

1650/2020

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is authentic in registration. The Signature Sheet and endorsement Sheet Attached to the document are correct of the document.

Additional District Sub-Registrar
Crispore, Dum Dum, 24-Pgs. (North)

19 FEB 2020

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RTS/2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 19th day of February
Two Thousand Twenty (2020)

BETWEEN

13 FEB 2020

1907

1000

NO. of the year 1907

Date

Sold to

Address

Vendor

Sealdah Civil Court
CALCUTTA

M. Sen. Adv.
S.C. Camp - K.A. 14



[Handwritten signature]



Susmit Sankar
S/o - Lt Santiranjay Sankar
Vill + P.O - Haldighatta
P.S - Sroonprajar
Dist - 24 PGS (N)
PIN - 743273

Additional District Sub-Registrar
North 24 Parganas
19 FEB 2020

(1) **SMT. MAHUA DAS** (PAN – AMVPD8517E), daughter of Late Sushil Kumar Das and
 (2) **SMT. PINKI DAS** (PAN – BJTPD8032N), wife of Late Sujoy Das, both by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, both are residing at 42, Nalta Mahajati Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas hereinafter called the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. R. G. DEVELOPERS AND CONTRACTOR (PAN – AATFR0409F) a Partnership Firm having its registered office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) **SRI JOYDEB ADDYA** (having Pan **BHPPA4040K**), son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) **SRI DEBANIK SARKAR** (having Pan **BQLPS1004C**), son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, (3) **SRI TARUN BAIDYA** (having Pan **ADRPB4096P**), son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors in office and assigns) of the **OTHER PART**. Be it noted that as per Deed in Book No. IV, Being No. 150600073 for the year 2020, registered at A.D.S.R. Cossipore Dum Dum, the said Partnership Firm will be represented by its two partners **SRI DEBANIK SARKAR** and **SRI TARUN BAIDYA** jointly.

WHEREAS one Santosh Kumar Das, son of Late Satish Chandra Das purchased ALL THAT piece and parcel of land measuring more or less 15 Decimals lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, under Khatian No. 847 comprised in Dag No. 185, vide a registered Sale Deed in Book No. I, Volume No. 15, Pages 259 to 261, Being No. 848 for the year 1954, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Nirod Ranjan Dey.



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AND WHEREAS said Santosh Kumar Das further purchased a plot of land measuring more or less 1 Cottah 8 Chittacks lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Sabek Khatian No. 852 Hal Khatian No. 1664 comprised in C.S. Dag No. 187, R.S. Dag No. 187/902 & 187/903, vide a registered Sale Deed in Book No. I, Volume No. 17, Pages 77 to 81, Being No. 591 for the year 1964, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Kalipada Guha.

AND WHEREAS the said Santosh Kumar Das recorded his name in the Settlement record being R.S. Khatian No. 2258, R.S. Dag No. 185/884, land measuring 0.3 Decimals and R.S. Dag No. 185/883 land measuring 13 Decimals.

AND WHEREAS the said Santosh Kumar Das mutated his name in the records of local Panchayet and he constructed a partly two storied building and partly tile shed structure on the said plot of land.

AND WHEREAS by a Deed of Family Settlement executed on 13.10.1993, by said Sri Santosh Kumar Das, son of Late Satish Chandra Das registered with the Additional District Sub-Registration Office at Cossipore Dum Dum vide Book No. I, Volume No. 135, Pages 49 to 56, Being No. 5857 for the year 1993, as per the said Deed of Family Settlement after the death of Santosh Kumar Das his son Sri Sushil Kumar Das become the absolute Owner of a plot of land measuring more or less 8 Chittacks 27 Sq.ft. together with structure thereon including 4' ft. wide common passage with building measuring an area of 387 Sq.ft. more or less on the Ground Floor, being Premises No. 42, Mahajati Road, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883.

AND WHEREAS the said Santosh Kumar Das died on 24.03.1994 and after death of said Santosh Kumar Das the said son Sri Sushil Kumar Das became the absolute Owner of the plot of land measuring more or less 8 Chittacks 27 Sq.ft. together with structure thereon including 4' ft. wide common passage with building measuring an area of 387 Sq.ft. more or less on the Ground Floor, being Premises No. 42, Mahajati Road, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum,



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Registration Dept - Dist - North 24 Parganas

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Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883.

WHEREAS by virtue of another Bengali Deed of Conveyance dated 29.01.1997 the said Sri Sushil Kumar Das purchased of ALL THAT piece and parcel of land measuring more or less 3 Chittacks 3 Sq.ft. more or less with one Room measuring more or less 299 Sq.ft. on the First Floor, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Premises No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality from Kumari Nandita Das, daughter of Late Satish Chandra Das, vide a registered Sale Deed in Book No. I, Volume No. 15, Pages 1 to 8, Being No. 591 for the year 1997 under A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS said Sushil Kumar Das mutated his name in the records of Dum Dum Municipality vide Holding No. 77, Nalta Mahajati Road, Kolkata – 700 028.

