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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 293942

Certified that the document is suitable to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

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

27 JAN 2020 0707 NVC L 2

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THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 27th day of January, 2020

[Two Thousand Twenty]

BETWEEN

204311

Name:
 Address:
 Rs.
 Kolkata Collectorate
 11, Netaji Subhas Rd.,
 Kolkata-1
 Date:
SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARASAT
 Anmol Kr. Saha
 Licensed Stamp
 Vendor
25 JAN 2020



Sukanta Dey
 Son of
 Late Prishwarath Dey
 AB. 8/26 D. B. Nagar
 Kal-59
 Business

✓
 Addl. District Sub-Registrar
 Calcutta District North 24 Parganas
27 JAN 2020

[1] **SRIMATI DIPA MITRA** [PAN CEJPM7575M] [AADHAAR 4431 9112 8187], wife of Late Debasish Mitra and daughter of Late Kamal Ranjan Poddar, by occupation - Housewife, [2] **SRI INDRA NATH MITRA** [PAN AONPM3999K] [AADHAAR 3804 4487 6680], son of Late Debasish Mitra, by occupation - Service, both are residing at 16/2, Baguiati Second Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3] **SRIMATI INDRANI DEY MITRA** [PAN AXAPD5520H] [AADHAAR 2072 1471 4765], wife of Sri Chandan Dey and daughter of Late Debashish Mitra, by occupation - Housewife, residing at EA-6/2, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [4] **SRI SANKAR ROY** [PAN AFZPR3898F] [AADHAAR 2164 3411 4277], son of Paresh Chandra Roy, by occupation - Business, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by faith - Hindu, by nationality - Indian, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

M/S. LOKENATH CONSTRUCTION, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY** [PAN AFZPR3898F] [AADHAAR 2164 3411 4277], son of Paresh Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to as the **DEVELOPER** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its successors-in-office, executors, administrators, legal representatives and assigns] of the **OTHER PART**;

WHEREAS:

A. That, by a **Saf Bikray Kobala** dated the **15th** day of **February, 1957** one **SRIMATI TINKARI BISWAS**, wife of Indra Bhusan Biswas, therein referred to and called as the **Vendor** of the **One Part** due to her urgent requirement of lawful money sold, transferred, conveyed, granted,

transferred, assigned and assured **ALL THAT** piece and parcel of Mokrari Mourashi plot of land measuring **1 [one] Bigha 1 [one] Cottah 2 [two] Chittacks** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2447, 2448 and 2486 corresponding to **R. S. Dag Nos. 6545 and 6546** appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988**, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, **TOGETHER WITH** right and benefit of **12'-0" Wide Passage** on the East thereof, unto and in favour of one **SRIMATI AVA RANI DEVI**, wife of Khitish Chandra Dasgupta, therein referred to and called as the Purchaser of the Other Part, which was duly registered in the Office of the Sub-Registrar at Cossipore DumDum and recorded in Book No. 1, Volume No. 20, Pages from 259 to 262, **Being No. 1808** for the year **1957** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever.

- B. That, by virtue of purchase, said **SRIMATI AVA RANI DEVI**, became the sole and absolute owner of the aforesaid landed property and during the course of enjoyment she had announced to sell out the aforesaid landed property dividing into several plots by developing the same and one **SRI SACHINDRA NATH MITRA**, son of Late Ashutesh Mitra, had purchased a plot of land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less on **13th day of February, 1974** by a Deed of Sale duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. 1, Volume No. 35, Pages from 1 to 8, **Being No. 1056** for the year 1974 from said **SRIMATI AVA RANI DEVI**;
- C. That, by virtue of aforesaid Deed of Sale, said **SRI SACHINDRA NATH MITRA**, son of Late Ashutesh Mitra, became the sole and absolute owner and well seized possessed of and sufficiently entitled to **ALL THAT** piece and parcel of Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag Nos. 6545 and 6546** appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988**, within the local limits of **South DumDum Municipality**, being a portion of **Premises No. 16, Baguiati 2nd Lane**, within the jurisdiction of the Office of the Sub-

Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas with "Rayati Dhakali" right.

