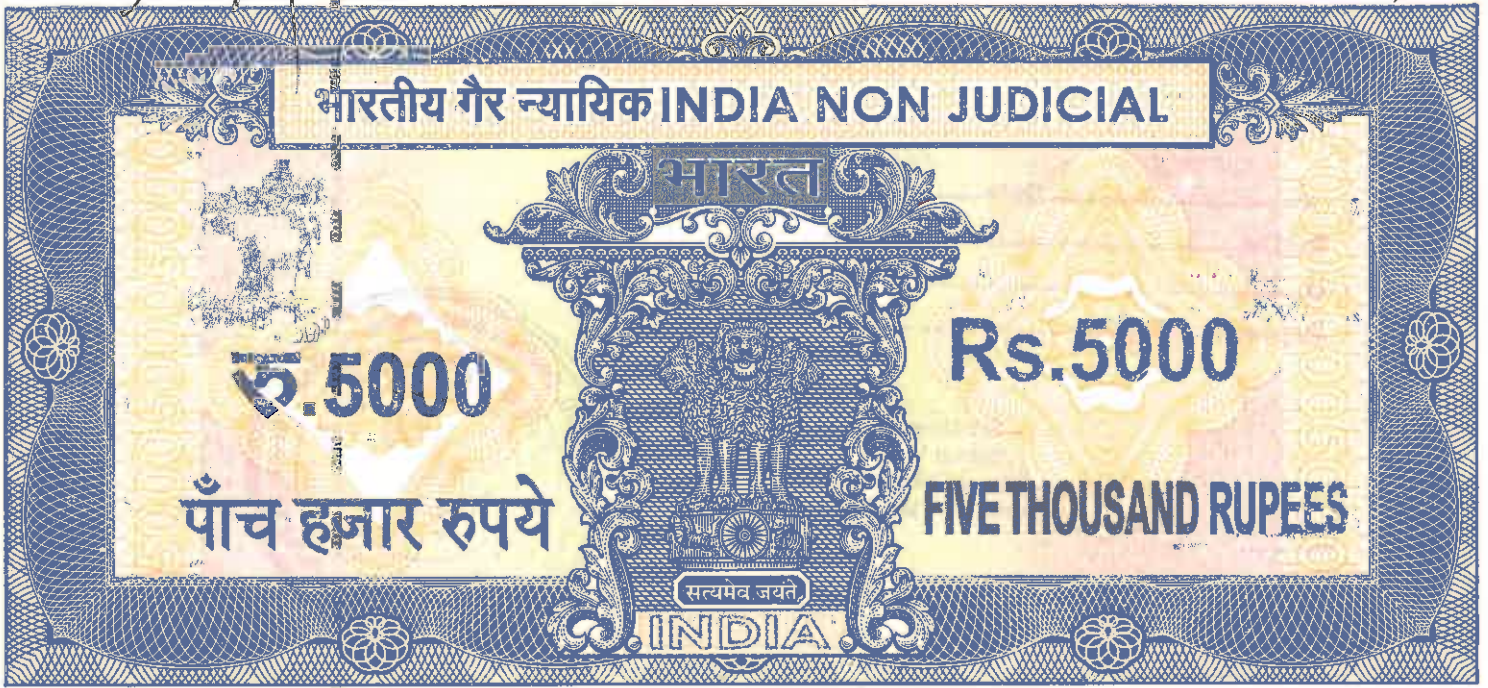


5815/19

L. 5396/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL RE-NSO 663/2019 F 228672

THIKANA REALTY

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

Proprietor

Q-240961/19
20/11/19
6.35pm

Additional District Sub-Registrar,
Garia South 24 Parganas

21 NOV 2019

5146NGVN2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 20th day of November, 2019 (Two Thousand Nineteen)

BETWEEN

15069

Date 19-11-19

Sold to Subhendu in Hota Rd

Rupees 500 Hpa amt

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-9



15069 নং পত্র (মুদ্রিত) এর

GOPAL DAS

THIKANA REALITY

Proprietor



V.P.T. 1937



V.P.T. 1938

Anali chanda



V.P.T. 1939

Additional District Sub-Registrar,
Garia South 24 Parganas

20 NOV 2019

Kamal Krishna Das.
S/O, Late Provasch Chandora Das.
Pancharamtala, P.O. Nonachandanpurkur,
Barackpore, Dist:- 24 Parganas (N).
Pin - 700122
Occupation:- Retired Govt Employee.