AND WHEREAS the said Sushil Kumar Das died intestate on 31.12.2005 leaving behind his one son Sujay Kumar Das (since deceased) and one daughter Smt. Mahua Das as his only legal heirs and successors and they jointly inherited the property of the said deceased Sushil Kumar Das as per Hindu Succession Act. 1956.

AND WHEREAS the said Sujay Kumar Das died intestate on 26.02.2012 leaving behind his wife Smt. Pinki Das and after the death said Sujay Kumar Das his undivided share of the property will be inherited by his wife Smt. Pinki Das as per Hindu Succession Act. 1956.

AND WHEREAS after the death of Sushil Kumar Das his property being Holding No. 77, Nalta Mahajati Road, Ward No. 7, Kolkata – 700 028 under Dum Dum Municipality has been inherited by his daughter in law Smt. Pinki Das, wife of Late Sujay Kumar Das and Smt. Mahua Das, daughter of Late Sushil Kumar Das they jointly inherited the property of the said deceased Sushil Kumar Das as per Hindu Succession Act. 1956.

AND WHEREAS the wife of Sushil Kumar Das died on 05.04.1987.



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AND WHEREAS by virtue of another Deed of Gift executed on 03.02.2020, Sri Subrata Das alias Subrata Kumar Das, Sri Debabrata Das alias Debabrata Kumar Das, Smt. Gayatri Das, Sri Subir Das, Smt. Maya Dam and Smt. Supriya Ganguly gifted ALL THAT piece and parcel of undivided 5/6th share of land measuring more or less 1 Cottah 1 Chittack out of total land measuring 1 Cottahs 4 Chittacks 18 Sq.ft and undivided 5/6th share of tile shed structure measuring 100 Sq.ft. out of total 120 Sq.ft. more or less lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Premises No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality to Smt. Mahua Das and Smt. Pinki Das, vide a registered Sale Deed in Book No. I, Volume No. 1506-2020, Pages 58759 to 58794, Being No. 150601229 for the year 2020 under A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS the said Smt. Mahua Das and Smt. Pinki Das inherited the undivided 1/6th share of land measuring 3 Chittacks 18 Sq.ft. more or less together with 20 Sq.ft. tile shed structure thereon.

AND WHEREAS the said Smt. Mahua Das and Smt. Pinki Das became the absolute joint Owners of 1 Cottah 4 Chittacks 18 Sq.ft. land and tile shed structure 120 Sq.ft. more or less lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Holding No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality, by way of inheritance and by way of aforesaid Gift Deed.

AND WHEREAS by virtue of another Deed of Gift executed on 03.02.2020, Sri Subrata Das alias Subrata Kumar Das, Sri Debabrata Das alias Debabrata Kumar Das, Smt. Gayatri Das, Sri Subir Das, Smt. Maya Dam and Smt. Supriya Ganguly gifted ALL THAT piece and parcel of undivided 5/6th share of one Room on the First Floor measuring more or less covered area 116.66 Sq.ft. and super built up area 140 Sq.ft. more or less out of total room measuring 140 Sq.ft. of the two storied building and right to use all common service area of the said building, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S.



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Dag No. 185, R.S. Dag No. 185/883, being Premises No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality to Smt. Mahua Das and Smt. Pinki Das, vide a registered Sale Deed in Book No. I, Volume No. 1506-2020, Pages 51791 to 51828, Being No. 150601040 for the year 2020 under A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS the said Smt. Mahua Das and Smt. Pinki Das became the absolute joint Owners of One Room on the First Floor, measuring covered area 140 Sq.ft. more or less of the two storied building and right to use all common service area of the said building, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Holding No. 42, Nalta Mahajati Road, Ward No. 7 under Dum Dum Municipality, by way of inheritance and by way of aforesaid Gift Deed.

AND WHEREAS by way of inheritance and by virtue of the aforesaid Deed of Gifts the said Smt. Mahua Das and Smt. Pinki Das, the Owners herein became the joint Owners of ALL THAT piece and parcel of land measuring an area of 2 Cottahs 3 Chittacks more or less one Room on the First Floor, measuring 140 Sq.ft. and one room on the Ground Floor measuring 387 Sq.ft. more or less covered area and Tile shed structure thereon measuring 120 Sq.ft. more or less lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Holding No. 77, Mahajati Road Bye Lane, Kolkata – 700 028, Ward No. 7 under Dum Dum Municipality under A.D.S.R.O. Cossipore Dum Dum, particularly mentioned and described in the Schedule – A hereunder written and now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to others at any consideration or under any terms and conditions as the Owners will think fit and proper.

