera, J.L. No.-5, Comprised in R.S. Dag No.

1221(P) under R. S. Khatian No. 901 (640), corresponding to L.R. Dag No. 1475, under L.R. Khatian No. 7804 being premises at Naity Road, Charabortynagar, Kanaipur, P.O. Kanaipur, within the ambit of Kanaipur Gram Panchayet, under Police Station - Uttarpara, Pin-712234, Hooghly the said First Party acquired the right, title and interest in respect of the said property absolutely and forever.

7. The owner herein being desirous to construct multi-storied building upon the said property tried to take all sorts of steps but owing to some problems, the owner decided to entrust the said entire project upon one noted Developer allowing him/ them to invest the entire finance thereby giving him/them right to realize their such investment together with all sorts of costs for erection and others by selling out portions to be made at the said property with that of right to take all sorts of charge thereof in accordance with one specific Agreement.
8. The developer herein on hearing the aforesaid proposal came in contact with the owners herein and represented them as the property Developer with the purpose of promoting, sponsoring and constructing multi-storied buildings.
9. The developer thereafter examined the documents, Deeds and papers relating to the owner, title to the said property and have been satisfied with that of the owner's title together with that of the marketability of the said property and as such it informed the owner about his willingness to input the entire finance to develop the said property and thereby proposal was made to that effect.
10. On the basis of the said proposal the Party herein after several sittings in between themselves formulated the terms and conditions with regard to raising of the construction upon the said property on the basis of sanctioned plan to be sanctioned from the Authority

wherein it has been specifically settled that the SECOND PARTY HEREIN SHALL INVEST THE ENTIRE AMOUNT FOR SUCH DEVELOPMENT without making the first party liable and responsible for the same together with that the second party on and from the date of starting the construction at the said property shall take all the charge to make a multistoried building with all the necessary amenities of water, lights sewerage's, drainage's, egress and ingress paths including apartments as per the law to that effect prevailing now in the state of West Bengal.

11. In pursuance to the understandings arrived at by & between the parties herein for avoiding all future complications and hazards decided to execute one development agreement containing all the settled terms and conditions agreed by and between themselves and as such entered into these presents.

**NOW THIS AGREEMENT FOR DEVELOPMENT WITNESS AND IT IS HEREBY AGREED IN BETWEEN THE PARTIES HERETO** as follows:-

#### ARTICLE : I : DEFENITIONS

**OWNER** :- Shall mean the First Party i.e. **SRI SUKDEB BISWAS**, son of Late Akul Chandra Biswas, by occupation - Business, **PAN - AITPB7256L**, by faith - Hindu, by nationality - Indian, residing at Madhuban Apartment-1, Flat No.T-1, 6/1, Samabay Path, P.O. Nabagram, Police Station - Uttarpara, District- Hooghly, Pin - 712246, the First party herein along with his legal heirs, executors, administrators, successors, representatives and assigns.

**DEVELOPER** :- Shall mean the Second Party i.e. "**RADHE REAL ESTATE**" a partnership Firm, having its office at Madhuban City, Shop no.-S/36, Lohiya Garden, Naity Road, P.O. Barabahera, Police Station - Uttarpara, District - Hooghly, Pin - 712246, represented by its any one of the partners namely (1) **SRI SUKDEB BISWAS, (PAN - AITPB7256L)** son of Late Akul Chandra Biswas, by faith - Hindu, by occupation - Business, by

nationality - Indian, (2) **SMT NANDITA BISWAS (PAN - AOSPB4034R)** wife of Sri Sukdeb Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, (3) **SMT PAYEL BISWAS (PAN - CBKPB3988B)** daughter of Sri Sukdeb Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, all are residing at Madhuban Apartment-1, Flat No.T-1, 6/1, Samabay Path, Post Office - Nabagram, Police Station - Uttarpara, District- Hooghly, Pin - 712246, the Second party together with its heirs, executors, administrators, legal representatives, successors in office and assigns.