ARATI CHANDA (PAN: ACNPC2610B), son of wife of Late Narayan Chandra Chanda, by occupation - Retired, by Nationality - Indian, residing at M/1, Srinagar Garia, P.O. - Panchasayar, P.S. - Sonarpur at present Narendrapur, Kolkata, Pin - 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

SRI GOPAL DAS (PAN : AIFPD6346P) son of Late Madhusudan Das, by faith - Hindu, by Occupation - Business, by nationality Indian, residing at - B-1, Srinagar, Dhalua Road, P.O. - Panchpota, P.S. - Sonarpur at present Narendrapur, District : South 24 Parganas, Kolkata - 700152, Proprietor of **M/S. THIKANA REALITY**, having its office at - Sreenagar, Main Road, Post Office - Panchasayar, Police Station - Sonarpur, Kolkata - 700 094, hereinafter called and referred to as the "**DEVELOPER/CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, representatives, 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 their 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 its heirs, successors-in-interest, legal representatives, executors, administrators, assigns and nominees.
3. **THE SAID PROPERTY** : The said property shall mean **04 Cottahs 04 Chittaks** bastu land lying and situate at R.S. Dag No.37 under R.S. Khatian No.397/401 at Mouza - Tentulberia, J.L. No.44, Touji No.271, L.R. Dag No.42, L.R. Plot No.42, L.R. Khatian No.240, Parganas - Meanmolla, under Police Station - Sonarpur, District Sub-Registry office at Alipore-IV, in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.01 and Holding No.109, Sreenagar, 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 as per sanctioned plan of the building to be constructed at the said property.
5. **COMMON FACILITIES**: Common facilities shall mean and include corridors, 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 owner 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 3 storied building i.e. 50 : 50 ratio** (land owner allocation is - **Ground floor, 1 Flat, 2Bhk (South West Side), 1st floor, 1 Flat, 2Bhk (South West Side) & 1 Flat 1Bhk (North West Side), 2nd floor, 1 Flat, 2Bhk (South West Side), and 50 % Car Parking Space (South West side) on the Ground Floor, as per sanctioned building plan. along with Rs.7,00,000/- (Rupees Seven Lakhs) only nonrefundable money but at the time of development agreement Rs.4,00,000/- (Rupees Four Lakhs) only** paid by the Developer to the land owner as per memo consideration and rest **Rs.3,00,000/- (Rupees Three Lakhs) only** amount will be paid by the Developer within 90 days from the date of the agreement. And 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 **Straight 3 storied building i.e. 50 : 50 ratio of the developer allocation is- Ground floor, 1 Flat, 2Bhk (South East Side), 1st floor, 1 Flat, 2Bhk, (South East Side), 2nd floor, 1 Flat, 2Bhk & 1 Flat 1Bhk, (North West Side), and 50 % Car Parking Space (South East side) on the Ground Floor, as per sanctioned building plan.**

entire construction area of the building as per sanctioned building plan except the owner's allocation and 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 his Attorney.

ARTICLE - II ; OWNER'S REPRESENTATIONS

WHEREAS Landowner hereto absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring an area of **04 Cottahs 04 Chittaks** by virtue of a sale deed being book No.I, Volume No.16, Pages 197 to 201, being deed No.1081 for the year 1971 at A.D.S.R. Sonarpur. The said land lying and situate at R.S. Dag No.37 under R.S. Khatian No.397/401 at Mouza - Tentulberia, J.L. No.44, Touji No.271, L.R. Dag No.42, L.R. Khatian No.240, Parganas - Meanmolla, under Police Station - Sonarpur, District Sub-Registry office at Alipore-IV, in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.01 and Holding No.109, Sreenagar and more particularly described in the **Schedule "A"** written hereunder.

The Landowner of the said premises is now desirous of developing the said land measuring more or less **04 Cottahs 04 Chittaks** by virtue of a sale deed being book No.I, Volume No.16, Pages 197 to 201, being deed No.1081 for the year 1971 at A.D.S.R. Sonarpur. The said land lying and situate at R.S. Dag No.37 under R.S. Khatian No.397/401 at Mouza - Tentulberia, J.L. No.44, Touji No.271, L.R. Dag No.42, L.R. Khatian No.240, Parganas - Meanmolla, under Police Station - Sonarpur, District Sub-Registry office at Alipore-IV, in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.01 and Holding No.109, Sreenagar by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to unsound financial condition, the Landowner hereof was unable to develop his said premises by constructing thereupon the proposed multi-storied building.