AND WHEREAS the Owners herein approached to the Developer herein to construct a multi storied building on the aforesaid entire Property morefully described in the Schedule – 'A' written hereunder on the undernoted Schedule property situated at being Municipal Holding No. 77, Mahajati Road Bye Lane, Kolkata – 700 028, under Ward No. 7, under



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Gangopara Court-Chamra 24 Parganas

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Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and the Developers herein are agreed with the Owners for construct the said project at the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The Owners do hereby authorised and empower the Developer to construct a multi storied building on the said plot of land morefully described in the Schedule – A written hereinunder at the costs and expenses of Developer and for the aforesaid purpose the Owners on this day will deliver full vacant possession of the said land and also make over the original deeds and documents unto the Developer and these documents will remain in custody and possession of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the Owners or any of his heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.

2. The Developer will obtain sanction plan for construction of multi storied building on the said land at its own costs and in that connection the Owners will sign on all applications as required for getting the plan sanctioned from the Dum Dum Municipality.

3. That in lieu of the Owners' land the Developer will allot to the Owners as hereunder-

- a) That the Owners shall get 4 (four) Flats total measuring 1450 Sq.ft. covered area including proportionate share of stair and lift which will be as under :
 - i) One Flat on the First Floor, North side, measuring covered area 400 Sq.ft.
 - ii) One Flat on the Second Floor, North side, measuring covered area 400 Sq.ft.
 - iii) Two Flats on the Fourth Floor, East side, one measuring covered area 400 Sq.ft. and another measuring covered area 250 Sq.ft. more or less (if the building G+5) otherwise the said Flat will be on the Third Floor, East side,
- b) One Shop Room on the Ground Floor, measuring covered area 100 Sq.ft. more or less.
- c) One Open Car Parking Space on the Ground Floor measuring more or less 150 Sq.ft.
- d) If the Developer construct Fifth floor building in that case the Owners will get 30% covered area on fifth floor, as per ratio on their land .



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- f) The Developer will arrange one temporary shifting of Two Bed Rooms Flat or the will pay Rs. 6,500/- per month to the Owners from the date of hand over the vacant possession of the existing Owners Building to the date of hand over the Owners' Allocation in the Proposed building.
- g) That the Owners must clear the title of their property and the expenses for the same will be paid by the Owners 50% and the Developer will be paid the 50% expenses.
- h) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owners' Allocation at the rate of Rs.2,000/- per Sq.ft.
- i) That at the time of final measurement of the Flat (Owners' Allocation) if the area is less than the Owners' Allocation as stated above in that case the Developer shall pay to the Owners at the rate of Rs.2,000/- per Sq.ft. for the less area than 1450 Sq.ft. covered area of the Flat and Shop Room measuring covered area 100 Sq.ft. and Open Car Parking Space measuring covered 150 Sq.ft. more or less on the other hand if the area of the Owners will increase in the aforesaid Owners' Allocated area in that case the Owners shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area of Owners' Allocation to the Developer.
- j) That the Owners shall purchase excess area maximum 100 Sq.ft. more or less from the Developer except of Owners' Allocation at the rate of Rs.2,000/- per Sq.ft.

4. All applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of the Owners. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.

5. The Owners shall grant to the Developer and / or to the Developer's nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Dum Dum Municipality and other authorities and for sell of flats, garages, shop etc. and to execute agreement for sale of flats, garages,



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shops etc. and also execute the deed of conveyance of the same and receipt the earnest money or advance amount and full payment of sale price from the intending purchaser or purchasers (except Owners' allocation).

6. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owners.

7. The Party of the Developer shall pay the Municipal and other Government rents and taxes from the date of getting possession from the Owners, it is made clear that only for land the Owners shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.

8. All other flats of the proposed building to be constructed by the Developer save and except the Owners' allocation mentioned in the paragraph No. 3 shall be disposed of by the Second Part i.e. the Developer to the prospective buyers at any consideration or price which shall be at the sole discretion of the Developer to which the Owners shall have no claim in any manner whatsoever. The Owners shall co-operate in selling the flats in each and every manner the Developer shall desire from time to time and all times till disposal of flats.

9. The Developer and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and Owners shall not be responsible for the same in any way manner whatsoever.

