

4584/18

I. 4203/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

वे. नं. 574 for 2018 E 125737

A-1-233082/18  
29/08/18, 4.30

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

*[Signature]*  
Additional District Sub-Registrar,  
Gana South 24 Parganas

29 AUG 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 29<sup>th</sup> day of August, 2018 (Two Thousand Eighteen)

BETWEEN

**SMT. SABITRI BOSE, (PAN : AEIPB8382E), Phone : 9051901068**  
 wife of Sri Sailen Bos, by Occupation – Business, by Nationality –  
 Indian, residing at Village- Garia Srinagar (Paschim Para), Post Office  
 Panchasayar, Police Station Sonarpur, District South 24-Parganas  
 Kolkata -700 094, hereinafter called and referred to as the “**LAND  
 OWNER**” (which expression shall unless excluded by or repugnant to  
 the context be deemed to mean and include her heirs, executors,  
 representatives, administrators and assigns) of the **FIRST PART**.

**AND**

**NIRMAN CONSTRUCTION (PAN: AANFN0856E)** a partnership firm  
 having its registered office at Srinagar Main Road, Post Office-  
 Panchasayar, Police Station – Sonarpur, District South 24-Parganas,  
 Kolkata -700 094, represented by its partners **(1) SWAPAN KUMAR  
 DAS (PAN: ADTPD1804F), Phone:9830030381** son of Bharat  
 Chandra Das, by faith Hindu, by Nationality – Indian, by occupation-  
 Business, residing at 1649, Chakgaria, P.O. Panchasayar, P.S.  
 Sonarpur, Kolkata – 700 094, **(2) PALASH BARAN BISWAS (PAN:  
 AJQPB0295D) Phone : 9432304439** son of Pronay Ranjan Biswas,  
 by faith Hindu, by Nationality – Indian, by occupation- Business,  
 residing at Dhalua Paschim Para, P.O. Panchpota, P.S. Sonarpur,  
 Kolkata – 700 152, **(3) SIDDHARTHA SANKAR DASROY (PAN:  
 CRNPD5234K) Phone: 9051524511,** son of Amar Dasroy, by faith  
 Hindu, by Nationality – Indian, by occupation- Business, residing at

Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094 and **(4) PRABIR KUMAR DEB (PAN: AGPPD6142B) Phone: 9830592531** son of Bhupesh Chandra Deb, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successor, successors-in-office, administration and assigns) of the **SECOND PART.**

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :**

**ARTICLE - I : DEFINITIONS**

1. **THE OWNER** : The owner shall mean legal title holder of the land as well as the constructed on this plot of land unless excluded by / or repugnant to the subject or context his heirs, legal representatives, executors and/or assigns.
2. **THE DEVELOPER** : The Developer unless by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, legal representatives, executors, administrators, assigns and nominees.

3. **THE SAID PROPERTY** : The said property shall mean 3 (three) Cottahs 7 (seven) chittacks 22 (twenty two) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.433, L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.964 Srinagar**, are shall be known, numbered, called, distinguished and/or described fully and particularly written hereunder in Schedule "A".
4. **THE NEW BUILDING** : The new Building shall mean the as per sanctioned of the building to be constructed at the said property.
5. **COMMON FACILITIES**: Common facilities (without lift) shall mean and include corridors, Hallways, Stairways, Landings, Machine Room, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.
6. **SALEABLE SPACE** ; Saleable space shall mean the space in new building available for independent use and occupation, other than the space available to the owners or other occupiers

along with the right to use and enjoy the common facilities and convenience provided in the new building.

7. **OWNER'S ALLOCATION** : Owner's allocation shall mean of the proposed straight three storied building i.e. one flat measuring more or less 700 sq. ft. super built up area on Top floor and one car parking space measuring 130 sq. ft. more or less on the ground floor of the proposed building as per sanctioned building plan and Rs.20,00,000/- non refundable amount of the said schedule property is free from all encumbrances which is fully and particularly described in **SCHEDULE - B** hereunder written.
8. **DEVELOPER'S ALLOCATION** : Developer's Allocation shall mean the entire new building as per sanction building plan (except the owner's allocation the said allocation has fully and particularly described in **SCHEDULE - C** hereunder written.
9. **THE ENGINEER / ARCHITECT** : The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.