**PREMISES** :- Shall mean the property situated at being premises Naity Road, Charabortynagar, P.O. Kanaipur, Police Station - Uttarpara, Pin- 712234, District -Hooghly within the ambit of Kanaipur Gram Panchayet, more fully and particularly described in the schedule herein below.

**BUILDING** :- Shall mean the multi-storied building to be constructed (G+4) at the said premises i.e. over the first schedule property mentioned hereunder in accordance with the plan to be sanctioned by the appropriate authority in several Blocks/Towers.

**COVERED AREA** :- Shall mean constructed space as per sanctioned building plan other than super built up area. Super built-up area shall be calculated 25% on the covered area of flats and 20% on the covered area of garage and commercial space in the ground floor.

**COMMON FACILITIES & AMENITIES:-** Shall mean entrance, staircase, Passage, ways, Water pump, overhead tank, underground reservoir, and other facilities which may be mutually agreed upon between the parties and required for the establishments,, location enjoyment, maintenance and /or management of the building.

**SALEABLE SPACE** :- Shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

**OWNER'S ALLOCATION** :- That the Owner in terms of this agreement shall get the entire commercial portion in the ground floor, details of which mentioned in the 2<sup>nd</sup> schedule written hereunder, along with proportionate, undivided, undemarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set in the building proposed to be constructed upon the 1<sup>st</sup> Schedule property.

**DEVELOPER'S ALLOCATION** :- Shall mean other than Owner's allocation and/or the rest constructed portion of sanctioned areas of the construction to be made within the first schedule property along with proportionate, undivided, undemarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set therein.

**ARCHITECT** :- Shall mean the person or persons who may be appointed by the developer for designing and planning of the said building.

**BUILDING PLAN**:- Shall mean the building plan to be sanctioned (G+4) by the appropriate authority with such alteration or modifications as may be made by the developer from time to time.

**TRANSFER** :- With its grammatical variations shall include transfer by possession and by any other means adopted or effecting what is understood as a transfer of space in the building to the intending purchasers thereof in respect of the Developer share.

**TRANSFeree** :- Shall mean the person, firm, limited company, association or persons to whom any space and/or flat or apartment in the building has been transferred.

**WORDS IMPARTING** :- singular shall include plural & vice versa and Masculine Gender shall include feminine and neuter genders, likewise words imparting feminine gender shall include masculine & feminine genders.



**ARTICLE : II : OWNER'S REPRESENTATIONS**

- 1) The owner herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, attachments, and liens whatsoever.
- 2) That the owner undertake to reinstate his liabilities if any within the new construction out of his own share.
- 3) That there is no legal bar or otherwise for the owner to grant consent and permissions that may be required in due course of the construction.
- 4) The said premises are not vested or acquired by any acquisition or requisition proceeding of the Government, or have not been noticed for causing such acquisition.
- 5) That the owner undertake to deliver all papers relating to the said property and liable to pay the out goings if any and also duty bound to handover the correct and flawless documents to the developer.

**ARTICLE : III : DEVELOPER'S RIGHT :**

1. The owner hereby grants subject to what has been herein after provided the right to the developer to build, construct, erect and complete the said building comprising of flats/units in order to sell the said flats/units to the intending Purchaser/s for their purpose by entering into agreements for sell and/or transfer in respect of the developer allocation in accordance with the plan to be sanctioned by the authority with or without amendment and/or modifications made or cause to be made by the developer.

And Developer shall sign, execute and register all agreement for sale, sale Deeds, Deeds of conveyance and all other documents in respect of the said Developer's allocation. Which are necessary to effectuate the aforesaid purpose and to present the documents before the Registrar for registration and to admit the same for and on behalf of me. The Developer shall have no right to sell the share of Owner's allocation.

