

5873/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 589376

*Handwritten:* 20/12/19  
1558

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Saidah

20 DEC 2019

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on this the *20<sup>th</sup>*  
day of *December*, ..... in the year Two Thousand  
NINETEEN (2019);

**BETWEEN**

*Handwritten:* 20/12/19

(1) **MR. RANEN BISWAS**, (PAN- **ANKPB4013B**) (Aadhaar Card No: 7795 6529 8029) (Mob. No: 8017839523), son of Late Anindya Kumar Biswas, by occupation - Retired from Service,

(2) **MR. MANOJ KUMAR BISWAS**, (PAN- **AEEP2030D**) (Aadhaar Card No: 9769 8699 0162) (Mob. No: 9836309238), son of Late Anindya Kumar Biswas, by occupation - Retired from Service, (3) **AVA BISWAS**, (PAN- **ANUPB0782D**) (Aadhaar Card No: 4254 2105 0852) (Mob. No: 8017839523), wife of Late Anindya Kumar Biswas, by occupation - Housewife, No. 1 to 3 are residents of E-38, Pratapgarh, Kolkata - 700075, under P.S. - erstwhile Kasba now Garfa, P.O.- Garfa and (4) **SMT. SHUKLA ROY**, (PAN- **AFTPR1104A**) (Aadhaar Card No: 2062 9724 0944) (Mob. No: 9830452618), daughter of Late Anindya Kumar Biswas, and wife of Asit Roy, by occupation - Housewife, resident of 24A, Panditia Road, Sarat Bose Road, P.O.- Sarat Bose Road, P.S.- Gariahat, Kolkata - 700 029, (5) **SMT. SWAPNA GANGOPADHYAY**, (PAN- **BBIPG8739A**) (Aadhaar Card No: 7359 2370 0410) (Mob. No: 9874614503), daughter of Late Anindya Kumar Biswas and wife of Sri Subir Gangopadhyay, by occupation - Housewife, all by faith - Hindu, by Nationality - Indian, resident of 11, Garfa North Lake Road, Santoshpur, P.O. - Garfa P.S. - erstwhile Kasba

now Garfa, Kolkata - 700 075, hereinafter jointly and collectively called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, administrators, legal representatives and assigns ) of the **FIRST PARTY** ;

**A N D**

**M/S ROY & PAL PROJECTS INDIA PRIVATE LIMITED,**  
(PAN - **AAFRCR4034D**) a Private Limited Company having its registered office at 16, Park Avenue, Modern Park, Santoshpur, Police Station - Purba Jadavpur now Survey Park, Kolkata - 700 075, in the District of South 24- Parganas, being Represented by its Directors namely (1) **SRI BIPASH ROY,** (PAN- **AIYPR6763R**), (Aadhaar Card No: 943660272739) (Mob. No: 9830027645), son of Late Swadesh Ranjan Roy, by Caste - Hindu, by occupation - Business, residing at 39, Park Avenue, Police Station - Purba Jadavpur now Survey Park, Kolkata - 700 075 and (2) **SRI ASIM PAL,** (PAN- **AFQPP6941N**), (Aadhaar Card No: 690616108561) (Mob. No: 9830027635), son of Late Adhir Chandra Pal, by caste - Hindu, by occupation - Business, residing at 16, Park Avenue, Police Station - Purba Jadavpur now Survey Park, Kolkata - 700 075, in the District

of South 24- Parganas, hereinafter known and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include the successor-in-office and assigns ) of the **OTHER PART**.

**W H E R E A S** after partition of India the, Anindya Kumar Biswas, since deceased, son of Late Jnanada Ranjan Biswas and another Sri Nanigopal Biswas, since deceased, son of Late Jnanada Ranjan Biswas came down to the State of West Bengal from East Pakistan presently, known as Bangladesh, in and around the year 21/04/1950, and occupied the Schedule property mentioned and written hereunder and started staying herein permanently after constructing the necessary structure or structures thereon.

**AND WHEREAS** the then Government of West Bengal so as to solve the rehabilitation problem of the vast number of refugees hailed from the then East Pakistan, have / had acquired landed properties under District 24- Parganas at present, South 24- Parganas under P.S. – Jadavpur from different Mouza and for the aforesaid reason the Government of West Bengal to rehabilitate ANINDYA KUMAR BISWAS, since deceased, and NANI GOPAL BISWAS, since deceased along

with other refugees too had acquired some portion of land at Mouza - GARFA.

**AND WHEREAS** the Government of West Bengal after having acquired landed properties for the rehabilitation purpose of the refugees had formed a Department named in the style of 'THE REFUGEE RELIEF & REHABILITATION DEPARTMENT' and handed over all the acquired landed properties for the rehabilitation purpose of the refugees to the said department.

**AND WHEREAS** after completion of the necessary land surveying works of 'THE REFUGEE RELIEF & REHABILITATION DEPARTMENT' prepared a 'MAP' and earmarked each of the plot of the inhabitant of the said colony committee by issuing the necessary 'GOVERNMENT ENUMERATION PLOT NUMBER' or E.P. No: 38 & SP No. 37 and C.S. PLOT NUMBER No: 192 (P), 193(P) & 195 (P) in respect of each and every pieces and parcel of landed properties being occupied by a refugee individually and / or in respect to the plot of land occupied by the respective inhabitants or occupiers to the said colony.

**AND WHEREAS** 'THE REFUGEE RELIEF & REHABILITATION DEPARTMENT' allotted the Government E.P.

No: 38, SP 37, C.S. Plot No: 192 (P), 193(P) & 195 (P), J.L. No. 19, Mouza - GARFA, K.M.C. Premises No: 57, Pratapgarh (earlier Pratapgarh Colony), P.O. - Garfa, under P.S. - erstwhile Kasba now Garfa, Kolkata - 700 075, in favour of ANINDYA KUMAR BISWAS, since deceased, and NANI GOPAL BISWAS, since deceased, and the said department for and on behalf of the Government of West Bengal regularized the said name as one of the occupier of the said plot of land measuring about 3 (three) Cottahs 08 (Eight) Chittack 22.5 (Twenty Two Point Five) Sq.ft. be the same little more or less, morefully particularly described in the Schedule 'A' herein below.

**AND WHEREAS** by Deed of Gift dated 2<sup>nd</sup> day of January, 1991, the Governor of the State of West Bengal gifted the said plot of land to said ANINDYA KUMAR BISWAS, since deceased, and NANI GOPAL BISWAS, since deceased, which was duly registered in the Office of the Additional District Registrar, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 7, Pages 65 to 68, being No: 17 for the year, 1991.

**AND WHEREAS** after obtaining the said plot the said ANINDYA KUMAR BISWAS died intestate on 19/06/2002 and NANI GOPAL BISWAS, unmarried single died intestate on 04/01/2008 during possession and enjoyment of the said

land with structure leaving behind the Owners herein as their legal heirs as per Hindu Succession Act, 1956.