10. **THE BUILDING PLAN** : The Building Plan to be prepared by the Architect/ Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owner or her Attorney.

**ARTICLE - II ; OWNER'S REPRESENTATIONS**

**WHEREAS** Sabitri Bose, the owner herein purchased a plot of land by virtue of a Bengali sale deed being Book No.I, Volume No.105, pages 385 to 392, being deed no.5552 for the year of 2005 in the office of the Additional Sub Register Sonarpur, measuring more or less 3 (three) Cottahs 7 (seven) chittacks 22 (twenty two) sq. ft. lying and situate at Mouza – Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.433, L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.964 Srinagar** from (1) Sri Kalipada Naskar (2) Lal Mohan Naskar, (3) Nilkanta Naskar all sons of Gour Chandra Naskar all residing at Village Tengulberia, P.S. Sonarpur, District South 24-Parganas.

**AND WHEREAS** by way of said purchase deed the said Smt. Sabitri Bose became the absolute Owner of the aforesaid property more fully described in Schedule - A and paying taxes and charges by mutating

her name before the Rajpur Sonarpur Municipality and enjoying the said premises free from all encumbrances.

**ARTICLE - III : DEVELOPER'S REPRESENTATIONS**

1. In execution of this agreement and delivering the Vacant possession of the said property by the Owner to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own salable space In the manner as provided herein subject to the terms and conditions contained herein.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof or interest in respect thereof In favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit her own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

3. The Developer states that the Owner will not pay any money to the Developer upto handover the Owner's allocation of the said proposed building.

**ARTICLE - IV : CONSIDERATION**

1. In consideration of the Owner having agreed to grant the Developer an exclusive contract to commercially develop and exploit the said property as provided herein, according to the Schedule - B herein written, besides the allocation of saleable space in the Building comprising distribution of super built-up area in favour of the Owner.

2. That it is hereby agreed by and between the land Owner and Developer that at the time of agreement and obtaining development power from the Land Owner against the developing of the said Schedule referred following manners :

**Owner's allocation shall mean of the proposed straight three storied building i.e. one flat measuring more or less 700 sq. ft. super built up area on Top floor and one car parking space measuring 130 sq. ft. more or less on the ground floor of the proposed building as per sanctioned building plan and Rs.20,00,000/- non refundable amount** and the said schedule property is free from all encumbrances. The Owner as aforesaid allotted herself of the allocation after completion of the said newly constructed Building fully mentioned in the **Schedule - B.**



The **Developer's Allocation** shall mean the entire new building as per sanction building plan (except the owner's allocation) which the Developer shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof fully mentioned in the **Schedule- C**.

3. In consideration of the Developer having agreed to bear the cost of construction having of the Owner's allocated portion in full, as mentioned in clause herein above and as per SCHEDULE - B herein below written, the Owner will transfer to the Developer and / or its nominee / nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

4. The developer shall pay Rs.20,00,000/- non refundable amount to the land owner at the time of execution the Development Agreement.

#### **ARTICLE - V : COMMENCEMENT & VALIDITY**

1. This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of **24 (Twenty four) months** from the date of the sanctioned of the building plan unless otherwise altered by the parties hereto

mutually. If the building is not completed within this period and an extension of time for **another 6 (Six) months** for the completion of the new building of the said premises.

2. This Agreement is valid upto completion of the said project and transfer of the saleable space in new building of the Developers allocation.

#### **ARTICLE - VI : PROCEDURE**

1. The Developer will prepare necessary plan for the purpose of construction of the new building for residential flats and commercial Shops, Office, Godown etc. which is permissible under the law and the Owner will help (if any by putting her signatures) to the Developer at the time of sanctioning of the building plan from Rajpur Sonarpur Municipality.

2. The Developer or his attorney will submit the aforesaid plan to the Rajpur Sonarpur Municipality for necessary sanction, permission and / or clearance of the said project.

3. All applications referred to in the clause 1 and 2 above have been made in the name of the Owner or Developer and the necessary permissions and / or clearance shall be obtained in the name of the

Developer, which shall be retained by the Developer till the construction of the New Building is completed.