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 its own allocation of saleable space in the New Building in terms hercof 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 power from the Land Owner against the developing of the said land following manners :

Straight 3 storied building i.e. 50 : 50 ratio (land owner allocation is - Ground floor, 1 Flat, 2Bhk (South West Side), 1st floor, 1 Flat, 2Bhk (South West Side) & 1 Flat 1Bhk (North West Side), 2nd floor, 1 Flat, 2Bhk (South West Side), and 50 % Car Parking Space (South West side) on the Ground Floor, as per sanctioned building plan. along with Rs.7,00,000/- (Rupees Seven Lakhs) only nonrefundable money at the time of development agreement Rs.4,00,000/-(Rupees Four Lakhs) only paid by the Developer to the land owner and rest Rs.3,00,000/- (Rupees Three Lakhs)only amount will be paid by the Developer within 90 days from the date of Development Agreement and the said schedule property is free from all encumbrances. The Owner as aforesaid allotted himself of the allocation after completion of the said newly constructed Building fully mentioned in the **Schedule-B.**

The Developer the remaining portion other than the Owner's Allocation of the New Building **shall mean** the **Straight 3 storied**

building i.e. 50 : 50 ratio of the developer allocation is- Ground floor, 1 Flat, 2Bhk (South East Side), 1st floor, 1 Flat, 2Bhk, (South East Side), 2nd floor, 1 Flat, 2Bhk & 1 Flat 1Bhk, (North West Side), and 50 % Car Parking Space (South East side) on the Ground Floor, as per sanctioned building plan. except the owner's allocation as per sanctioned building plan 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 executes sale deed in favour of the purchaser after handing over the owners allocation first.

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 **18 (eighteen) months** from the date of the agreement unless otherwise altered by the parties hereto mutually.

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

3. The developer shall pay compensation to the land owner **Rs.5,000/- (Rupees Five Thousand) only** per month after expiry the stipulated period of handing over the owner's 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 which is permissible under the law and the Owner will help (if any by putting his signature) to the Developer. The Developer shall show and serve draft copy of the sanctioned building plan to the land owner prior depositing before the 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 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 xerox copy of the title deed and other papers of the land till the completion of the building and after completion shall hand over the said documents to the owners association of the flats of the proposed new 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-imburement 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 he 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 Agreement and Development Power of Attorney for the construction of the new building and right to sell the Developer's Allocation.
9. The Owner shall take the liabilities the title of the land. If any problem may arise in future about the legal heirs at the time of 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.

10. The Land Owner shall vacate his residential place after sanctioned the building plan and the Developer shall pay shifting charges to the Land Owner more or less Rs. 8,000/- per month till handover the Owner's allocation but Developer shall arrange Ground floor 2BHK flat or room with commode facility toilet for the purpose of residence of land owner.

**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 its 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 or 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 Developer shall give the building name Narayan Bhawan of the said plot of land.

ARTICLE - VIII : SPACE ALLOCATIONS

1. On completion of the New Building, the Owners 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 **18 (eighteen)** months from the date of agreement (except the natural calamity).

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.

4. The Development Agreement will be cancelled automatically if the Developer shall not start any building construction within the period of 24 months from the date of the Development Agreement as per sanctioned building plan. At that time Land Owner shall refund the advance money to the Developer without interest after expiry the stipulated period.

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 Municipality, Ward No.01 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 his allocated area in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate service charges for the common facilities in the New Buildings.

2. Additional service charges may also be charged proportionately for the common facility of the new building.

ARTICLE XI : OWNER'S 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's allocation is handed over first.

3. The Developer has no right to transfer or sell of the Developer's allocation before handing over the possession of the Owner's Allocation by the Developer but the Developer has right to execute agreement for sale to any intending purchaser/ purchasers at the time of construction work.

ARTICLE - XII : DEVELOPER'S OBLIGATIONS

1. The Developer hereby agree and covenants with the Owner to complete the Owner's allocation of the New Building within **18 (eighteen)** months from the date of development agreement of the said 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 his/their allocated portion in the New Building, The Owner shall execute a registered Development power of attorney in favour of Developer to receive the advance/earnest money and full consideration from any intending purchasers for the Developer's 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.