- D. That, said **SACHINDRA NATH MITRA**, after becoming the owner thereof mutated his name in the record of the **South DumDum Municipality** and obtained **Municipal Holding No. 71, Baguiati 4th Lane** and having **Premises No. 16/2, Baguiati 4th Lane**, under **Ward No. 26, PIN - 700 028**.
- E. That, during the course of enjoyment, said **SACHINDRA NATH MITRA**, died intestate on **27th day of January, 1997** leaving behind him, his **only son** namely **SRI DEBASISH MITRA** alias **SRI DEBASHISH MITRA** alias **SRI DEBASIS MITRA** and **only daughter** namely **SRIMATI DEBJANI GHOSH**. The wife of the said **SACHINDRA NATH MITRA** namely **REBA MITRA** died on **25th day of May, 1995** predeceased him and therefore, said **SRI DEBASISH MITRA** alias **SRI DEBASHISH MITRA** alias **SRI DEBASIS MITRA** and **SRIMATI DEBJANI GHOSH** respectively became the sole owner of **undivided un-demarcated 1/2 [half] share** over the Property left by the said **SACHINDRA NATH MITRA**, by virtue of succession and inheritance.
- F. That, after demise of said **SACHINDRA NATH MITRA**, during the course of enjoyment his only son said **DEBASISH MITRA** alias **DEBASHISH MITRA** alias **DEBASIS MITRA** died intestate on **27th day of January, 2000** leaving behind him, his wife namely **SRIMATI DIPA MITRA**, **only son** namely **SRI INDRA NATH MITRA** and **only daughter** namely **SRIMATI INDRANI DEY MITRA**.
- G. That, in view of the above, presently, the said [1] **SRIMATI DIPA MITRA**, [2] **SRI INDRA NATH MITRA** and [3] **SRIMATI INDRANI DEY MITRA**, became the joint owners of the, **undivided un-demarcated 1/2 [half] share** of the estate left by the said **SACHINDRA NATH MITRA** and said **SRIMATI DEBJANI GHOSH** became the **undivided un-demarcated 1/2 [half] share** of the estate left by said **SACHINDRA NATH MITRA** and thus by virtue of inheritance said [1] **SRIMATI DIPA MITRA**, [2] **SRI INDRA NATH MITRA** and [3] **SRIMATI INDRANI DEY MITRA** along with said **SRIMATI DEBJANI GHOSH** became the absolute joint owners and lawful possessors of the said **ALL THAT** piece and parcel of Mourashi Mokrari Land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 (eight hundred) Square Feet Covered Area** more or less and **First Floor: 950 (nine hundred**

fifty) Square Feet Covered Area more or less], lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to R. S. Dag No. 6545 and L. R. Dag No. 6558 [land measuring about 3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet more or less] and R. S. Dag No. 6546 and L. R. Dag No. 6559 [land measuring about 0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to R. S. Khatian No. 1987 corresponding to L. R. Khatian No. 682 and C. S. Khatian No. 14 and 304 corresponding to R. S. Khatian No. 1988 corresponding to L. R. Khatian No. 682, within the local limits of Ward No. 26 of the South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028;

- H. That, said [1] SRIMATI DIPA MITRA, [2] SRI INDRA NATH MITRA, [3] SRIMATI INDRANI DEY MITRA and [4] SRIMATI DEBJANI GHOSH while being in peaceful possession and joint ownership thereof, the said SRIMATI DEBJANI GHOSH intended to sell her entire share i.e. being the undivided un-demarcated 1/2 [half] share of the aforesaid property and to that effect first right of rejection was made available to said [1] SRIMATI DIPA MITRA, [2] SRI INDRA NATH MITRA and [3] SRIMATI INDRANI DEY MITRA and thereafter decided to sell the same to an outsider.
- I. That, during the course of enjoyment due to urgent requirement of lawful money by a Deed of Conveyance dated the 20th day of September, 2019 said SRIMATI DEBJANI GHOSH, daughter of Late Sachindra Nath Mitra, therein referred to and called as Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of portion of land measuring about 1 [one] Cottah 12 [twelve] Chittacks 23 [twenty three] Square Feet more or less TOGETHER WITH portion of a two storied building measuring about 875 [eight hundred seventy five] Square Feet Covered Area more or less [Ground Floor: 400 (four hundred) Square Feet Covered Area more or less and First Floor: 475 (four hundred seventy five) Square Feet Covered Area more or less] which is the undivided un-demarcated 1/2 [half] share of total Mourashi Mokrari land measuring about 3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot more or less TOGETHER WITH a two storied building measuring about 1750 [one thousand seven hundred fifty] Square Feet Covered Area more or less [Ground Floor: 800 (eight hundred) Square Feet Covered Area more or less and First Floor: 950 (nine hundred fifty) Square Feet