The Developer shall be at liberty to negotiate for sale of building / portion of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi storeyed building will be constructed as such consideration and on such terms and conditions and with such person or persons as the Developer shall think fit and proper and the Owners, shall at the request of the Developer, execute and register the Deed of Conveyances in respect of the Flat, Flats, shops, Garage and proportionate share of the said land only to and in favour of the person or persons or the nominee or nominees of the Developer. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Developer which will be solely declared by the Developer.

10. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, units or apartments save and except of Owners' allocated portion mentioned in Clause 3



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or for sale of the same on such terms and conditions and for such consideration as the Developer shall think fit and proper and the Owners undertake to give the Developer or Developer's agent, a General Power of Attorney.

11. The Owners shall have no right or power to terminate this Agreement provided the Developer would be violate any of the terms and conditions contained in this Agreement.

12. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Developer, his nominee or nominees and / or prospective buyers (for Developer's Allocation).

13. The Developer shall at it's own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time.

14. The Developer shall install, erect in the said building at it's own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.

15. The Developer shall be authorised by the Owners for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

16. In case of any dispute between the Owners and the Developer shall approach an Arbitrator to be appointed jointly.

17. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the Owners hereto shall have no liability or responsibility in this context in any manner whatsoever.

18. As and from the date of service of notice of possession of the Owners's allocation, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners's allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building



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to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, pathways and other facilities whatsoever as may be mutually agreed from time to time.

19. The Owners shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building if not the Developer violate any terms and conditions of this Agreement.

20. The Developer herein shall demolish the existing shop room at it's own cost and the materials of the said demolished Shop room shall be taken by the developer.

21. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owners or as a joint Venture between the parties hereto constituted an Association of persons.

22. It is understood that from time to time to facilities the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners do hereby undertake further that he will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for the purpose and the Owners also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and / or go against the spirit of the presents and if any dispute arises in the title of the Owners in that case the Owners at his/her/their own costs and responsibility will correct the same.

23. That the Owners at the time of execution and registration of the Development Agreement hand over the vacant possession of the existing building to the Developer and at the same time the Owners shall hand over all original Deeds and documents of the undernoted 'A' Schedule property to the Developer.

24. The Developer will amalgamate the under 'A' Schedule property with other property or properties.



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- **COMMON RESTRICTIONS** -

The Owners' allocation in the proposed building be subject to the same restrictions and use as are applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building which shall including the following :-

25. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.
26. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.
27. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.
28. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.
29. The Owners shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Developer as and when required.
30. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within **24 (Twenty Four)** months from the date of sanction plan and further time may be allowed for another 6 (six) months.
31. The Developer and the Owners doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **24 (Twenty Four)** months within which the construction work is to be completed
32. Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building at the said premises and the Owners shall not prevent the Developer from making construction of the proposed multi storied building and completion thereof.
33. The name of the building shall be given as "**R.G. APARTMENT**" mutually agreed by both the Parties.



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34. The Top roof will be used by all the Flat Owners as common except Shop Owners.
35. If the Developer fails to complete the construction of the building within the stipulated period without any reason in that case the Developer shall compensate the Owners which will be mutually settled by both the Parties.
36. That the Developer has every right to transfer in all sorts of the Flats and Garages, Shops etc. of the entire building and proportionate share of land on the 'A' schedule property except the Owners' allocation as stated above in Clause No. 3.

- SCHEDULE 'A' ABOVE REFERRED TO -

ALL THAT piece and parcel of land measuring an area of 2 Cottahs 3 Chittacks more or less one Room on the First Floor, measuring 140 Sq.ft. and one room on the Ground Floor measuring 387 Sq.ft. more or less covered area with cemented flooring and Tile shed structure thereon measuring 120 Sq.ft. more or less lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana - Kalikata, Mouza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Holding No. 77, Mahajati Road Bye Lane, Kolkata - 700 028, Ward No. 7 under Dum Dum Municipality under A.D.S.R.O. Cossipore Dum Dum and which is butted and bounded as follows :-

<u>ON THE NORTH BY</u>	:	18' ft. Mahajati Road Bye Lane
<u>ON THE SOUTH BY</u>	:	4' ft. wide common passage
<u>ON THE EAST BY</u>	:	Part of Dag No. 185/833
<u>ON THE WEST BY</u>	:	Plot No. D

**- THE SCHEDULE 'B' ABOVE REFERRED TO -
(OWNERS' ALLOCATION)**

The Owners will be entitled as follows :-

- a) That the Owners shall get 4 (four) Flats total measuring 1450 Sq.ft. covered area including proportionate share of stair and lift which will be as under :
- i) One Flat on the First Floor, North side, measuring covered area 400 Sq.ft.