2. The Developer constituted a partnership firm, comprising three partners namely **(1) SRI SUKDEB BISWAS**, son of Late Akul Chandra Biswas, by occupation - Business, **(2) SMT. NANDITA BISWAS**, wife of Sri Sukdeb Biswas, by occupation - Business, **(3) MISS. PAYEL BISWAS**, daughter of Sri Sukdeb Biswas, by occupation - Business, all are by faith - Hindu, by nationality - Indian, residing at Madhuban Apartment-1, Flat No.T-1, 6/1, Samabay Path, P.O. Nabagram,-P.S. Uttarpara, District- Hooghly, Pin -712246, under the name and style "**RADHE REAL ESTATE**" a partnership Firm, having its office at Madhuban City, Shop no. - S/36, Lohiya Garden, Naity Road, Post Office - Barabahera, Police Station - Uttarpara, District - Hooghly, Pin - 712246, the partners above named mutually accorded to execute any Deed of Conveyance by any one of the partners in accordance with the provision of Indian Partnership Act, 1952.

**IN THIS CONNECTION THE OWNER SHALL BE DUTY BOUND TO HAND OVER ALL THE ORIGINAL COPIES OF THE DEEDS To THE DEVELOPER FOR PROCESSING, MANAGING, OBTAINING OF THE SANCTION ETC, WITH THE EXECUTION OF THESE PRESENTS.**

1. The developer shall be entitled to prepare and modify or alter the plan and to submit the same before the appropriate authority in the name of the owner at the cost of the developer and the developer shall pay and bear all the expenses required to be paid or deposited (including the taxes subsequent to this and all other relevant fees) for obtaining the sanction from the said authority required for construction of the building at the said premises provided that the developer shall be exclusively entitled to all sorts of refunds of any or all sorts of payments and/or deposits paid for the same by the developer. Be it noted that all arrear taxes and mutation fees shall have to be borne by the owners herein.
2. Nothing in these presents shall be construed as a demise or assignment or transfer by the owner of the said premises or any part thereof to the developer or as

creating any right, title and interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats/units/commercial units to be made at the said premises in terms thereof with the developer's allocation in the building to be constructed thereon in the manner and subject to the terms hereinafter stated.

**ARTICLE : IV : APARTMENT CONSIDERATION**

- 1) In consideration of the -owner's having agreed to permit the developer to sell the flats (except the owner's allocation within the said new construction at the said premises) the developer herein agrees.
  - a) At their own cost shall obtain all necessary permissions, sanction of the building plan and/or approvals and/or consents.
  - b) In respect of the construction of the building to pay costs of supervision of the development and construction in respect of the building including the owner's allocation at the said premises.
  - c) To bear all costs, charges and expenses for construction of the building at the said premises **AND THE SAID COST SHALL INCLUDE THE COST OF THE SUBSEQUENT TAXES TOGETHER WITH THAT OF THE SANCTION CHARGES ALONG WITH OTHER CHARGES IF ANY.**
  - d) Allocate the owner's in respect of his share within the said building to be constructed and completed the said premises within 36 months from the date of sanctioned Building Plan which shall be the essence of the present contract.

**ARTICLE : V : OWNER'S ALLOCATION**

1. That the Owner in terms of this agreement shall get the entire commercial portion in the ground floor, details of which mentioned in the 2<sup>nd</sup> schedule written hereunder along with proportionate, undivided, undemarcated and impartiable share in the land of the said property with right of enjoyment of all the common portions and



The owner has granted to the developer a general power of attorney in this instrument, whereby and where under the Developer have right to obtain the sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities together with that of to proceed with all sorts of further acts and deeds in connection with the development of the said property and also to sell the developer allocation and to prepare deed of conveyance unto and infavour of intending Purchaser/s and to admit, execution and registration to the appropriate authority as per the present agreement.

#### **ARTICLE : IX : CONSIDERATION**

That the developer shall be solely and exclusively responsible for construction of the said building as per the present development agreement,

#### **ARTICLE : X : BUILDING**

- 1) The developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed in its entirety by the developer within 36 months from the date of sanctioned building plan.
- 2) The developer shall erect the said building at its own cost as per specification and drawings provided by the architect together with that of water connections, storage of water on the over head tank, deep tube well, electric connection and also the temporary electric connection till permanent electric connections are obtained from the appropriate authority together with that of the facilities as are required to be set in the residential building for self-contained flats units and apartments within the said property on **OWNERSHIP BASIS**.