4. In as much as the parties hereto have agreed to allocate amongst themselves the super built-up area in the New Building in the manner herein before stated, the Owner and Developer shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE - 'B' & 'C'.

5. The developer shall keep the original copy of the title deed and all other original papers of the land but developer is bound to produce the said original documents before any authority at any time of necessity of the construction or any other works of the building.

6. The Developer shall bear all the expenses whatsoever to obtain necessary sanction / permissions and / clearance for the Building Plan, including any modification plan, together with all other expenses as mentioned herein without any-re-imbusement of same from the Owner.

7. The Owner shall render to the Developer all reasonable assistance to obtain all sanctions permissions, approvals as and

when required by the Developer and the Owner hereby agree, assure, declare that she will sign and execute such plans, applications and other papers and Deeds documents, including a Development Power of Attorney of the Developer's allocation as may be required by the Developer from time to time at the costs and expenses of the Developer.

8. The Owner will execute a Development Power of Attorney of the said building and right to sell the Developer's Allocation in favour of the Developer at the time of executing the present Development Agreement.

9. The Owner shall take the liabilities the title of the land. If any problem may arise in future about the legal heirs or any problem at the time construction of the building at that time Owner shall solve the problem and this time will not be calculated from the specific completion period of the building.

#### **ARTICLE - VII : INITIATION OF THE DEVELOPMENT**

##### **PROGRAMME**

1. The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at their own costs and risk.

2. The Developer shall be authorized by the Owner to apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable to the Owner for the construction of the New Building.

3. The Developer shall be authorized by this owner to apply for and to obtain temporary and/or permanent connections of water, electricity, gas and / or other facilities required of the New Building.

4. All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owner shall have no responsibility whatsoever therefore.

5. The Land Owner shall execute a registered Development Agreement and Development Power of Attorney within 6 (six) months from the date of the execution of this Development Agreement.

#### **ARTICLE - VIII : SPACE ALLOCATIONS**

1. On completion of the New Building, the Owner will be entitled to the saleable space as particularly mentioned in ARTICLE (IV) (I) and Schedule -'B' herein contained. However, the Developer shall hand over the Owner's Allocation within **24 (Twenty four)** months' from the sanctioned of the building plan (except the natural calamity)

commencement of construction from the date of delivering the vacant possession of the premises which ever in later.

2. On completion of the construction of the New Building the Developer shall be entitled to sell the saleable space, particularly mentioned in ARTICLE (IV) 2 and Schedule - 'C' herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into any agreement for sale of the Developer's Allocation with any Third Party/Purchasers in his own risk and liabilities.

3. The saleable space as stated herein shall be the super built-up area of the developer's allocation of the new building, including the common utility areas.

#### **ARTICLE-IX : RATES AND TAXES**

1. The Owner shall pay all pending taxes and other dues (if any) of the existing plot of land till the execution of this Agreement and thereafter, the Developer will bear all the taxes for the said plot of land of Owner's allotted share and sell their allocation share to the any Purchasers. The Rajpur Sonarpur Municipal expenses incurred in regard to sanction fees, mutation of the land and flats in favour of the Owner shall also be borne by the Developer.

2. The Developer shall be liable to pay all taxes, Electricity bills and other dues during the construction of the New Building.

**ARTICLE - X : SERVICE & CHARGES**

1. On completion of the New Building and upon intimation by the Developer, the Owner shall herein take possession of their allocated area in the New Building, and on taking possession, she will be responsible to pay and bear the proportionate service charges for the common facilities in the New Buildings.
2. Additional services charges may also be charged proportionately for the common facility of the new building.

**ARTICLE XI : OWNERS' OBLIGATION**

1. The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in Schedule - 'B'.
2. The Owner hereby agree and covenant with the Developer not to do any act or Deed or thing whereby the Developer may be prevented from - selling, assigning and/ or disposing of any of the

Developer's allocated portion in the New Building provided the Owner allocation is handed over first.

3. The Owner has not rights to any transfer of the Owner allocation before handing over the possession of the Owner's Allocation from the Developer.

4. The Owner hereby agree and covenant with the Developer that at the time of Registration of Developer's allocation, the Owner will sign the relative Deed of Conveyances (if any) and present themselves before the Registration Authority without any disturbance and the owners will sign the Development of the developer's allocation entire construction area (except owners' allocation) at the time of registration of the said allocation.