**AND WHEREAS** after demise of the said ANINDYA KUMAR BISWAS and NANI GOPAL BISWAS, the party of the first part became the joint owners of the said plot of land measuring about 3 (three) Cottahs 08 (Eight) Chittack 22.5 (Twenty Two Point Five) Sq.ft be the same a little more or less, along with the structure standing thereon and duly mutated their name in the record of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation and paying the taxes regularly and the said Corporation allotted Assessee No: 311043300573.

**AND WHEREAS** the Vendors / Owners thus seized possessed of and in enjoyment of their aforesaid property measuring 3 (three) Cottahs 08 (Eight) Chittack 22.5 (Twenty Two Point Five) Sq.ft be the same a little more or less land with the structure standing thereon.

**AND WHEREAS** the party of the Second Part, proposed to the party of the first part to make development work at the aforesaid property and the party of the first part have agreed to the proposal of the Second Party.

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

**(D E F I N I T I O N S)**

In this agreement the terms used herein shall unless excluded by or repugnant to the subject of context have the following meaning:

- i. **O W N E R** : Shall mean (1) **MR. RANEN BISWAS**, son of Anindya Kumar Biswas, (2) **MR. MANOJ KUMAR BISWAS**, son of Late Anindya Kumar Biswas, (3) **AVA BISWAS**, wife of Late Anindya Kumar Biswas, and (4) **SMT. SHUKLA ROY**, daughter of Late Anindya Kumar Biswas, and wife of Sri Asit Roy, (5) **SMT. SWAPNA GANGOPADHYAY**, daughter of Late Anindya Kumar Biswas and wife of Subir Gangopadhyay and their respective heirs, executors, administrators, successors, legal representatives and assigns.
  
- ii. **DEVELOPERS** : shall mean **M/S ROY & PAL PROJECTS INDIA PRIVATE LIMITED**, a Private Limited Company having its registered office at 16, Park Avenue, Modern Park, Santoshpur, Police Station - Purba Jadavpur now Survey Park, Kolkata - 700 075, in the District of South



24- Parganas, being Represented by its Directors namely  
(1) **SRI BIPASH ROY**, son of Late Swadesh Ranjan Roy,  
by Caste - Hindu, by occupation - Business, residing at  
39, Park Avenue, Police Station - Purba Jadavpur now  
Survey Park, Kolkata - 700 075 and (2) **SRI ASIM PAL**,  
son of Late Adhir Chandra Pal, by caste - Hindu, by  
occupation - Business, residing at 16, Park Avenue, Police  
Station - Purba Jadavpur now Survey Park, Kolkata - 700  
075, in the District of South 24- Parganas and their heirs,  
administrators, successors, legal representatives and  
assigns.

iii. **TITLE DEED** : shall mean Deed of Conveyance dated  
02/01/1991 registered and recorded in Book No. I,  
Volume No. 7, pages 65 to 68, being deed No. 17 for the  
year 1991, registered at the office of Additional District  
Registrar, Alipore, South 24- Parganas.

iv. **"THE SAID PREMISES"** shall mean all that piece or  
parcel of bastu land measuring about of 3 (three)  
Cottahs 08 (Eight) Chittack 22.5 (Twenty Two Point  
Five) Sq.ft be the same a little more or less situated  
lying at Premises No: 57, Pratapgarh (earlier

Pratapgarh Colony), Post Office – Garfa, under Police Station – erstwhile Kasba now Garfa, Kolkata – 700 075, District 24- Parganas in E.P. No: 38, SP 37, C.S. Plot No: 192 (P), 193(P) & 195 (P), J.L. No. 19, Mouza – GARFA, more fully and particularly described in the First Schedule hereunder written within the limits of the then Kolkata Municipal Corporation Ward No: 104, District South 24 Parganas Assessee No: 311043300573 together with pucca structure standing thereon fully described in the FIRST SCHEDULE hereunder written.

- v. **“BUILDING”** shall mean the proposed G+III (Ground Plus Three) Storied building with **lift facility** on the Premises No. 57, Pratapgarh, Post Office – Garfa, under Police Station – erstwhile Kasba now Garfa, Kolkata – 700 075, District 24- Parganas to be built as per approved building plan by Land Owners at the cost of the Second Party.
- vi. **“BUILDING PLAN”** shall mean the plan for construction of the building with **lift facility** on the said premises, prepared by the Developers and the same approved by Owners which must be with the written consent of the

Owner and shall include any amendments thereto or modifications the building made or caused by the Developers at their own choice and / or discretion.

- vii. **"ENGINEER / ARCHITECT"** shall mean such person or persons or firm or firms who shall be appointed by the Developers at their cost for both designing and planning and supervision of construction of the building of the said Premises.
- viii. **"COMMON FACILITIES"** shall include roof, corridors, side space stair, stairways, stair case room, passage ways, driveways, boundary wall, main gate under ground and overhead water tank / reservoir, water pump, Motor, electrical fittings and other spaces and common facilities / utilities whatsoever requires for the establishment allocation enjoyment probation maintenance and / or management of the new building or any part thereof.
- ix. **"OWNERS' ALLOCATION"** shall means one (1) 2BHK Flat in **First Floor**, measuring more or less **592 Sq.ft.** covered area and 1 (One) 3BHK Flat in **Second Floor**, measuring

more or less **813 Sq.ft.** covered area and 2 (Two) Nos. 1 BHK Flat on the **Top Floor**, of the G+III storied building measuring more or less **398.5 Sq.ft.** covered area each and **2 (Two) Numbers of Car Parking on the Ground Floor** with all common facilities viz., roof, corridors, side space stairways, stair of stair case room, stair case, passage ways, driveways, stair up to roof from ground floor, main gate, under ground water reservoir overhead water tank, water pump, motor electrical fittings and amenities. More specifically shown by RED Border on the Map / Plan annexed herewith, beside the Owner's Allocation, Owners herein also get Rs. **5,000/-** (Rupees **Five Thousand**) only towards non refundable forfeit money.

- x. **"DEVELOPERS' ALLOCATION"** shall mean rest of the flat areas along with car parking area save and except Owners' Allocation in accordance with the building plan approved by the Owners / Vendors herein of the building to be constructed on the said Premises No. 57, Pratapgarh (earlier Pratapgarh Colony), Post Office - Garfa, under Police Station - erstwhile Kasba now Garfa, Kolkata - 700

075, District 24- Parganas, in accordance with the terms and condition of this instant agreement including proportionate share in the said land and roof of the building on the said premises, with all common facilities viz. roof, corridors, side space, stairways, passage ways, driveways, excluding main gate of parking space (if any), overhead water tank, water pump, electrical fittings and other spaces and facilities / utilities / amenities. More specifically shown by green border on the Map / Plan annexed therewith.

xi. **TITLE DEED** : shall mean Deed of Conveyance dated 02/01/1991, which was registered in the Office of the Additional District Registrar, Alipore, 24- Parganas South, and recorded in Book No. I, Volume No. 7, Pages 65 to 68, being No. 17 for the year, 1991.