- 3) Empowering the developer to do or cause to be done all the acts relate to the said new construction.
- 4) The developer shall at its own costs and expenses and without creating any financial or other liabilities on the owner- construct and complete the building and various units and/or apartments in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer.
- 5) All costs charges and expenses including architects fees shall be paid discharged and borne by the developer and the owner shall have no liability in this connection.
- 6) The developer shall provide at its own cost, electricity wiring, watercourses, pipelines, septic tank, sewerage lines along with its connections in the entire flat and unit portions along with the owner's allocated portions.

#### **ARTICLE : XI : COMMON FACILITIES**

- 1) The developer shall pay and bear the taxes and other dues in respect of the entire property on and from the date of taking possession of the same and the developer undertakes to pay and bear the same till the owner's allocation is delivered in the new construction, which shall include the aberrance of the tax also during the period of construction.
- 2) That the developer also herein shall be liable to pay its share of taxes and share of other charges till their portions are sold out unto and in favour of the different purchaser/s subsequent to giving delivery of possession unto the said intending purchaser in respect of the allocated portion of the developer, the said Purchaser/s shall be liable to bear the proportionate, taxes and charges thereof.
- 3) As and from the date of notice of taking delivery of possession the owner and developer shall also be responsible to pay and to bear proportionate share of the service charges for the common facilities in the said building in respect of both owner's allocation and developer allocation and the said allocation shall include proportionate share of insurance premium for the building including its water lines scavenging

charges, maintenance, repair, renovation, replacement of common installation including pipes wiring pump motor, septic tank and other electrical and mechanical installation and equipment's, stairways, landings, corridors, passage ways and such other and further common facilities whatsoever which shall be set and used by all in common with all the others.

### **ARTICLE : XII : JURISDICTION**

That the jurisdiction of the parties hereto shall be within the bounds of ordinary jurisdiction of Supreme Court including that of the Hon'ble High court at Calcutta.

### **FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the land of the owner)

**ALL THAT** piece and parcel of Bastu Land measuring an area more or less 19 Cottahs 06 Chattaks 00 sq. ft. together with a pucca structure measuring about 568 sq. ft. cover area cementing floor, lying at Mouza - Barabahera, J.L. No.-5, Comprised in R.S. Dag No. 1221 (P) under R. S. Khatian No. 901 (640) , corresponding to L.R. Dag No.1475 under L.R. Khatian Nos. 7804 being premises situated at Naity Road, Chakrabortynagar, Kanaipur, P.O. Kanaipur, within the ambit of Nabagram Gram Panchayet, P.S Uttarpara, Additional District Sub-Registry Office at Uttarpara, in the District - Hooghly, Pin -712234.

L.R. Dag No.1475 of land area 19 Cottahs 06 Chattaks 00 sq. ft. The said Property is butted and bounded by

<b>ON THE NORTH</b>	:	Naity Road;
<b>ON THE SOUTH</b>	:	Property of Rajesh Chopra & Ors, L.R. Dag no 1477;
<b>ON THE EAST</b>	:	Property of Krishna Ch. Roy, Bipul Das, Debdas Chakraborty, L.R. Dag no. 1476 & Ors ;
<b>ON THE WEST</b>	:	Property of Nabin Bakuli & Ors and 09'-05" Common passage & Ors property ( L.R. Dag no. 1474);

The proportionate annual rent of the said property is Rs.13/- only, payable to the Collectorate of Hooghly, through the B. L. & L.R.O. Serampore, on behalf of Government of West Bengal.

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owner's Allocation)

Sl. No.	Floor .	Area ( More or less)
	Entire commercial area in the ground floor	8320 sq. ft

along with proportionate, undivided, undemarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and facilities to be set therein.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

Shall mean the area other than Owner's allocation and/or the rest of the constructed portion of sanctioned areas of the construction to be made within the said property along with proportionate, undivided, undemarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be provided therein.

**FORTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS)**

1. The space within the building comprised of the entrance and exits therein, stair Case, landings, lobbies, corridors, and passages.
2. Foundation column, girded beams, supports, compound wall of the building, sanitary chambers.
3. Water pumps, overhead water tank, submersible pump, rain pipes, sewerage pipes and other common services, such as drainage system in the premises, water supply arrangements and electrical wiring and fittings in the common areas.



4. Septic tanks, soak pits, sewerage lines therein.
5. All other areas, installations, equipments, facilities and amenities, which intended for common use
6. Lift.
7. Boundary wall.
8. Open roof
9. Parking space under the Ground Floor.
10. Common meter space under the Ground Floor.

**(Construction & Specification)**

(The flat is normal category)

As per Brochure

---

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

**SIGNED & DELIVERED: -**

In the presence of

**WITNESSES : -**

1. *Gopal Chakrabarti*  
Bachchan, Hooghly

2. *Khamon Sarker*  
Serampore, Calcutta

*Radhe Real Estate*

**SIGNATURE OF THE OWNER**

**RADHE REAL ESTATE**

1. *Radhe Real Estate*

2. *Radhe Real Estate*

3. *Payel Bhowmik*

*Partner*

**SIGNATURE OF THE DEVELOPER**

Drafted by me

*Bhargali Chakrabarti*  
Advocate, H.C., Calcutta  
WB-94/2008

**SPECIMEN FORM FOR TEN FINGER PRINTS**



**RADHE REAL ESTATE**

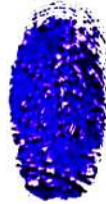
*Partner*  
*Shri Deb Bera*



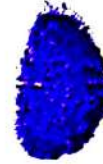
Little



Ring



Middle



Fore



Thumb

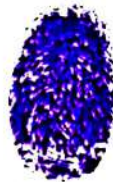
(Left Hand)



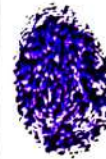
Thumb



Fore



Middle



Ring



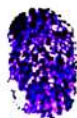
Little

(Right Hand)

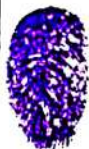


**RADHE REAL ESTATE**

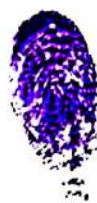
*Partner*  
*Manjula Rini*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



**RADHE REAL ESTATE**

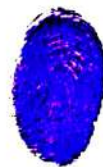
*Partner*  
*Pooja Biswas*



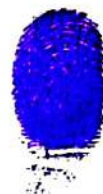
Little



Ring



Middle



Fore



Thumb

(Left Hand)



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



192024250080364088

GRN Details

GRN:	192024250080364088	Payment Mode:	SBI Epay
GRN Date:	18/06/2024 07:16:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5106029683718	BRN Date:	18/06/2024 07:18:29
Gateway Ref ID:	IGARKFRQN0	Method:	State Bank of India NB
GRIPS Payment ID:	180620242008036407	Payment Init. Date:	18/06/2024 07:16:53
Payment Status:	Successful	Payment Ref. No:	2001472857/4/2024
			[Query No/*Query Year]