4. The developer hereby agree and covenant with the land owner not to do any act or thing whereby the land owner may be deprive from his owners allocation.

ARTICLE - XIII : OWNER'S INDEMNITY

The Owner hereby undertake that the Developer shall be entitled to construct, complete and develop the said property and enjoy its 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 Owner's 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 Xerox 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 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 his 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 Municipality 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 MAJORE

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 **04 Cottahs 04 Chittaks** bastu land lying and situate at R.S. Dag No.37 under R.S. Khatian No.397/401 at Mouza - Tentulberia, J.L. No.44, Touji No.271, L.R. Dag No.42, L.R. Plot No.42, L.R. Khatian No.240, Parganas - Meanmolla, under Police Station - Sonarpur, District Sub-Registry office at Alipore-IV, in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.01 and Holding No.109, Sreenagar, butted and bounded by :

ON THE NORTH : **House of Niranjan Roy**
ON THE SOUTH : **12ft. Common Passage**
ON THE EAST : **Other's Flat/ Apartment**
ON THE WEST : **House of Gouranga Majumder**

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)

ALL THAT Straight 3 storied building i.e. 50 : 50 ratio (land owner allocation is - Ground floor, 1 Flat, 2Bhk (South West Side), 1st floor, 1 Flat, 2Bhk (South West Side) & 1 Flat 1Bhk (North West Side), 2nd floor, 1 Flat, 2Bhk (South West Side), and 50 % Car Parking Space (South West side) on the Ground Floor, as per sanctioned building plan. along with Rs.7,00,000/- (Rupees Seven Lakhs) only nonrefundable money but at the time of development agreement Rs.4,00,000/- (Rupees Four Lakhs) only paid by the Developer to the land owner and rest Rs.3,00,000/- (Rupees Three Lakhs) only amount will be paid by the Developer within 90 days from the date of the agreement.

SCHEDULE "C" ABOVE REFERRED TO
(ALLOCATION OF SPACE TO THE DEVELOPER)

The Developer's Allocation shall mean the **Straight 3 storied building** i.e. 50 : 50 ratio of the developer allocation is- Ground floor, 1 Flat, 2Bhk (South East Side), 1st floor, 1 Flat, 2Bhk, (South East Side), 2nd floor, 1 Flat, 2Bhk & 1 Flat 1Bhk, (North West Side), and 50 % Car Parking Space (South East side) on the Ground Floor, as per sanctioned building plan. except the owner's allocation as per sanctioned building plan.

SCHEDULE : "D" SPECIFICATION

- General** : The building shall be R.C.C. framed structure as design of the consulting engineer.
- Floor** : Vertified tiles finished.
- Walls** : Inside Putty.
- Kitchen** : Floor fully tiles black stone platform and sink and tiles will be fixed upto 2 feet height.
- Toilet** : Tiles and vertified/tiles upto 5 feet height (Hindware Commode).
- Doors** : Wooden frame flash door (with handle lock).
- VERANDAH**: Will be covered by Grill.
- WC** : With necessary fittings (Fibre Door) with tiles upto roof height.
- PLUMBING** : Pipe ISI Mark
- COLOR** : Weather Coat (external)
- TANK** : Overhead Dhalai Tank & Underground reservoir
- Window** : Aluminium chenel 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. *Dinee Das,*
Panchamantala, P.O. - Nona-
chandrapukur, Barrackpore
Dist - 24. - Pgs. (N)
2. Pin - 700122.

কোনকট - ৭০০১২২
২/২৪, গুজরাতি কোম্পানী
কলকাতা - ৭০০০১২

Drafted by :

Subhendu Kumar Hota
Advocate
High Court, Calcutta
ENNO F- 1077/921 of 1999

Type by :

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

Arati Chanda

SIGNATURE OF THE OWNER

THIKANA REALITY

[Signature]
Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received an amount of **Rs.4,00,000/- (Rupees Four Lakhs)** only from the within named Developer as per Memo below :-

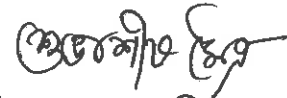
Cash/ Cheque No.	Bank	Date	Amount
Cash		20.11.2019	50,000/-
004369	IDBI, Garia Branch	17.10.2019	3,50,000/-
		Total Amount	Rs. 4,00,000/-