02. **THIS AGREEMENT** : shall be deemed to have commenced from this date and it shall be valid upto 36 (thirty six) months from the date of signing of this agreement. This time will be extended if any unforeseen ground has come.

**IT IS ALSO AGREED BY AND BETWEEN THE PARTIES  
HERETO** as follows :-

01. The Developers shall develop the said land described in the Schedule -'A' hereunder written and herein after referred to as the said Property.
02. The Owners hereby agree to entrust and hand over vacant possession to the Developers the work and right of development of the said property described in the Schedule -'A'.
03. The Developers hereby agreed to develop and / or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing the building thereon comprising flats on the said land on ownership basis.
04. The Developers agree that they will bear the costs from his own pocket which are required to develop the property at his own responsibility but in the name of the Owners.

05. The Developers shall demolish the existing structure, which is standing on the said property for making constructions of the said new building, and debris thereof will belong to the Developers for their disposal and for their benefit.
06. The Owners represent that they are the full and absolute owner of the said property described in the Schedule -'A' below and the same is not subject to any mortgage, charges or any other encumbrances.
07. The development of the said property by constructing the proposed building thereon will be completed at the entire costs, expenses and the risk of the Developers and on the entire account of the Developers within 36 (Thirty Six) months from the date of signing of this agreement.
08. The Owner does hereby undertake and confirm to give all co-operation to the Developers for carrying out the work of development and or construction of the proposed building according to law of the land.

09. The Developers are at liberty to make necessary application for the previously mentioned purpose to the authorities concerned at their own costs and expenses and the entire responsibility of the same will be on the Developers.
10. The Owners give permission to the Developers to enter upon the said property described in the Schedule -'A' below or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof in accordance with the permission herein mentioned.
11. The permission to develop the said property given to the Developers will be personal to the Developers and under no circumstances, the Developers will assign his right, title and interest to any other party without the consent of the Owners.
12. The existing Municipal taxes of the property described in the Schedule -'A' below from the date of this agreement shall be borne and paid by the Developers until the



disposal of the Developers' allocation to the prospective buyers. The Owner and the intending purchasers shall contribute proportionately tax or maintenance charges when they will take possession of their respective allocations of flats in the building to be constructed by the Developers.

13. In consideration of Owner's right, title and interest in the said property, the Owner, on completion of the building, will take possession of their allocation as mentioned above and the Developers shall have to complete the development project of construction of building (G+III storied building with **lift facility**) within 36 (Thirty Six) months from the date of signing of this agreement. The said time will be extended in case of any unforeseen event which is beyond the control of the Developers.

14. The Developers shall, except the Owner's allocation previously mentioned, be entitled to retain build up areas and spaces in the new building to be constructed as their allocation. The Developers will also be entitled to enter into any agreement or agreements with any third party or

parties for transferring their allocated portion of the building for their benefit and they will be entitled to receive booking money or installments for such purpose, as they will think fit and proper at their own risk.

15. The Owners shall at the request and costs of the Developers sign and execute from time to time the plans and other applications for layouts, scheme, construction of the building provided that all costs, charges and expenses including Architect's fees in this connection shall be borne and paid by the Developers should serve a copy of the same to the Owner after signature.
16. The Owner shall, execute a power of attorney in favour of the Developers or their delegate giving all necessary powers required to carry out the work of development in all respect as contemplated by these presents.
17. The Developers shall carry out at his own costs and expenses all items of work for the development of the said property including laying of drainage, cables, water pipes, and other connections and lighting of roads and also

other items of works as may be required to carry out for the purpose of making the said property fit for construction of building and structures therein.

18. The Developers shall be at liberty to sell flats in the said building and / or to enter into any package deal arrangement for allotment of flats for their allocation at such price or on such terms, conditions and provisions as the Developers may think fit at their own risk.

19. All such allotments shall, however, be made by the Developers at their own costs and account and at their risk, the intention being that the Developers shall alone be liable and responsible to such party or parties in connection with all dealings between them and such party or parties.

20. The Developers will be entitled to permit any of the portions of their allocation be occupied by any of the allottees of dwelling units or flats or building erected on the said property.

21. The Developers shall at first deliver undisputed possession of the Owner's allocation to the Owner complete in all respect and in habitable condition and then to the intending Purchasers and shall not sell, assign, dispose of any of Owner's allocation in the building and shall not prevent in any way the owner to enjoy, sell, assign or dispose of their allocated portion.
  
22. The Developers shall be entitled to advertise for the said property for their business purpose, but without involving the name of the owner in any manner whatsoever.
  
23. Upon full construction of the said building and sale of flats of the allotted portion of the Developers the Owner shall directly execute and deliver any one or more Deeds of Conveyance in favour of the Purchases of flats, tenements and premises in the new building erected by the Developers. The Developers hereby agreed to join in such Deeds to transfer the super - structure and common parts as Confirming Parties. Such Deed or Deeds of Conveyance are to be prepared by the advocate of the

Developers and to be approved by the advocate of the Owners.

24. It is agreed that after the date of this agreement the Developers shall pay and discharge all taxes and outgoings including Municipal Taxes, and all other charges, rates, cess, taxes that may be levied by any public body or authorities in respect of the said property. The Developers shall indemnify and keep indemnified the Owners from or against non-payment thereof.
25. In the event of the Developers paying any refundable deposit to the Municipal Corporation and other concerned authorities in the course of the Development of the said property in the name of the owner, the Developers shall be entitled to refund to such deposit in their own names.
26. To enable the developers to obtain the refund such money the Owner shall sign and execute all such documents, writings as may be required by the Developers in their behalf without raising any objection or requisition in that behalf.
27. The Owners declare that no notice from the Government or any local body or authority including the Kolkata

Municipal Corporation has been received by or served upon the Owner or any person interested in the said property.

28. The Owners declare (a) that the Owners are entitled to enter into this Agreement with the Developers and they have full right and absolute authority to sign and execute the same. (b) That the Owners have not agreed, committed or contracted or entered into any agreement or agreements for sale or lease of the said property or any part thereof to any person or persons other than the Developers and that they have not created any mortgage charges or any other encumbrances on the said property as mentioned herein. (c) That the Owners have not yet done any act, deed, matter or thing whereby or by reason whereof, the Development work of the said property be prevented or affected in any manner whatsoever. (d) If any claim comes in the future then the Owners will take the responsibility of the same and will adjust their claim from their own allocation.
29. The Developers hereby agree with the owner that they will complete the construction of the said building with several apartments and flats and other spaces efficiently,

skillfully and diligently with first class ISI approved building materials and will comply with all respects the requirements of construction within 36 (Thirty Six) months from the date of signing of this Agreement besides that, the Developer will arrange 3 (Three) numbers of alternative accommodation from the date of vacating to take possession of the flat.