#### **ARTICLE - XII : DEVELOPER'S OBLIGATIONS**

1. The Developer hereby agree and covenants with the Owner to complete the construction of the New Building within **24 (Twenty four)** months from the date of delivery of sanction of Building plan of the land by the Developer.

2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the New Building.



3. The Developer hereby agrees and covenants with the Owner not to do any act, Deed or thing by which the Owner may be prevented from enjoying, selling, assigning and / or disposing her / their allocated portion in the New Building, The Owner shall execute a registered general power of attorney in favour of Developer to receive the advance/ earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owner's share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part.) on behalf of the Owner save and except the Owner's share of allocation, This power of attorney shall not be revoked till the sale procurement of Developer share of allocation shall be completed and the developer will sign the deed of conveyance of the owner's allocation out developer allocation area at the time of registration of the said allocation.

**ARTICLE - XIII : OWNERS' INDEMNITY**

The Owner hereby undertakes that the Developer shall be entitled to construct, complete and develop the said property and enjoy his allocated space without any interference and / or disturbance. The Owner hereby agree to indemnify the Developer against all allocation,

suits, costs, proceedings and claims that may arise in respect of or relating to the Owners' title in the said property.

**ARTICLE - XIV : DEVELOPER'S INDEMNITY**

1. The Developer hereby undertakes to keep the Owner sufficiently indemnified against all claims and action, demands, suits and proceedings arising out of the Developments program in terms hereof.

2. The Developer hereby undertakes to keep the Owner further indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

**ARTICLE - XV : TITLE DEEDS**

The Original copy of the title deeds in respect of the said property shall remain in the custody of the developer, the original Title deed may be shown to the Rajpur Sonarpur Municipality or any other concerned authority by the landowner as and when required. This clause is valid until the completion of the Building.

**ARTICLE -XVI : MISCELLANEOUS**

1. The Owner and the Developer have entered into this Agreement purely as a contract of Development.

2. It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things, not here in specified may be required to be done and / or executed by the Developer and for which the Developer may require the authority of Owner and also various application and other documents may be required to be signed or made by the Owner or her Attorney, relative to which specific provisions may have not been herein, the Owner hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developer. The Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owner and / or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developer. It is however agreed that the Developer before submission of the plan before the Rajpur Sonarpur Municipal authority get the approval of the land Owner.

3. Any notice require to be given by the Owner shall without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post, Speed post with acknowledgement due at the last known addresses of the Developer recorded with the Owner.

4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owner if delivered by hand or send by registered Speed Post with A/D post to.

5. The roof shall be commonly used by all Flat Owner of the New Building and the Roof will then be used by all the Co-Owners of the said building.

#### **ARTICLE : XVII : ARBITRATION**

All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or the New building and/or this Agreement and/or anything done in pursuance hereof shall be referred for Arbitration to such persons as may be appointed mutually to be adjudicated in accordance to the Indian Arbitration Law in force, The Arbitrators shall have the right to proceed summarily and to make interim awards.

**ARTICLE - XVIII : JURISDICTION**

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

**ARTICLE- XIX : FORCE MAJOURE**

The parties hereto will be settled mutually for the construction purpose in case of Force major. The force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion any other act beyond and the control of the parties hereto.

**SCHEDULE "A" ABOVE REFERRED TO (LAND)**

**ALL THAT** piece and parcel of 3 (three) Cottahs 7 (seven) chittacks 22 (twenty two) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.433, L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.964 Srinagar** butted and bounded by:

**ON THE NORTH** : Land of R.S. Dag No.5;  
**ON THE SOUTH** : Land of R.S. Dag No.7;  
**ON THE EAST** : Land of R.S. Dag No.43,  
**ON THE WEST** : 12 feet common passage;

**OR HOWSOEVER OTHERWISE** the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

**SCHEDULE "B" ABOVE REFERRED TO**

**(ALLOCATION SPACE TO THE OWNER'S)**

It has been agreed by and between the land Owner's allocation shall mean of the proposed straight three storied building i.e. one flat measuring more or less 700 sq. ft. super built up area on Top floor and one car parking space measuring 130 sq. ft. more or less on the ground floor of the proposed building as per sanctioned building plan and Rs.20,00,000/- non refundable amount.