Additional District Sub-Registrar
Kolkata, West Bengal

19 FEB 2020

- ii) One Flat on the Second Floor, North side, measuring covered area 400 Sq.ft.
- iii) Two Flats on the Fourth Floor, East side, one measuring covered area 400 Sq.ft. and another measuring covered area 250 Sq.ft. more or less (if the building G+5) otherwise the said Flat will be on the Third Floor, East side,
- b) One Shop Room on the Ground Floor, measuring covered area 100 Sq.ft. more or less.
- c) One Open Car Parking Space on the Ground Floor measuring more or less 150 Sq.ft.
- d) If the Developer construct Fifth floor building in that case the Owners will get 30% covered area on fifth floor, as per ratio on their land.
- e) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owners herein at the time of execution of this Development Agreement.
- f) The Developer will arrange one temporary shifting of Two Bed Rooms Flat or the will pay Rs. 6,500/- per month to the Owners from the date of hand over the vacant possession of the existing Owners Building to the date of hand over the Owners' Allocation in the Proposed building.
- g) That the Owners must clear the title of his property and the expenses for the same will be paid by the Owners 50% and the Developer will be paid the 50% expenses.
- h) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owners' Allocation at the rate of Rs.2,000/- per Sq.ft.
- i) That at the time of final measurement of the Flat (Owners' Allocation) if the area is less than the Owners' Allocation as stated above in that case the Developer shall pay to the Owners at the rate of Rs.2,000/- per Sq.ft. for the less area than 1450 Sq.ft. covered area of the Flat and Shop Room measuring covered area 100 Sq.ft.



Additional District Sub-Registrar
Durgam Cheruvu, Hyderabad

19 FEB 2020

and Open Car Parking Space measuring covered 150 Sq.ft. more or less on the other hand if the area of the Owners will increase in the aforesaid Owners' Allocated area in that case the Owners shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area of Owners' Allocation to the Developer.

- j) That the Owners shall purchase excess area maximum 100 Sq.ft. more or less from the Developer except of Owners' Allocation at the rate of Rs.2,000/- per Sq.ft.

SCHEDULE 'C' : SPECIFICATION -

1. Exterior brick work shall be of 8" thickness while the internal wall will be of 3", the partition between the flat will be of a 5" thickness.
2. All windows will be of shutter Aluminum frame with cover grill with 1.1 mm. glass panel.
3. All doors will be design flush door with Malaysian Sal frame and main door Seguns.
4. Walls will be of usual plaster followed by Plaster of Paris.
5. No internal colouring shall be done.
6. Floor including skirting will be made of white marble/tiles.
7. Toilet: - commode will be provided with low down cistern, white glazed tiles up-to 6'-0" along with two tap, only one shower in one toilet (concealed pipe).
8. One white wash basin shall be fitted in convenient space.
9. Kitchen – Cooking desk with sink and tiles shall be fitted up-to 2 ½ ft. above cooking table, one stainless Sink of standard size and two bibcock
10. Balcony / Verandah shall be covered up-to 3' ft.
11. Water Supply – from Municipal water supply uninterrupted water is available generally water reservoir.
12. Electricity : (1) Concealed wiring, (2) In Bed Room – One Fan Points, Two light points and one Plug Point and One A.C. Point in one Bed room only, (3) In Dining room – One Light point, one Fan point and One plug point, (4) In Kitchen – One Light point, One Plug point, One Exhaust Fan Point, (5) In Bath Room – One Light Point, One Gyser point and One Bell point in the Main Door.
13. Lift and lift accessories.
14. The Purchasers(s) shall pay the extra charges for one collapsible gate and covered Balcony Grill in excess of 3' from the ground level.
15. C.C.T.V.



Additional District Sub Registrar
Coimbatore, Dist-Coim 24 Feb 20

19 FEB 2020

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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

1.

Debabrata Das
42, Nalla Mahajali Rd.
Dom Dom Cant.
KOL - 28

Mahua Das.

Pinkii Das

2.

Susmit Sarkar
will P.O. - Hakimpur
Dist. 24 Pgs (W)
PIN - 743273

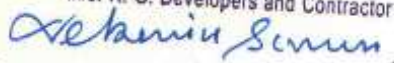
SIGNATURE OF THE OWNERS

Drafted by :-



[Mr. Chandra Nath sen] 25/11/1973
Advocate
Sealdah Court, Kolkata - 14.

M/s. R. G. Developers and Contractor


Partner Signature

M/s. R. G. Developers and Contractor


Partner Signature

SIGNATURE OF THE DEVELOPER



North District Sub-Registrar
Comptroller Dum-Dum 24 Parganas

19 FEB 2020

RECEIVED of and from the within named Developer within mentioned sum of Rs.1,001/-
(Rupees One Thousand One) only as non-refundable advance as per Memo below :

MEMO OF CONSIDERATION

Paid by Cash

Rs. 1,001/-

(Rupees One Thousand One) only

WITNESSES :-

1. Debabrata Das

Mahua Das.