Covered Area more or less], lying and situated at Mouza - **SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag No. 6545 and L. R. Dag No. 6558** [land measuring about **3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet** more or less] and **R. S. Dag No. 6546 and L. R. Dag No. 6559** [land measuring about **0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** corresponding to **L. R. Khatian No. 682** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988** corresponding to **L. R. Khatian No. 682**, within the local limits of **Ward No. 26** of the **South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, unto and in favour of one **SRI SANKAR ROY**, son of Paresh Chandra Roy, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner No. 1** herein, which was duly registered with the Office of the **Additional District Sub-Registrar at Cossipore, DumDum** and recorded into Book No. 1, **Being No. 8579** for the year **2019** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- J. That, by virtue of aforesaid **Deed of Conveyance** said **SRI SANKAR ROY**, son of Paresh Chandra Roy, the Landowner No. 4, became the sole and absolute owner of the **undivided un-demarcated 1/2 share of aforesaid property** AND by virtue of law of inheritance said [1] **SRIMATI DIPAMITRA**, [2] **SRI INDRA NATH MITRA** and [3] **SRIMATI INDRANI DEY MITRA**, the Landowners No. 1 to 3 became the absolute joint owners of **undivided un-demarcated 1/2 share of aforesaid property**;
- K. That, for better enjoyment the Landowners herein by a Declaration for Amalgamation dated the 22nd day of January, 2020 had amalgamated their respective undivided un-demarcated 1/2 share of aforesaid property into single property and thus said [1] **SRIMATI DIPAMITRA**, wife of Late Debasish Mitra, [2] **SRI INDRA NATH MITRA**, son of Late Debasish Mitra, [3] **SRIMATI INDRANI DEY MITRA**, wife of Sri Chandan Dey and daughter of Late Debashish Mitra and [4] **SRI SANKAR ROY**, son of Paresh Chandra Roy, the Landowners herein became the absolute joint owners of **ALL THAT** piece and parcel of a Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered**

Area more or less [Ground Floor: 800 (eight hundred) Square Feet Covered Area more or less and First Floor: 950 (nine hundred fifty) Square Feet Covered Area more or less], lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to R. S. Dag No. 6545 and L. R. Dag No. 6558 [land measuring about 3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet more or less] and R. S. Dag No. 6546 and L. R. Dag No. 6559 [land measuring about 0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to R. S. Khatian No. 1987 corresponding to L. R. Khatian No. 682 and C. S. Khatian No. 14 and 304 corresponding to R. S. Khatian No. 1988 corresponding to L. R. Khatian No. 682, within the local limits of Ward No. 26 of the South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder and referred to and called as the "**SAID PREMISES**";

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at "MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined;
 2. **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the proposed multi storied building hereinafter defined;
 3. **THE SAID BUILDING** shall mean and include proposed multi storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and commercial and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction

specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated:

4. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
5. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, stairways, passage ways, lift well, lift machine room, cage, machine and accessories pump space, electric meter space, tube well, over head water reservoir, water pump and electric motor, roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
6. **LANDOWNERS** shall mean and include [1] **SRIMATI DIPA MITRA**, wife of Late Debasish Mitra and daughter of Late Kamal Ranjan Poddar, by occupation - Housewife, [2] **SRI INDRA NATH MITRA**, son of Late Debasish Mitra, by occupation - Service, both are residing at 16/2, Baguiati Second Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3] **SRIMATI INDRANI DEY MITRA**, wife of Sri Chandan Dey and daughter of Late Debashish Mitra, by occupation - Housewife, residing at EA-6/2, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [4] **SRI SANKAR ROY**, son of Paresh Chandra Roy, by occupation - Business, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by faith - Hindu, by nationality - Indian, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
7. **DEVELOPER** shall mean and **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI**

SANKAR ROY, son of Paresh Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, and its heirs, executors, administrators, successors-in-office, legal representatives and assigns:

8. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, together with an amount of consideration specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;
9. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation made to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
10. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 [eight hundred] Square Feet Covered Area** more or less and **First Floor: 950 [nine hundred fifty] Square Feet Covered Area** more or less], lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag No. 6545** and **L. R. Dag No. 6558** [land measuring about **3 [three] Cottahs 4 [four] Chittacks 26 [twenty six] Square Feet** more or less] and **R. S. Dag No. 6546** and **L. R. Dag No. 6559** [land measuring about **0 [zero] Cottah 4 [four] Chittacks 20 [twenty] Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** corresponding to **L. R. Khatian No. 682** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988** corresponding to **L. R. Khatian No. 682**, within the local limits of **Ward No. 26** of the **South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2.**

20. TRANSFER shall mean and include with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the proposed Multi storied building to the intending purchaser and/or purchasers thereof although the same may not amount to a transfer in Law.
21. TRANSFEREE shall mean and include a person, firm, limited company, association of persons to whom any space in the building is to be transferred

NOTE :

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
 - 2) Singular shall include the Plural and vice-versa;
- B. The Landowners herein have represented to the Developer as follows:
1. The Landowners are the absolute joint Owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
 2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein has any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
 3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
 4. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
 5. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein has good and marketable title thereto;
 6. There are no thika tenants in the Premises in question and the Landowners herein has not yet received any notice of any such claim or proceeding;