30. The Developers shall have to complete the development project of construction of building within 36 (Thirty Six) months from the date of signing of this agreement. The said time will be extended in case of any unforeseen event which is beyond the control of the Developers. The Developer will arrange alternative accommodation for the owners of the land and it will start ~~from~~ from the date of shifting from their house and it will continue till to the possession of the flats on the said land.

31. All expenses for and incidental to this agreement and the transactions in pursuance thereof including the Deed / Deeds of Conveyance and other assurance in respect thereof including stamp duty and registration charges shall be borne and paid by the flat purchasers in their respective transactions and or the Developer.

32. The construction specifications as mentioned below will be treated as part of this Agreement.

**IT IS ALSO AGREED AND DECLARED THAT AFTER CONSTRUCTION OF THE BUILDING THE OWNER SHALL ABIDE BY THE TERMS AND CONDITIONS OR SCHEME FOR MAINTENANCE OF THE BUILDING** as follows :-

- 01) The Owner on getting delivery of possession of his/her allocation of flats and spaces of the building shall be entitled to the exclusive ownership and possession of their allocation.
- 02) The flats or apartments of the owner herein together with its undivided interest in the common areas and facilities shall constitute heritable and transferable immovable property, but no apartment and ferable immovable property, but no apartment and percentage of undivided interest in the common areas and facilities appurtenant to such flat be partitioned or subdivided for any purpose whatsoever.
- 03) The Owner shall be entitled to an undivided interest in the common areas and facilities described herein above mentioned.



- 04) The Owner will not alter their percentage of undivided common interest in the common areas and facilities without consent of all the other apartment of flat owners.
- 05) The percentage of the undivided interest in the common areas and facilities is not preparable from the apartment or flat to which it appertains and shall be deemed conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance or other instrument.
- 06) The Owner shall use the common areas and facilities for the purpose for which the same are intended without hindering or encroaching upon the lawful rights of the other apartment or flat owners.
- 07) The Owner shall not do any work, which would be prejudicial to the soundness and safety of the property or would reduce the value thereof or impair any easement or hereditament.
- 08) To common expenses are chargeable to the apartment owners according to the percentage of their undivided interest in the common areas and facilities.
- 09) That each flat of the building will be deemed as a separate unit for the purpose of assessment of Municipal

Rates and taxes and the owner shall be bound to pay the same separately for their own allocation of flats.

- 10) All sums assessed by the Association of the Flat owners for the share of common expenses chargeable to any apartment shall constitute a charge on such apartment prior to all other charges and the owners thereof shall be bound to pay the same.
- 11) The Owner shall keep and maintain at own costs the inside of their flats of their allocation and every part thereof in good condition and repair.
- 12) If the Owner intends to make any structural additions and alterations in their apartments then they will inform the other flat owners giving details thereof in writing before thirty days of the work. If none on receipt of such notice raised any objection, then it will be deemed that the said flat owners have permitted structural additions or alterations sought to be made by the apartment owner.
- 13) All Owners / Occupiers of the said building shall not make any noise or do any work or thing or act or conduct herself in such way, that may reasonably cause irritation, annoyance or disturbance to any other resident or residents.

- 14) The Owner shall jointly with the owners of the other flats of the said building from an Association of Flat Owners in the said building under the provisions of the West Bengal Apartment Ownership Act, for the upkeep and maintenance of the building, and safety of the building including common areas and facilities for common use.
- 15) The Owner shall use the said flats and every part thereof for the purpose of residence and for no other purpose.
- 16) If Owner's allocation 50% will be adjusted with 4 flats then excess area will be payable by Owners or Adjusted with their non-refundable money.

**FIRFST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**  
**(Description of the Total Land)**

**ALL THAT** piece and parcel of BASTU land measuring about of 3 (three) Cottahs 08 (Eight) Chittack 22.5 (Twenty Two Point Five) Sq.ft be the same a little more or less along R.T.S. 100 Sq.ft. situated lying at Premises No: 57, Pratapgarh (earlier Pratapgarh Colony), P.O. - Garfa, under P.S. - erstwhile Kasba now Garfa, Kolkata - 700 075, District 24- Parganas in E.P. No: 38, SP 37, C.S. Plot No: 192 (P), 193(P) & 195 (P), J.L. No. 19, Mouza - GARFA, more fully and particularly described in the First Schedule hereunder written within the limits of the then Kolkata Municipal Corporation Ward No: 104, District South

24 Parganas Assessee No: 311043300573 the same is butted and bounded in the manner follows :-

- On the NORTH** :: E.P. No: 37;  
**On the SOUTH** :: 15'ft wide Colony Road ;  
**On the EAST** :: 16'ft wide Colony Road ;  
**On the WEST** :: E.P. No: 37;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(OWNERS' ALLOCATION)**

**ALL THAT** one **Entire Second Floor** residential Flat and 1 (One) Flat in **Ground Floor** of the Ground Plus Three (G+III) storied building with LIFT FACILITY and **2 (Two) Numbers of Car Parking on the Ground Floor** with all common facilities viz., roof, corridors, side space stairways, stair of stair case room, stair case, passage ways, driveways, stair up to roof from ground floor, main gate, underground water reservoir overhead water tank, water pump, motor electrical fittings and amenities. More specifically shown by RED Border on the Map or Plan annexed herewith. beside the

Owner's Allocation, Owners herein also get Rs. **5,000/-** (Rupees **Five Thousand**) only towards non refundable forfeit money.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(DEVELOPERS' ALLOCATION)**

**ALL THAT** shall mean rest of the flat areas and car parking areas save and except Owners' Allocation in accordance with the building plan approved by the Owners / Vendors herein of the building to be constructed on the said Premises No. 57, Pratapgarh (earlier Pratapgarh Colony), Post Office - Garfa, under Police Station - erstwhile Kasba now Garfa, Kolkata - 700 075, District 24- Parganas, in accordance with the terms and condition of this instant agreement including proportionate share in the said land and roof of the building on the said premises, with all common facilities viz. roof, corridors, side space, stairways, passage ways, driveways, excluding main gate of parking space (if any), overhead water tank, water pump, electrical fittings and other spaces and facilities / utilities / amenities. More specifically shown by green border on the Map / Plan annexed therewith.

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

**WITNESSES :-**

- 1) Anghul Roy  
24, A Pandita Road  
Kolkata - 700029.

- 2, Rana Biswas.
- 2, Manjushree
- 3, Shukla Roy
- 4, Swapna Gangopadhyay
- 5, Anu Biswas.