Pinki Das

2. Susmit Sarkar

SIGNATURE OF THE OWNERS



Adl. District Sub- Registrar
Chandernagore Dist.-Dist. 24 Parg. (P)

19 FEB 2020

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

GRN: 19-201920-018829382-1

Payment Mode Online Payment

GRN Date: 19/02/2020 09:51:11

Bank : HDFC Bank

BRN : 1028914645

BRN Date: 19/02/2020 09:52:34

DEPOSITOR'S DETAILS

Id No. : 15060000315763/1/2020

[Query No./Query Year]

Name : Chandra Nath Sen

Contact No. : 8584048634

Mobile No. : +91 8584048634

E-mail : debanikcmcl@gmail.com

Address : WB

Applicant Name : Mr CHANDRA NATH SEN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

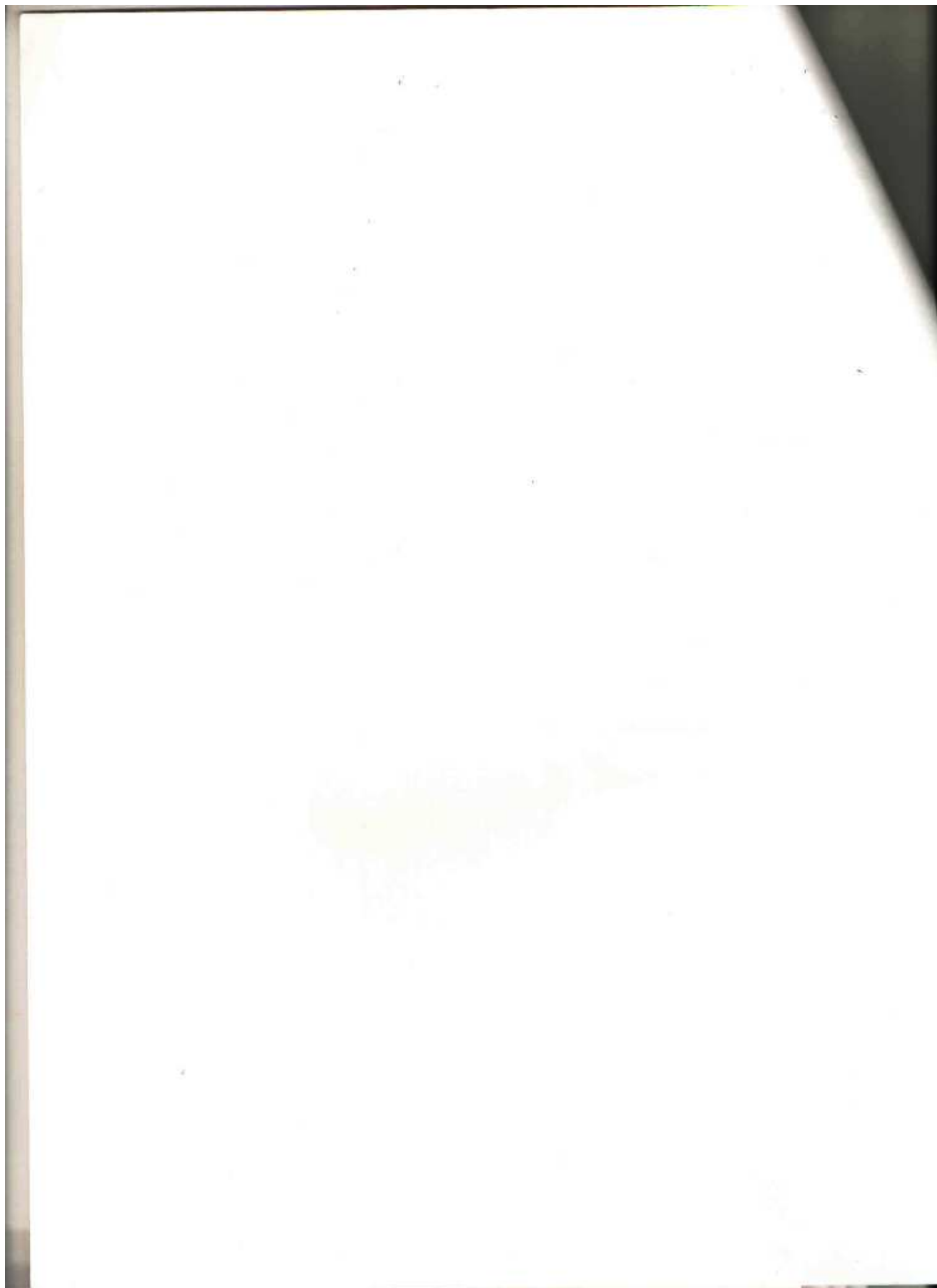
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000315763/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	15060000315763/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	71