**SCHEDULE "C" ABOVE REFERRED TO**

**(ALLOCATION OF SPACE TO THE DEVELOPER)**

The Developer's Allocation shall mean the space allocable to the Developer the remaining portion other than the Owner's Allocation of the New Building and **Developer's Allocation shall mean the**

entire new building as per sanction building plan (except the owner's allocation i.e. one car parking space measuring 130 sq.ft.).

**SCHEDULE : D SPECIFICATION**

- General** : The building shall be R.C.C. framed structure as design of the consulting engineer.
- Floor** : Tiles finished.
- Walls** : Plaster of Paris
- Kitchen** : Floor fully tiles, black stone platform and sink and tiles will be fixed upto 2 ft. height from the black stone platform.
- Toilet** : Tiles upto 6 ft. height from the floor.
- Doors** : Wooden frame flush door with white primer painted both side and main door will be standard prime wood.
- WC** : With necessary fittings (Fibre Door) with tiles upto 6ft. height.
- Window** : Aluminium and glass window.
- Sanitary** : Good quality
- Electrical** : As per requirement.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED** at Kolkata in the presence of :

**Witnesses:**

1. Anup Upadhyaya -  
A/10 Shrinagar.  
P.O. - Paucharayya.  
Kolkata
2. Himu Bose  
E-37, HABIA, SRBB NAGAR WEST  
KOL-94

Drafted by :

*Subhendu Kumar Hota*  
Subhendu Kumar Hota  
Advocate  
High Court, Calcutta  
Enrolment No. F-1077,921 of 1999.

Type by :

C. Dm.  
10, Old Post Office Street,  
Kolkata -700001.

*Sobitei Bose*

**Signature of the Land Owner**

**NIRMAN CONSTRUCTION**

1. Swapna K. Das.

Partner

**NIRMAN CONSTRUCTION**

2. Palash Beaman Dasgupta

Partner

3. *Siddhanta Sankar Dasgupta*

4. *Prabir Kumar Dasgupta*

**Signature of the Developers**

Partner



**MEMO OF CONSIDERATION**

**RECEIVED** with thanks of and from the within named Developer a sum of Rs.20,00,000/- (Rupees Twenty Lac) only as a non-refundable advance money with good health and sound mind and put my signature on this Development Agreement without any provocation of any person and/or without any pressure raised by any person.

<u>Dated</u>	<u>Cheque/Cash</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
		<b>Total Rs.</b>	<b>20,00,000/-</b>

(Rupees Twenty Lakh) only.

**WITNESSES :**

1. Anup Upadhyaya.  
P/10 Shimnagar.  
P.O - Panchasayar  
Kat-94.

2. *Sabitri Bose*

A-37, SARIA, SRIBNANARWEST

KO1 - 94

*Sabitri Bose*

**SIGNATURE OF THE OWNER**

*- Sabitri Bose*








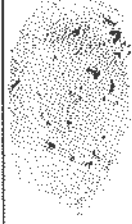
Government of West Bengal

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





OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16291000233082/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sabitri Bose Garia Srinagar, Paschim Para, P.O:- Panchasayar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700094	Land Lord			<i>Sabitri Bose</i> 29 AUG 2018
2	Mr Swapan Kumar Das 1649, Chakgaria, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Represent ative of Developer [Nirman Constructi on ]			<i>Swapan K. Das</i> 29 AUG 2018
3	Mr Palash Baran Biswas Dhalua Paschim Para, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152	Represent ative of Developer [Nirman Constructi on ]			<i>Palash Baran Biswas</i> 29/08/18

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Siddhartha Sankar Dasroy Srinagar Purba Para, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Representative of Developer [Nirman Construction]			<i>Siddhartha Sankar Dasroy</i> 29/08/18
5	Mr Prabir Kumar Deb Srinagar Purba Para, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Representative of Developer [Nirman Construction]			<i>Prabir Kumar Deb</i> 29/08/2018
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Anup Upadhyaya Son of Late Sudhendu Kumar Upadhyaya P/10, Srinagar, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Mrs Sabitri Bose, Mr Swapan Kumar Das, Mr Palash Baran Biswas, Mr Siddhartha Sankar Dasroy, Mr Prabir Kumar Deb		<i>Anup Upadhyaya</i> 29/08/18	