Signature of the **LAND OWNERS/  
FIRST PART**

**WITNESSES:**

- 1) Anghul Roy  
24, A Pandita Road  
Kolkata - 700029.

ROY & PAL PROJECTS INDIA PVT. LTD.

*Ripant Roy. Anu Pal.*  
Director.

- 2) Sulepa Biswas.  
E-38 Badolgarh  
Cal-75.

Signature of the **SECOND PARTY**

## D E T A I L S

That the Developer will provide the facilities and / or use in the construction of the said unit with the materials as under:

- a) The building shall be R.C.C framed structures as per design of the Architect.
- b) All exterior bricks work shall be 8" thick with bricks of approved quality in cm (1:6). All partitions shall be 3" thick with bricks of the approved quality in C.M. (1:4). M - 20 concrete to be used in all structural parts such as beam and column etc.
- c) All rooms and verandah are laid with marble and to skirting of 4" height Kitchen will have also marble floor and dado with Glazed tiles.

In toilet marble floor and to Dado 6'-0" height Glazed tiles Finish and in W.C. Tiles floor and to Dado 6' ft. height Glazed tiles. PAN or Commode will be provided according to the choice.

- d) The outside of the building will have plaster  $\frac{3}{4}$ " thick (average) whereas the inside and the ceiling plaster will be  $\frac{1}{2}$ " thick (average).

- e) Main entrance door will be commercial flash door outside with teak ply and polished Sal wood frame as approved by the Architect 8" long tower - bolt from inside and telephonic peep-hole and electric bell and brass handle from outside 3 Nos. Oxidized hinges and night latch including hatchbolt of standard make and other doors will be of commercial flash door painted both side and sal wood frame as per the design of the Architect and Aluminium tower bolt 8" long from inside. And window shall be of type Aluminium Channel with M.S. Flat Guard.
- f) The whole roof will be neat cemented with quarter chips mortar to make it water proof and to avoid any future damage of the roof.
- g) The all outgoing taxes over the said unit will be borne by the Developer till the period of hand over the unit to the Owners of the Land.

The building shall be painted externally with weather coat.

The unit of the building shall have plaster of Paris finish. Kitchen will have cooking platform 1'-6" ft. wide with granite and one stainless steel sink with tap.



Wash basin will be provided in dining hall.

Electrical installations - 2 light points, 2 Nos. fan point and a plug point in drawing and dining, (b) one fan point, 3 Nos. light points and a plug point in bed rooms, (c) 2 Nos. Point each in toilet and kitchen , (d) all wiring will be as per existing regulation and concealed type or surface type as per your choice. Electrical wire from Finolex Company and all the switches and plug from Anchor Make, (e) 15 MP Plug point for A.C. point and 15 MP Plug point for toilet. Loft and Modular switch board will be provided.

Overhead reservoir will be provided at top as per the design. Suitable electrical pump with motor will be installed at ground floor to deliver water from semi-underground reservoir. Stair case will also be marble finish.

Additional facilities, if any additional work is done in difference of costs is to be paid by the Purchaser as per the estimate any by the Consultant Engineer.

**ACCEPTED THE ABOVE SPECIFICATION**

1. Ramesh Biswas

3. Shukla Roy.

4. Swapna Gangopadhyay.

2. Manoj K. Bhowmik

5. Anu Biswas.

Signature of the LAND OWNER

**MEMORANDUM OF CONSIDERATION**

**RECEIVED** a sum of Rs. **5,000/-** (Rupees **Five Thousand**) only in cash as forfeit money (non refundable) from the Developer / Second Party herein, morefully and specifically mentioned above in the Owners' Allocation.

**WITNESSES :**











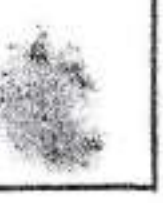
01. Anghul Roy  
24A Panditita Road  
Kolkata - 700029.

02. Subpa Biswas.  
E-38 Pradapgarh  
Cal - 75.










anuraj roy  
of same name  
09/3/2018  
anuraj

- 1, Ranu Biswas.
- 2, Manu Biswas
- 3, Shukla Roy.
- 4, Swapna Gangopadhyay.
- 5, Anu Biswas.


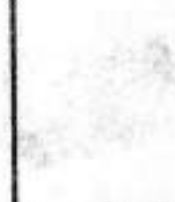







Signature of the **LAND OWNERS**

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












Name RANEN BISWAS  
 Signature Ranen Biswas

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












Name MANOJ KUMAR BISWAS  
 Signature Manoj k. Biswas

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












Name AYA BISWAS  
 Signature Aya Biswas

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

Name SHUKLA ROY  
 Signature Shukla Roy.

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

Name SWAPNA GANGOPADHYAY  
 Signature Swapna Gangopadhyay.

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

Name BIPASH ROY  
 Signature Bipash Roy.












Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name ASIM PAL

Signature Asim Pal

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand					
	right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_