Arati Chanda

(Rupees Four Lakhs) only











WITNESSES :

1. Pincee Das.
Panchanantala, PO - Nona-
Chandanpur, Barrack-Pose
Dist - 24. - Pgs. (M)
Pin - 700122.











2. 
2/28, 9/28 (Arati Chanda)
(Arati Chanda - 90002)



SIGNATURE OF THE LAND OWNER

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

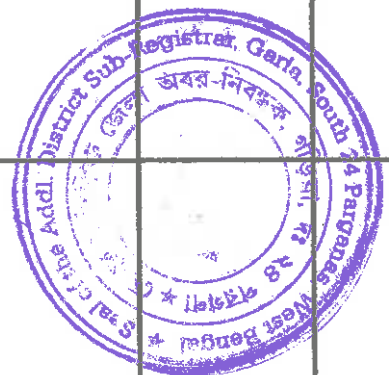
Name ARATI CHANDA
 Signature Arati Chanda

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

Name GOPAL DAS
 Signature Gopal Das

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

Name KAMAL KRISHNA DAS
 Signature Kamal Krishna Das





[Handwritten signature]

**Additional District Sub-Registrar,
Garia South 24 Parganas**

20 NOV 2019

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

GRN: 192019200096195311

Payment Mode Online Payment

GRN Date: 20/11/2019 13:03:36

Bank : State Bank of India

BRN : CKL3381342

BRN Date: 20/11/2019 13:04:17

DEPOSITOR'S DETAILS

Id No. : 16291000240961/4/2019

[Query No./Query Year]

Name : GOPAL DAS

Contact No. :

Mobile No. : +91 8017220092

E-mail :

Address : B1 SRINAGAR ROAD KOL 152

Applicant Name : Mr Subhendu Kumar Hota

Office Name :

Office Address :

Status of Depositor : Seller/Executants

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	16291000240961/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	16291000240961/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	7021

In Words : Rupees Nine Thousand Forty Two only

Total

9042

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACNPC2610B



नाम /NAME
ARATI CHANDA

पिता का नाम /FATHER'S NAME
JOGESH CHANDRA DESARKAR

जन्म तिथि /DATE OF BIRTH
05-12-1943

हस्ताक्षर /SIGNATURE

Arati chanda

CB Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Arati chanda



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/414622



নির্বাচকের নাম : আরতি চন্দ
Elector's Name : Arati Chanda
স্বামীর নাম : নারায়ন চন্দ
Husband's Name : Narayan Chanda
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ
Date of Birth : 05/12/1943

WB/23/109/414622

ঠিকানা:

পূর্ব পাড়া শ্রীনগর (অংশ), রাজপুর
সোনাপুর, সোনাপুর, দক্ষিণ 24 পরগণা-700084

Address:

PURBA PARA SHRINAGAR
(ANGSHA), RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANA-700084

Date: 04/12/2013

151-সোনাপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার স্টেটাস লিষ্টে নাম হেলামা ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1910396

Arati chanda



सत्यमेव जयते
भारत सरकार



ভারতীয় বিশিষ্ট পরিচয় পরিষদ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/99056/44414

To

আরতী চন্দ

Arati Chanda

W/O: Narayan Chandra Chanda

M/1

GARIA SHRINAGAR PURBAPARA

Rajpur Sonarpur (M)

Panchasayar

South 24 Parganas South 24 Parganas

West Bengal 700094

7278322149

07/02/2016
333466950



MA334669509FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9817 1633 4156

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



আরতী চন্দ

Arati Chanda

জন্মতারিখ / DOB : 05/12/1943

মহিলা / Female



9817 1633 4156

আমার আধার, আমার পরিচয়

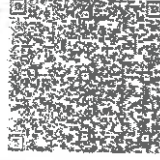
Arati Chanda



भारत सरकार
GOVERNMENT OF INDIA



Gopal Das
Date of Birth/DOB: 20/09/1957
Male/ MALE



4825 4566 5081

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Madhusudan Das, B1, Sree NAGAR
DHALUA ROAD, DHALLA WEST, RAJPUR
SONARPUR, South 24 Parganas,
West Bengal - 700152



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-562 001



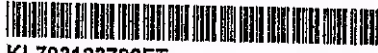
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির অধি ডি / Enrollment No. : 1111/65454/01320