Total

6092

In Words : Rupees Six Thousand Ninety Two only



SPECIMEN FORM FOR TEN FINGERPRINTS










Sl No	Signature of the Executants / Presentants							
 Mahua Das.		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					
 Pinki Das		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					
 Anil Kumar		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					



Additional District Sub-Registrar
Cooch Behar District North 24 Parganas

19 FEB 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
1	 <i>Thomas Banerji</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHUA DÁS
SUSHIL KUMAR DAS

20/08/1974

Permanent Account Number
AMVPD8517E


Signature



*In case this card is lost / found, kindly do
Income Tax PAN Services Unit, U1119
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

*इस कार्ड के खोने/पाने या कृपया सूचित करें। सर्वोच्च
आयकर पैन सेवा यूनिट, ए. 1119
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BJTPD8032N



नाम / Name
PINKI DAS

पिता का नाम / Father's Name
ATUL CHANDRA GHOSH

जन्म की तारीख / Date of Birth
05/11/1988

हस्ताक्षर / Signature



यदि कार्ड खो जाए, या उसे चुराया जा/चिले करे, कृपया
आयकर विभाग से कार्ड रद्द कराई, एन एस डीएल
5 ग्लोबल मॉडर्न स्टर्लिंग, प्लॉट नं. 34, इलेक्ट्रॉनिक
सीडस कॉम्प्लेक्स, डीप बंगला चौक, पुणे - 411 016

If this card is lost/stolen or a lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5th Floor, Modern Sterling,
Plot No. 34, Survey No. 297/5,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2711 9000/9001/9002/9003/9004/9005
e-mail: pan@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT
R G DEVELOPERS AND
CONTRACTOR



भारत सरकार
GOVT. OF INDIA



08/04/2015
Permanent Account Number
AATFR0409F

31 02015

इस कार्ड के खोने/पहने पर कृपया सूचित करें/सीटारें:
आयकर विंग सेवा इकाई, एन एस डी यूएल
5 वीं फ्लोर, माउन्ट स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंग्लो चोक,
पुणे - 411 016.

**If this card is lost / someone's lost card is found,
please inform / return to:**
Income Tax PAN Services Unit, NSDL
5th Floor, Mount Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8081 Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DEBANK SARKAR

RANJAN SARKAR

15/12/1980

Permanent Account Number
BOLPS1004C

Debank Sarkar
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
TARUN BAIDYA
AJIT KUMAR BAIDYA
08/01/1964
Permanent Account Number
ADRPB4096P
Signature
भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Cell, UJHITSE
Plot No. 3, Sector 14, CBD Bhopal
New Mumbai - 400 614
आयकर विभाग से खोने / पाये पर कृपया सूचना करें, यदि वापस -
आयकर सेवा कक्ष, UJHITSE
प्लॉट नं. 3, सेक्टर 14, CBD बhopal
नयी मुंबई - 400 614

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

JOYDEB ADDYA

JAGANNATH ADDYA

23/03/1971

Permanent Account Number

BHPPA4040K



Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवा यूनिट, UTITSI
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-200 614.



ভারত সরকার

Unique Identification Authority of India

GOVERNMENT OF INDIA

আধার/ভুক্তির নম্বর/Enrolment No.: 2189/69338/00545

Downloaded from - 18202932 Aadhaar No. - 18202932

To
শ্রীশ্রী সরকার
Susrut Sarkar
S/O Santiranjn Sarkar
swarunagar
hakimpur mandal para
Hakimpur
North 24 Parganas Hakimpur
West Bengal - 743273
9733560414

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8032 0970 1615

আমার আধার, আমার পরিচয়



ভারত সরকার

Unique Identification Authority of India



শ্রীশ্রী সরকার
Susrut Sarkar
সংখ্যা: 008-25714-1872
পুঙ্গু MALE

8032 0970 1615

আমার আধার, আমার পরিচয়

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার তথ্যভাণ্ডার 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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O শ্রীশ্রী সরকার, হাকিমপুর
মঙ্গল পাড়া, স্বরূপনগর, হাকিমপুর
উত্তর ২৪ পরগানা,
পশ্চিম বঙ্গ - 743273