Thumb

1st finger

middle finger

ring finger

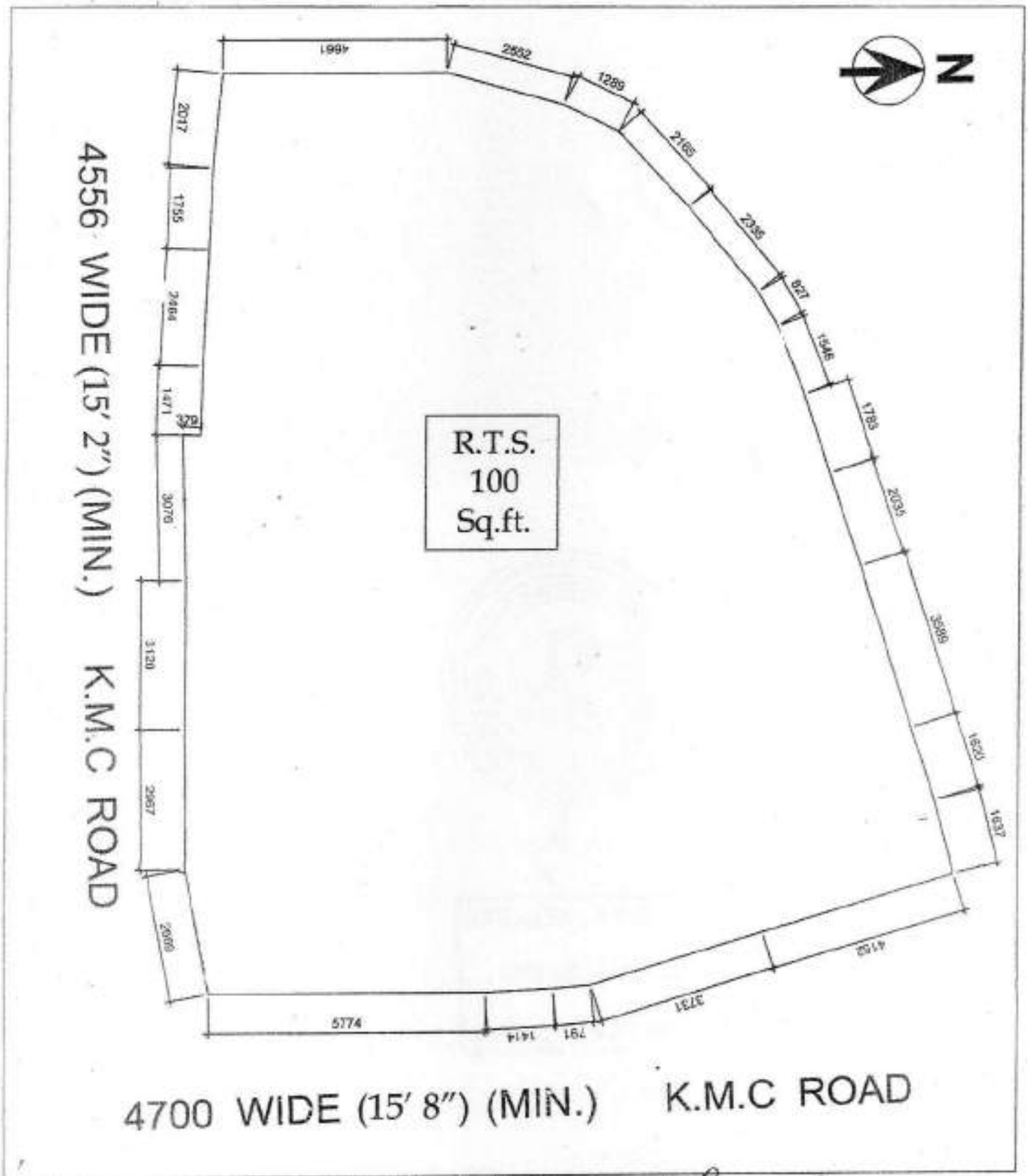
small finger

PHOTO	left hand					
	right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_

Site Plan of Land area 3 Cottahs 10 Chittaks of the Premises No. 57, Pratapgarh,  
P.O. + P.S. - Garfa, (Earlier Kasba), Dist. - South 24 Parganas, E.P. No. 38, S.P. No. 37,  
C.S. Plot No. 192(P), 193(P) & 195(P), J.L. No. 19, Mouza - Garfa, Assessee No. 311043300573  
All measurement in MM.



Suvendu Jana  
SUVENDU JANA  
B.C.E (JU), M.E. (JU)  
M.I.G.S, A.I.E (I)  
Regd. No.- 62455

- 2, Manoj Kumar Biswas
- 3, Shukla Ray
- 4, Swapna Gangopadhyay
- 5, Aya Biswas

Ramen Binwan  
ROY & PAL PROJECTS INDIA PVT  
Biswas, Roy. Asimkhat.  
Director.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

ভাটিকাচুড়ির আই ডি/Enrollment No.: 1040/19759/04075

To  
 রনেন বিশ্বাস  
 Ranen Biswas  
 E-38 PRATAPGAR  
 Santoshpur B.O  
 Santoshpur Kolkata  
 West Bengal 700075

17102012



MN157011096DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7795 6529 8029**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



রনেন বিশ্বাস  
 Ranen Biswas  
 পিতা : অমিন্দ্য বিশ্বাস  
 Father : Anindya BISWAS  
 জন্ম তারিখ / Year of Birth : 1957  
 পুরুষ / Male



**7795 6529 8029**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RANEN BISWAS  
ANINDYA KUMAR BISWAS

01/06/1957  
Permanent Account Number  
ANKPB4013B

*Ranen Biswas*  
Signature



*In case this card is lost / found, kindly inform / return to :-*  
Income Tax PAN Services Unit, I.T.I.T.S.L.  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614

इस कार्ड को खोने / पाए या कृपया सूचित करें / लौटाएं :-  
आयकर पैन सेवा यूनिट, I.T.I.T.S.L.  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614





भारत सरकार  
GOVERNMENT OF INDIA



मनोज कुमार बिस्वास  
Manoj Kumar Biswas  
पिता : अनन्दा कुमार बिस्वास  
Father : ANNANDYA KUMAR BISWAS  
जन्म वर्ष / Year of Birth : 1959  
पुरुष / Male



9769 8699 0162

आधार - साधारण मानुषेअ अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:  
E-38, प्रताप गार, सन्तोषपुर S.O,  
K, कोलकाता, पश्चिमबंग, 700075

Address:  
E-38, PRATAP GAR,  
Santoshpur S.O,  
Santoshpur, Kolkata, West  
Bengal, 700075

1947  
1800 180 1807

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 3347,  
Bangalore-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANOJ KUMAR BISWAS

ANINDYA KUMAR BISWAS

14/03/1959

Permanent Account Number

AEEPB2030D

*Manoj K. Biswas*

Signature



यदि कार्ड खो जाये / कार्ड को इस्तेमाल सुविधा खत / लोपा  
आयकर पैन सेवा इकाई, एन एस डी यू  
तीसरी मंजिल, सफ़ायर चैंबर,  
नज़र बस्ती, टेलिफोन एक्सचेंज के नज़दीक  
बान्द्र, पुणे - 411 045

If this card is lost / someone's card is found,  
please inform / return to -  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Bander Telephone Exchange,  
Bandra, Pune - 411 045

Tel: 91-20-2721 8008, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



भारत सरकार  
GOVERNMENT OF INDIA



Ava Biswas  
Date of Birth/DOB: 15/12/1932  
Female/ FEMALE

Mobile No: 9432118915

4254 2105 0852



**MEERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address :  
W/O: Anindya Biswas, E-38 Pratapgarh,  
Santoshpur, Kolkata,  
West Bengal - 700075



1472547  
help@aadhaar.gov.in



www.aadhaar.gov.in

P.O. Box 1472547  
Kolkata - 700075

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

AVA BISWAS

SARADA LALA

15/12/1932

Permanent Account Number

ANUPB07B2D

*Ava Biswas*  
Signature



इस कार्ड को खोले, चाने पर सुरक्षा सुविधा करें/सीजनल  
आयकर ऐन सेवा इकाई, टुन एन डी एल  
एनडी मॉडल, टाईम्स टॉवर, लॉकर बिल्डिंग कॉम्पाउंड, एस. बी. मार्ग,  
लोकर जेस, मुंबई-400 013

*If this card is lost / someone's lost card is found,  
please inform / return to*

Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2493 4650, Fax: 91-22-2495 0664  
email: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)



অস্বতীম বিসিষ্ট সূরিনে প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

ভিকিডুলি অই ডি / Enrollment No 1040/70005/00070

To,  
শুমা রয়  
Shuma Roy  
29 A  
PANDITA ROAD  
Sara Base Road  
Sara Base Road Circus Avenue Kolkata  
West Bengal 700025