To
Kamal Krishana Das
কমল কৃষ্ণ দাস
EAST PANCHANANTALA ROAD
NONA CHANDAN PUKUR
BARRACKPUR
Nonachandanpukur
Nonachandanpukur, North 24 Parganas
West Bengal - 700122

27/02/2014



KL792123798FT

79212379



আপনার আধার সংখ্যা / Your Aadhaar No. :
6926 9470 5989

আধার - সাধারণ মানুষের অধিকার

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Government of India



কমল কৃষ্ণ দাস
Kamal Krishana Das
পিতা : প্রভাষ চন্দ্র দাস
Father : Provash Chandra Das

জন্মতারিখ/DOB: 09/09/1958
পুরুষ / Male

6926 9470 5989



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: পূর্ব পঞ্চাননতলা রোড
নোনা চন্দন পুকুর, ব্যারাকপুর
নোনাচন্দনপুকুর, নোনাচন্দনপুকুর
উত্তর ২৪ পরগনা, পশ্চিম বেঙ্গল

Address: EAST
PANCHANANTALA ROAD,
NONA CHANDAN PUKUR,
BARRACKPUR,
Nonachandanpukur,
Nonachandanpukur, North
24 Parganas, West Bengal,
700122

6926 9470 5989

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Kamal Krishana Das.

Major Information of the Deed

Deed No :	I-1629-05396/2019	Date of Registration	21/11/2019
Query No / Year	1629-1000240961/2019	Office where deed is registered	
Query Date	19/11/2019 1:50:34 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017220092, 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 : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 57,37,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 7,021/- (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: 01, Holding No:109 JI No: 44, Pin Code : 700084

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	LR-42 (RS :-37)	LR-240	Bastu	Bastu	4 Katha 4 Chatak	10,00,000/-	57,37,501/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					7.0125Dec	10,00,000 /-	57,37,501 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Arati Chanda Wife of Late Narayan Chandra Chanda M/1, Srinagar Garia, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACNPC2610B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Thikana Reality B-1, Srinagar , Dhalua Road Now PS Narendrapur, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Gopal Das (Presentant) Son of Late Madhusudan Das B-1, Srinagar, Dhalua Road, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Thikana Reality (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kamal Krishna Das Son of Late Provash Chandra Das Panchanantala, P.O:- Titagarh, P.S:- Barrackpore, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700122			
Identifier Of Mrs Arati Chanda, Mr Gopal Das			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Arati Chanda	Thikana Reality-7.0125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:109 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 42, LR Khatian No:- 240	Owner:আরতি চন্দ, Gurdian:নারায়ন , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mrs Arati Chanda

Endorsement For Deed Number : I - 162905396 / 2019

On 19-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 57,37,501/-



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

On 20-11-2019

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

Presented for registration at 11:00 hrs on 20-11-2019, at the Private residence by Mr Gopal Das ..

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

Execution is admitted on 20/11/2019 by Mrs Arati Chanda, Wife of Late Narayan Chandra Chanda, M/1, Srinagar Garia, P.O: Panchasayar, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife

Indetified by Mr Kamal Krishna Das, , , Son of Late Provash Chandra Das, Panchanantala, P.O: Titagarh, Thana: Barrackpore, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Retired Person

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

Execution is admitted on 20-11-2019 by Mr Gopal Das, Proprietor, Thikana Reality (Sole Proprietoship), B-1, Srinagar , Dhalua Road Now PS Narendrapur, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Kamal Krishna Das, , , Son of Late Provash Chandra Das, Panchanantala, P.O: Titagarh, Thana: Barrackpore, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Retired Person



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

On 21-11-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,021/- (B = Rs 7,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/11/2019 1:04PM with Govt. Ref. No: 192019200096195311 on 20-11-2019, Amount Rs: 7,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL3381342 on 20-11-2019, 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 5,000/-, by online = Rs 2,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 15069, Amount: Rs.5,000/-, Date of Purchase: 19/11/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/11/2019 1:04PM with Govt. Ref. No: 192019200096195311 on 20-11-2019, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL3381342 on 20-11-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 173751 to 173786

being No 162905396 for the year 2019.



S. Barma

Digitally signed by SUDIKSHIT ROY
BARMA
Date: 2019.11.22 13:33:15 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 22-Nov-19 1:29:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)