*(Signature)*  
Abhijit Bera)

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

Additional District Sub-Registrar,  
Garia South 24 Parganas

29 AUG 2018

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

GRN: 19-201819-027966833-1

Payment Mode Online Payment

GRN Date: 28/08/2018 15:56:14

Bank : Central Bank of India

BRN : CBI280818309948

BRN Date: 28/08/2018 15:55:53

DEPOSITOR'S DETAILS

Id No. : 16291000233082/4/2018  
(Query No./Query Year)

Name : Nirmal Construction

Contact No. :

Mobile No. : +91 8017220092

E-mail :

Address : Sonarpur Kol 150 PAN/AANFN0856E

Applicant Name : Mr Subhendu Kumar Hota

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	16291000233082/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	21
2	16291000233082/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	20021

Total












20042

In Words : Rupees Twenty Thousand Forty Two only

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












Name: .....

Signature: Sabirul Bose

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


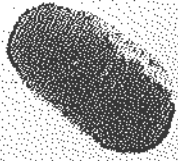




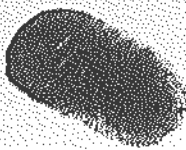
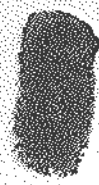



Name: SWAPAN KUMAR DAS

Signature: Swapn K. Das

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







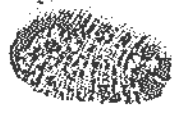




Name: Palash Baran Biswas

Signature: Palash Baran Biswas

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

Name SIDDHARTHA SANKAR DAS ROY

Signature Siddhartha Sankar Das Roy

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

Name PRABIR KUMAR DEB

Signature Prabir Kumar Deb

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

Name .....

Signature .....

## Major Information of the Deed

Deed No.	I-1629-04203/2018	Date of Registration	29/08/2018
Query No./Year	1629-1000233082/2018	Office where deed is registered	
Query Date	17/08/2018 2:43:22 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota Srinagar Main Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 8017220092, Status : Advocate		
		Additional Transaction	
10/10/10 Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
		Market Value	
Rs 4,00,000/-		Rs. 24,97,002/-	
		Registration Fee Paid	
Rs 5,021/- (Article:48(g))		Rs. 20,021/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, Ward No: 1, Holding No:964

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-8	LR-3486	Bastu	Shali	3 Katha 7 Chatak 22 Sq Ft	4,00,000/-	24,97,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.7223Dec</b>	<b>4,00,000 /-</b>	<b>24,97,002 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Sabitri Bose</b> Wife of Mr Sainen Bose Garia Srinagar, Paschim Para, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEIPB8382E, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence

### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Nirman Construction</b> Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , PAN No.:: AANFN0856E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1629-04203/2018-29/08/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Swapan Kumar Das</b> Son of Mr Bharat Chandra Das 1649, Chakgaria, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADTPD1804F Status : Representative, Representative of : Nirman Construction (as Partner)
2	<b>Mr Palash Baran Biswas</b> Son of Mr Pronay Ranjan Biswas Dhalua Paschim Para, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJQPB0295D Status : Representative, Representative of : Nirman Construction (as Partner)
3	<b>Mr Siddhartha Sankar Dasroy</b> Son of Mr Amar Dasroy Srinagar Purba Para, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRNPD5234K Status : Representative, Representative of : Nirman Construction (as Partner)
4	<b>Mr Prabir Kumar Deb (Presentant )</b> Son of Mr Bhupesh Chandra Deb Srinagar Purba Para, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGPPD6142B Status : Representative, Representative of : Nirman Construction (as Partner)

**Identifier Details :**

Name & address
Mr Anup Upadhyaya Son of Late Sudhendu Kumar Upadhyaya P/10, Srinagar, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs Sabitri Bose, Mr Swapan Kumar Das, Mr Palash Baran Biswas, Mr Siddhartha Sankar Dasroy, Mr Prabir Kumar Deb