Ref. 8470 / 04B / 2632037 / 2532139 / P



SE449384050FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2062 9724 0944**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শুমা রয়  
Shukla Roy  
পিতা : অনিন্দ্য কুমার বিহার  
Father : Anindya Kumar  
Biswas  
জন্মতারিখ / DOB : 12/02/1984  
লিঙ্গ / Female



**2062 9724 0944**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SHUKLA ROY

ANINDRA KUMAR BIJUSWAS

12/02/1961

AFTPK6104A

*[Faint signature]*

01

आयकर विभाग

INCOME TAX DEPARTMENT

SWAPNA GANGOPADHYAY



भारत सरकार

GOVT. OF INDIA

ANINDA BISWAS

03/12/1964

Permanent Account Number

BBIPG8739A

Swapna Gangopadhyay

Signature



28192011

युक्तकर्तृ कार्ड/पान से हटकर सूचित करें / लॉस  
आयकर पैन सेवा इकाई, एन एस ई यूसी  
टीकटीमपील, सफ़ायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के समीप,  
बानेर, पुणे - 411 045

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Income Tax PAN Service Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8940, Fax: 91-20-2721 8081  
e-mail: [unit@nsdl.co.in](mailto:unit@nsdl.co.in)



ভারত সরকার  
Government of India

Enrollment No. : 104021225/23883

To  
Swapano Gangopadhyay  
11  
GARFA NORTH LAKE ROAD  
Santoshpur  
Saratkumar Kolkata  
West Bengal - 700075



KL781325304PT  
78132530



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**7359 2370 0410**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শ্রী স্বপানো  
Swapano Gangopadhyay  
Pur : where from Pur  
Father : Ananda Kumar Bhawan

7359 2370 0410



আধার - সাধারণ মানুষের অধিকার



- আধার পরিচয়ন প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ন প্রমাণ অনলাইন প্রমাণিকরণ করা নাও  
করবে।

INFORMATION

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- To establish identity, authenticate online.

- আধার নামা দেশে মানা।
- আধার ভবিষ্যতে সরকারী ও কেন্দ্রকারী পরিষেবা  
প্রাপ্তির সহায়ক হবে।
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- Aadhaar will be helpful in availing Government  
and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

Swapano Gangopadhyay  
Pur : where from Pur  
Father : Ananda Kumar Bhawan

Address: 11, GARFA NORTH  
LAKE ROAD, Santoshpur,  
Saratkumar Kolkata, West  
Bengal, 700075

7359 2370 0410

আধার

সংখ্যা

৭৩৫৯ ২৩৭০ ০৪১০



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIPASH ROY  
SWADESH RANJAN ROY  
27/01/1968  
Permanent Account Number  
**AIYPR6763R**

*Bipash Roy*  
Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTIISL  
Plot No. A, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटार :

आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं. अ, सेक्टर 11, एन सी डी बेलपुर,  
नवी मुंबई-400 614.



ভারত সরকার  
**Unique Identification Authority of India**  
**(Government of India)**

ভারত সরকার  
 ভিত্তিকরণ

To  
 বিকাশ রায়  
 Bipash Roy  
 39 PARK AVENUE MODERN PARK  
 Santoshpur S.O  
 Santoshpur Kolkata  
 West Bengal 700075



MIN186819455DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9436 6027 2739**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA

বিকাশ রায়  
 Bipash Roy  
 পিতা : শ্যাম রঞ্জন রায়  
 Father : SHYAM RANJAN ROY  
 জন্ম তারিখ / Year of Birth : 1968  
 পুরুষ / Male



**9436 6027 2739**



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করণ।

INFORMATION

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■ আধার সারা দেশে মূল্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

BISB-45



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
 39 পার্ক অভিনয়, মডার্ন পার্ক,  
 সন্তোশপুর, কোলকাতা, পশ্চিমবঙ্গ,  
 700075

Address:  
 39 PARK AVENUE,  
 MODERN PARK,  
 Santoshpur S.O,  
 Santoshpur, Kolkata, West  
 Bengal, 700075



भारतीय सिविल पहचान पत्रिका

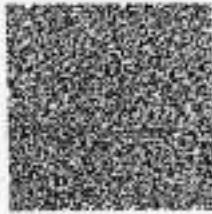
भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1040/96624/05165

To  
Asim Pal  
S/O Achir Chandra Pal  
16 Park Avenue  
Santoshpur  
Kolkata West Bengal - 700075  
9830027635

Download Date: 07/04/2018

Generation Date: 17/03/2018



Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

6906 1610 8561

UID : 9189 0861 9946 2314

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Asim Pal  
Date of Birth/DOB: 29/01/1968  
Male/MALE



6906 1610 8561

UID : 9189 0861 9946 2314

सूचना

- आधार प्रमाण का प्रमाण है, शहरीकता का नहीं।
- हचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रमाण प्राप्त का हुआ पत्र है।

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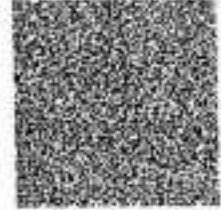
भारत देश भर में मान्य है।

भारत अतिथि में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

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- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय प्रमाण पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O Achir Chandra Pal, 16 Park Avenue,  
Santoshpur, Kolkata,  
West Bengal - 700075

6906 1610 8561

UID : 9189 0861 9946 2314

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASIM PAL

ADHIR CHANDRA PAL  
29/12/1968

Permanent Account Number  
AFQPP6941N

Asim Pal

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTTSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 654.

यदि कार्ड खो जाये या कृपया सूचित करें/सीधे :  
अपका पैन सेवा यूनिट, UTTSL,  
प्लॉट नं: 3, सेक्टर 11, नवी.मों.डी.बेलापुर,  
नवी मुंबई-400 654.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ROY & PAL PROJECTS INDIA PRIVATE  
LIMITED

27/01/2011



AAFCR4034D

13/02/2011

इस कार्ड को खोलें / कार्ड पर सुरक्षा मुद्रित करें / लीटें।  
आयकर विभाग सेवा इकाई, पुणे एरर की एरर  
तीसरी मंजूर, सफाईर मंत्रालय  
बाणेर टेलिफोन एक्चेंज के नजदीक  
बाणेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to:*  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [itainfo@nsdl.co.in](mailto:itainfo@nsdl.co.in)

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192019200123891311

Payment Mode Online Payment

GRN Date: 18/12/2019 20:16:17

Bank : ICICI Bank

BRN : 1874311048

BRN Date: 18/12/2019 20:18:33

DEPOSITOR'S DETAILS

Id No. : 16061000265911/4/2019

(Query No./Query Year)

Name : Asim pal

Contact No. :

Mobile No. : +91 9830027635

E-mail :