Address
S/O Santiranjn Sarkar
Hakimpur mandal para
North 24 Parganas
West Bengal

8032 0970 1615



Major Information of the Deed

Deed No :	I-1506-01640/2020	Date of Registration	19/02/2020
Query No / Year	1506-0000315763/2020	Office where deed is registered	
Query Date	19/02/2020 8:23:37 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	CHANDRA NATH SEN Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9330062295, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,001/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 41,06,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (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: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Mahajati Road, Mouza: Sultanpur, ,
Holding No:77 JI No: 0, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185/883	RS-2258	Bastu	Bastu	2 Katha 3 Chatak	1/-	36,75,001/-	Width of Approach Road: 18 Ft.,
Grand Total :					3.6094Dec	1 /-	36,75,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	527 Sq Ft.	1/-	3,95,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 387 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	120 Sq Ft.	1/-	36,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		647 sq ft	2 /-	4,31,250 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt MAHUA DAS Daugther of Late Sushil Kumar Das Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office			
19/02/2020	LTI 19/02/2020	19/02/2020	

42, Nalta Mahajati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMVPD8517E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed~by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Smt PINKI DAS (Presentant) Daugther of Late Sujoy Das Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office			
19/02/2020	LTI 19/02/2020	19/02/2020	



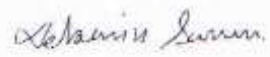
42, Nalta Mahajati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJTPD8032N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R. G. DEVELOPERS AND CONTRACTOR 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AATFR0409F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr DEBANIK SARKAR Son of Mr Ranjan Sarkar Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office	 <small>Feb 19 2020 4:51PM</small>	 <small>LTI 19/02/2020</small>	 <small>19/02/2020</small>

187, Kalibari Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQLPS1004C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. G. DEVELOPERS AND CONTRACTOR (as partner)

2	Name	Photo	Finger Print	Signature
	Mr TARUN BAIDYA Son of Mr Ajit Baidya Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office	 <small>Feb 19 2020 5:12PM</small>	 <small>LTI 19/02/2020</small>	 <small>19/02/2020</small>

1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPB4096P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. G. DEVELOPERS AND CONTRACTOR (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSRUT SARKAR Son of Santi Ranjan Sarkar Village Hakimpur, P.O:- Hakimpur, P.S:- Swarupnagar, District-North 24-Parganas, West Bengal, India, PIN - 743273	 <small>19/02/2020</small>	 <small>19/02/2020</small>	 <small>19/02/2020</small>

Identifier Of Smt MAHUA DAS, Smt PINKI DAS, Mr DEBANIK SARKAR, Mr TARUN BAIDYA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MAHUA DAS	R. G. DEVELOPERS AND CONTRACTOR-1.80469 Dec
2	Smt PINKI DAS	R. G. DEVELOPERS AND CONTRACTOR-1.80469 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt MAHUA DAS	R. G. DEVELOPERS AND CONTRACTOR-263.50000000 Sq Ft
2	Smt PINKI DAS	R. G. DEVELOPERS AND CONTRACTOR-263.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt MAHUA DAS	R. G. DEVELOPERS AND CONTRACTOR-60.00000000 Sq Ft
2	Smt PINKI DAS	R. G. DEVELOPERS AND CONTRACTOR-60.00000000 Sq Ft

Endorsement For Deed Number : I - 150601640 / 2020

On 19-02-2020

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 13:34 hrs on 19-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt PINKI DAS , one of the Executants.

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 41,06,251/-

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

Execution is admitted on 19/02/2020 by 1. Smt MAHUA DAS, Daughter of Late Sushil Kumar Das , 42, Nalta Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Smt PINKI DAS, Daughter of Late Sujoy Das , 42, Nalta Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Mr SUSRUT SARKAR, , , Son of Santi Ranjan Sarkar, Village Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

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

Execution is admitted on 19-02-2020 by Mr DEBANIK SARKAR, partner, R. G. DEVELOPERS AND CONTRACTOR (Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUSRUT SARKAR, , , Son of Santi Ranjan Sarkar, Village Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

Execution is admitted on 19-02-2020 by Mr TARUN BAIDYA, partner, R. G. DEVELOPERS AND CONTRACTOR (Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr SUSRUT SARKAR, , , Son of Santi Ranjan Sarkar, Village Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

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 19/02/2020 9:52AM with Govt. Ref. No: 192019200188293821 on 19-02-2020, Amount Rs: 71/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1028914645 on 19-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1903, Amount: Rs.1,000/-, Date of Purchase: 13/02/2020, Vendor name: Alope Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2020 9:52AM with Govt. Ref. No: 192019200188293821 on 19-02-2020, Amount Rs: 6,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1028914645 on 19-02-2020, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 79172 to 79206

being No 150601640 for the year 2020.



Suman

Digitally signed by SUMAN BASU
Date: 2020.02.25 11:43:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2020/02/25 11:43:32 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)