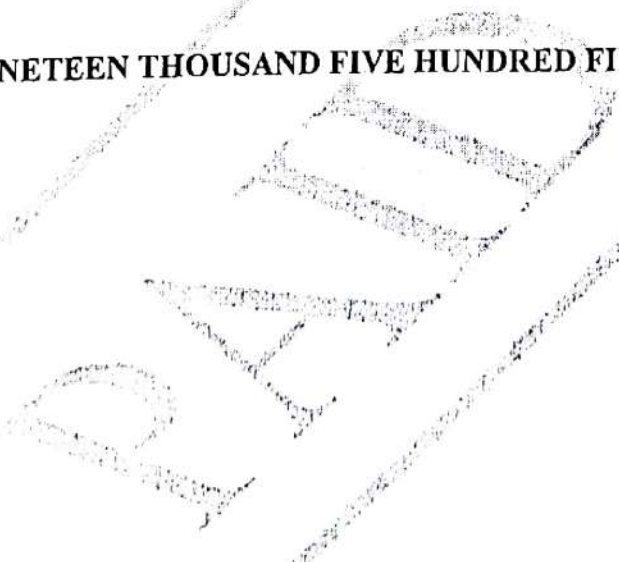
Depositor Details

Depositor's Name:	Mr Sukdeb Biswas
Address:	Nabagram, Hooghly-712246
Mobile:	9883203496
Email:	tapask1000@gmail.com
Period From (dd/mm/yyyy):	18/06/2024
Period To (dd/mm/yyyy):	18/06/2024
Payment Ref ID:	2001472857/4/2024
Dept Ref ID/DRN:	2001472857/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001472857/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	19530
2	2001472857/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>19558</b>

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FIFTY EIGHT ONLY.



### Major Information of the Deed

Deed No :	I-0621-02636/2024	Date of Registration	18/06/2024
Query No / Year	0621-2001472857/2024	Office where deed is registered	
Query Date	15/06/2024 10:28:04 AM	A.D.S.R. UTTARPARA, District: Hooghly	
Applicant Name, Address & Other Details	Gopal Das Serampore Court, Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712201, Mobile No. : 8777345233, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,16,04,431/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks			

#### Land Details :




District: Hooghly, P.S:- Uttarpara, Gram Panchayat: Nabagram, Mouza: Bara Bahera, JI No: 5, Pin Code : 712246

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1475 (RS :-1221)	LR-7804	Bastu	Bastu	19 Katha 6 Chatak	1/-	1,12,21,031/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>31.9688Dec</b>	<b>1/-</b>	<b>112,21,031/-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	568 Sq Ft.	1/-	3,83,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 568 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>568 sq ft</b>	<b>1/-</b>	<b>3,83,400/-</b>	




**Land Lord Details :**






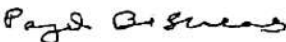
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUKDEB BISWAS</b> <b>(Presentant )</b> Son of Late AKUL CHANDRA BISWAS Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office		 Captured	
	18/06/2024	LTI 18/06/2024	18/06/2024	
6/1 Samabay Path, Flat No: T-1, City:- Konnagar, P.O:- Nabagram, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712246 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AIxxxxxx6L, Aadhaar No: 60xxxxxxxx2831, Status :Individual, Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office				

**Developer Details :**



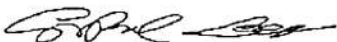
SI No	Name,Address,Photo,Finger print and Signature
1	<b>RADHE REAL ESTATE</b> Lohiya Garden Naity Road ,, City:- Konnagar, P.O:- Barabahera, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUKDEB BISWAS</b> Son of Late AKUL CHANDRA BISWAS Date of Execution - 18/06/2024 , , Admitted by: Self, Date of Admission: 18/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 18 2024 12:12PM	LTI 18/06/2024	18/06/2024	
6/1 Samabay Path, Flat No: T-1, City:- Konnagar, P.O:- Nabagram, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AIxxxxxx6L, Aadhaar No: 60xxxxxxxx2831 Status : Representative, Representative of : RADHE REAL ESTATE (as partner/DEVELOPER)				

2	<b>Name</b> <b>Smt NANDITA BISWAS</b> Wife of Mr SUKDEB BISWAS Date of Execution - 18/06/2024, , Admitted by: Self, Date of Admission: 18/06/2024, Place of Admission of Execution: Office	<b>Photo</b>  Jun 18 2024 12:13PM	<b>Finger Print</b>  Captured LTI 18/06/2024	<b>Signature</b>  18/06/2024
6/1 Samabay Path, Flat No: T-1, City:- Konnagar, P.O:- Nabagram, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx4R, Aadhaar No: 58xxxxxxxx7955 Status : Representative, Representative of : RADHE REAL ESTATE (as Proprietor/ developer)				
3	<b>Name</b> <b>Smt PAYEL BISWAS</b> Daughter of Mr SUKDEB BISWAS Date of Execution - 18/06/2024, , Admitted by: Self, Date of Admission: 18/06/2024, Place of Admission of Execution: Office	<b>Photo</b>  Jun 18 2024 12:14PM	<b>Finger Print</b>  Captured LTI 18/06/2024	<b>Signature</b>  18/06/2024
6/1 Samabay Path, Flat No: T-1, City:- Konnagar, P.O:- Nabagram, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: CBxxxxxx8B, Aadhaar No: 22xxxxxxxx5219 Status : Representative, Representative of : RADHE REAL ESTATE (as Proprietor/ developer)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GOPAL DAS</b> Son of Mr D DAS Serampore Courat, City:- Serampore, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201	 18/06/2024	 Captured 18/06/2024	 18/06/2024
Identifier Of Mr SUKDEB BISWAS, Mr SUKDEB BISWAS, Smt NANDITA BISWAS, Smt PAYEL BISWAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUKDEB BISWAS	RADHE REAL ESTATE-31.9688 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUKDEB BISWAS	RADHE REAL ESTATE-568.00000000 Sq Ft

## Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Gram Panchayat: Nabagram, Mouza: Bara Bahera, JI No: 5, Pin Code : 712246

Sch No	Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1475, LR Khatlan No:- 7804	Owner:सुकदेव बिहस, Gurdian:आकूल चक्र बिहस, Address:मिज , Classification:बाग, Area:0.31700000 Acre,	Mr SUKDEB BISWAS



**Endorsement For Deed Number : I - 062102636 / 2024**

**On 18-06-2024**

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

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

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

Presented for registration at 11:47 hrs on 18-06-2024, at the Office of the A.D.S.R. UTTARPARA by Mr SUKDEB BISWAS ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,04,431/-

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

Execution is admitted on 18/06/2024 by Mr SUKDEB BISWAS, Son of Late AKUL CHANDRA BISWAS, 6/1 Samabay Path, Flat No: T-1, P.O: Nabagram, Thana: Uttarpara, , City/Town: KONNAGAR, Hooghly, WEST BENGAL, India, PIN - 712246, by caste Hindu, by Profession Business

Identified by Mr GOPAL DAS, , , Son of Mr D DAS, Serampore Courat, P.O: Serampore, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-06-2024 by Mr SUKDEB BISWAS, partner/DEVELOPER, RADHE REAL ESTATE (Partnership Firm), Lohiya Garden Naity Road ,, City:- Konnagar, P.O:- Barabahera, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246

Identified by Mr GOPAL DAS, , , Son of Mr D DAS, Serampore Courat, P.O: Serampore, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-06-2024 by Smt NANDITA BISWAS, Proprietor/ developer, RADHE REAL ESTATE (Partnership Firm), Lohiya Garden Naity Road ,, City:- Konnagar, P.O:- Barabahera, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246

Identified by Mr GOPAL DAS, , , Son of Mr D DAS, Serampore Courat, P.O: Serampore, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-06-2024 by Smt PAYEL BISWAS, Proprietor/ developer, RADHE REAL ESTATE (Partnership Firm), Lohiya Garden Naity Road ,, City:- Konnagar, P.O:- Barabahera, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246

Identified by Mr GOPAL DAS, , , Son of Mr D DAS, Serampore Courat, P.O: Serampore, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 7:18AM with Govt. Ref. No: 192024250080364088 on 18-06-2024, Amount Rs: 28/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5106029683718 on 18-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,030/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 19,530/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no P053629, Amount: Rs.500.00/-, Date of Purchase: 14/08/2024, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 7:18AM with Govt. Ref. No: 192024250080364088 on 18-06-2024, Amount Rs: 19,530/-, Bank: SBI EPay ( SBlePay), Ref. No. 5106029683718 on 18-06-2024, Head of Account 0030-02-103-003-02



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

**Certificate of Registration under section 60 and Rule 69.**  
**Registered in Book - I**  
**Volume number 0621-2024, Page from 83873 to 83901**  
**being No 062102636 for the year 2024.**



8

Digitally signed by Indradip Ghosh  
Date: 2024.06.24 12:30:46 +05:30  
Reason: Digital Signing of Deed.

**(Indradip Ghosh) 24/06/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. UTTARPARA**  
**West Bengal.**