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sabitri Bose	Nirman Construction-5.72229 Dec

Major Information of the Deed :- I-1629-04203/2018-29/08/2018



## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, Ward No: 1, Holding No:964

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 8(Corresponding RS Plot No:- 7), LR Khatian No:- 3486	Owner:শ্রী মতী সাবিত্রী বোস, Gurdian:শৈলেন, Address:নিজ, Classification:শালি, Area:0.06000000 Acre,

### Endorsement For Deed Number : I - 162904203 / 2018

**On 17-08-2018**

#### 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 24,97,002/-



**Abhijit Bera**

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

**On 29-08-2018**

#### 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 16:40 hrs on 29-08-2018, at the Private residence by Mr Prabir Kumar Deb ,

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

Execution is admitted on 29/08/2018 by Mrs Sabitri Bose, Wife of Mr Sailen Bose, Garia Srinagar, Paschim Para, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Identified by Mr Anup Upadhyaya, , Son of Late Sudhendu Kumar Upadhyaya, P/10, Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

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

Execution is admitted on 29-08-2018 by Mr Swapan Kumar Das, Partner, Nirman Construction (Partnership Firm), Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Identified by Mr Anup Upadhyaya, , Son of Late Sudhendu Kumar Upadhyaya, P/10, Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

Execution is admitted on 29-08-2018 by Mr Palash Baran Biswas, Partner, Nirman Construction (Partnership Firm), Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Identified by Mr Anup Upadhyaya, , Son of Late Sudhendu Kumar Upadhyaya, P/10, Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

Execution is admitted on 29-08-2018 by Mr Siddhartha Sankar Dasroy, Partner, Nirman Construction (Partnership Firm), Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Identified by Mr Anup Upadhyaya, , Son of Late Sudhendu Kumar Upadhyaya, P/10, Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

Major Information of the Deed :- I-1629-04203/2018-29/08/2018

Execution is admitted on 29-08-2018 by Mr Prabir Kumar Deb, Partner, Nirman Construction (Partnership Firm), Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Identified by Mr Anup Upadhyaya, , Son of Late Sudhendu Kumar Upadhyaya, P/10, Srinagar, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,021/- ( B = Rs 20,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 3:55PM with Govt. Ref. No: 192018190279668331 on 28-08-2018, Amount Rs: 20,021/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI280818309948 on 28-08-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 16944, Amount: Rs.5,000/-, Date of Purchase: 28/08/2018, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 3:55PM with Govt. Ref. No: 192018190279668331 on 28-08-2018, Amount Rs: 21/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI280818309948 on 28-08-2018, Head of Account 0030-02-103-003-02



**Abhijit Bera**

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

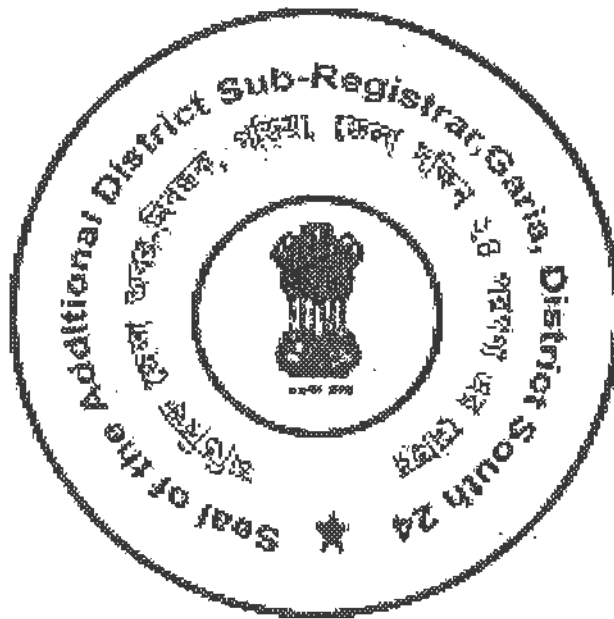
Major Information of the Deed :- I-1629-04203/2018-29/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 127572 to 127621

being No 162904203 for the year 2018.



Digitally signed by ABHIJIT BERA  
Date: 2018.08.31 14:41:03 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Bera) 31-Aug-18 2:40:55 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)