Address : 16 park avenue Kolkata700075

Applicant Name : Mr Asim Pal

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	16061000265911/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	16061000265911/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	71

Total

19992

In Words : Rupees Nineteen Thousand Nine Hundred Ninety Two only

(2)

### Major Information of the Deed

Deed No :	I-1606-05049/2019	Date of Registration	20/12/2019
Query No / Year	1606-1000265911/2019	Office where deed is registered	
Query Date	18/12/2019 4:08:25 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asim Pal 16, Park Avenue, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9830027635, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,09,05,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :






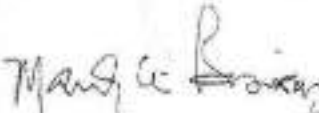


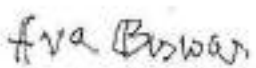
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pratapgarh Colony, , Premises No: 57, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 10 Chatak	1/-	1,08,75,001/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.9813Dec</b>	<b>1 /-</b>	<b>108,75,001 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

**Land Lord Details :**

Sl No	Name,Address.Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Ranen Biswas</b> Son of Late Anindya Kumar Biswas Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 20/12/2019	 LTI 20/12/2019	 20/12/2019
E-38, Pratapgarh, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANKPB4013B, Aadhaar No: 77xxxxxxxx8029, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office				
2	<b>Mr Manoj Kumar Biswas</b> Son of Late Anindya Kumar Biswas Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 20/12/2019	 LTI 20/12/2019	 20/12/2019
E-38, Pratapgarh, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEEPB2030D, Aadhaar No: 97xxxxxxxx0162, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office				
3	<b>Ava Biswas</b> Wife of Late Anindya Kumar Biswas Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 20/12/2019	 LTI 20/12/2019	 20/12/2019
E-38, Pratapgarh, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANUPB0782D, Aadhaar No: 42xxxxxxxx0852, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office				




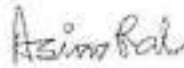


4	Name	Photo	Finger Print	Signature
	<b>Smt Shukla Roy</b> Wife of Asit Roy Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 20/12/2019	 LTI 20/12/2019	 20/12/2019
24A, Panditia Road, Sarat Bose Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFTPR1104A, Aadhaar No: 20xxxxxxxx0944, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Smt Swapna Gangopadhyay</b> Wife of Shri Subir Gangopadhyay Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 20/12/2019	 LTI 20/12/2019	 20/12/2019
11, Garfa Noth Lake Road, Santoshpur, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBIPG8739A, Aadhaar No: 73xxxxxxxx0410, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office				



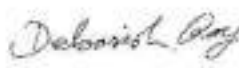
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS ROY &amp; PAL PROJECTS INDIA PRIVATE LIMITED</b> 16, Park Avenue, Modern Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAFCR4034D, Aadhaar No: 94xxxxxxxx2739, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Bipash Roy</b> Son of Late Swadesh Ranjan Roy Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office	 <small>Dec 20 2019 2:39PM</small>	 <small>LTI 20/12/2019</small>	 <small>20/12/2019</small>
39, Park Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIYPR6763R, Aadhaar No: 94xxxxxxxx2739 Status : Representative, Representative of : MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
	<b>Shri Asim Pal (Presentant)</b> Son of Late Adhir Chandra Pal Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office	 <small>Dec 20 2019 9:36PM</small>	 <small>LTI 20/12/2019</small>	 <small>20/12/2019</small>
16, Park Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPP6941N, Aadhaar No: 69xxxxxxxx8561 Status : Representative, Representative of : MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debasish Roy</b> Son of Mr G Roy Scaldah Court, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	 <small>20/12/2019</small>	 <small>20/12/2019</small>	 <small>20/12/2019</small>

Identifier Of Mr Ranen Biswas, Mr Manoj Kumar Biswas, Ava Biswas, Smt Shukla Roy, Smt Swapna Gangopadhyay, Shri Bipash Roy, Shri Asim Pal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ranen Biswas	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-1.19625 Dec
2	Mr Manoj Kumar Biswas	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-1.19625 Dec
3	Ava Biswas	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-1.19625 Dec
4	Smt Shukla Roy	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-1.19625 Dec
5	Smt Swapna Gangopadhyay	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-1.19625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ranen Biswas	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-20.00000000 Sq Ft
2	Mr Manoj Kumar Biswas	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-20.00000000 Sq Ft
3	Ava Biswas	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-20.00000000 Sq Ft
4	Smt Shukla Roy	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-20.00000000 Sq Ft
5	Smt Swapna Gangopadhyay	MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED-20.00000000 Sq Ft

**Endorsement For Deed Number : I - 160605049 / 2019**

**On 18-12-2019**

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,09,05,001/-



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

**On 20-12-2019**

**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 13:58 hrs on 20-12-2019, at the Office of the A.D.S.R. SEALDAH by Shri Asim Pal ,

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

Execution is admitted on 20/12/2019 by 1. Mr Ranen Biswas, Son of Late Anindya Kumar Biswas, E-38, Pratapgarh, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Mr Manoj Kumar Biswas, Son of Late Anindya Kumar Biswas, E-38, Pratapgarh, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 3. Ava Biswas, Wife of Late Anindya Kumar Biswas, E-38, Pratapgarh, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 4. Smt Shukla Roy, Wife of Asit Roy, 24A, Panditia Road, Sarat Bose Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 5. Smt Swapna Gangopadhyay, Wife of Shri Subir Gangopadhyay, 11, Garfa Noth Lake Road, Santoshpur, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Identified by Mr Debasish Roy, , Son of Mr G Roy, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

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

Execution is admitted on 20-12-2019 by Shri Bipash Roy, Director, MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED (Private Limited Company), 16, Park Avenue, Modern Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Debasish Roy, , Son of Mr G Roy, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Execution is admitted on 20-12-2019 by Shri Asim Pal, Director, MS ROY & PAL PROJECTS INDIA PRIVATE LIMITED (Private Limited Company), 16, Park Avenue, Modern Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Debasish Roy, , Son of Mr G Roy, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 71/- ( B = Rs 50/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2019 8:18PM with Govt. Ref. No: 192019200123891311 on 18-12-2019, Amount Rs: 71/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1874311048 on 18-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 66810, Amount: Rs.100/-, Date of Purchase: 09/12/2019, Vendor name: A K MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2019 8:18PM with Govt. Ref. No: 192019200123891311 on 18-12-2019, Amount Rs: 19,921/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1874311048 on 18-12-2019, Head of Account 0030-02-103-003-02



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 189666 to 189727

being No 160605049 for the year 2019.



Digitally signed by KOUSHIK  
CHOWDHURY

Date: 2019.12.26 12:19:17 +05:30

Reason: Digital Signing of Deed.

*Koushik Chowdhury*

(Koushik Chowdhury) 2019/12/26 12:19:17 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.

**(This document is digitally signed.)**