7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
 8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
 9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
 10. The Landowners herein has not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 11. There are no wakfs, tombs, mosque, burial grounds and/or any charge or encumbrances relating to or on the Premises or any part thereof;
 12. The Landowners herein shall has no difficulty in obtaining Income Tax clearance Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written, however, if so required, Developer shall also obtain Income Tax Clearance certificate;
 13. The Landowners herein is fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per her knowledge and belief.
- D. The Landowners herein has agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES: -

1. The Landowners herein has appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
2. The development of the Premises will be in the following manner:
 - a) Simultaneously herewith, the Landowners herein has delivered vacant and peaceful possession of the Premises to the Developer;
 - b) Simultaneously with the execution hereof, the Landowners herein shall hand over to the Advocate of the Developer, the original copies of the deeds, papers and other documents relating to the premises. It is clarified by the Developer herein that the Developer herein shall, at all times hereafter be obliged to give inspection of the original document in their custody to the Unit Owners, Landowners, Municipality and all other authorities, as may be required by the Developer. Upon completion of the Project, the Developer shall hand over the copies of the original documents to the Landowners/Flat Owners' Association;
 - c) That the Landowners is liable to getting the relevant documents of mutation of the names of the Landowners as recorded Owners;
 - d) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
 - e) The Landowners at its own costs and expenses cause the modification of Building Plans to be prepared and submitted to the South DumDum Municipality and shall obtain the sanctioned building Plan;
 - f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
 - g) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan. If the Developer manages to increase any constructed area from the sanctioned plan in future, in that event the Landowners' Allocation will be settled the then time;

- h) SUBJECT TO force majeure and reasons beyond the control of the Developer, within 18 [eighteen] months from the day of obtaining sanctioned building plan from South DumDum Municipality, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowners' Allocated area to the Landowners herein in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the meeting of Landowners' obligation of this agreement;
- i) The Developer will construct such maximum area as can be constructed on the Premises in commercially viable manner, permissible under the Building Rules, Regulations and By-laws of the South DumDum Municipality and/or South DumDum Municipality and in conformity with the plans;
- j) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
- k) That after completion of the construction of the proposed new building as according to the terms and conditions of these presents the Developer will be liable to handed over the Landowners' allocation to the Landowners only;
3. In case the Developer fails to deliver possession of the entirety of the Landowners' Allocated area to the Landowners within the period stipulated in Clause 2 [h] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six] months PROVIDED HOWEVER the Developer shall be liable to pay to the Landowners liquidated damages of Rs. 2,000/- [Rupees two thousand] only per month for the entire period of delay from the day of expiry of the extension period;
4. The Landowners herein shall answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
5. The Landowners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
6. The Developer shall be entitled to occupy and use the entirety of the premises SUBJECT TO the terms of this Agreement, for the duration of the

project. The Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff.

7. In connection with the aforesaid, it is agreed and clarified as follows:-
- a) The Developer shall cause such changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the names of the Landowners, then The Landowners herein, shall pay such dues and bears the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
 - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein collectively shall sign and execute all papers and documents necessary there for;
 - d) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively; **f**;
8. The Landowners shall be entitled to get **Flat** being **No. "A"** on the **First Floor, Flat** being **No. "A"** on the **Second Floor** and **entire Third Floor** of the proposed multi storied building TOGETHER WITH undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the SECOND SCHEDULE as Landowners' Allocation which is fixed, final and conclusive. The entirety of the remaining Premises, including the units, Parking space, roof and/or terrace, common areas and undivided proportionate share of the land of

the premises shall belong to the Developer as specifically described in the THIRD SCHEDULE;

9. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;
10. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Landowners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be jointly drawn by the Advocates of the Landowners and Developer but the same shall be in accordance with the practices prevailing in respect of Ownership unit buildings in Kolkata;
11. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Owners as fully mentioned hereafter;
12. The Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer and/or its nominees undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowners and the Developer,

however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act., 1961;

13. It is further clarified as follows:-

- a) The Developer will not provide individual electricity connection for the entirety of the said building and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C. E. S. C. Ltd. or otherwise towards the each unit and the mother meter of the building will be provided by the Developer;
- b) Upon completion and handing over the Landowners' allocated area to the Landowners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;
- c) The Developer shall cause the formation of a society/association or company for the common purpose and the unit Landowners shall be made the Landowners of such organization, in proportionate share, and as early as possible. After the completion of the Project, the Developer shall hand over all deposits and all matters arising in respect of the management of the Premises and particularly the common Portions to the said Society/Association or Company;
- d) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Landowners, to the extent of their respective areas;
- e) If so required by the Developer, the Landowners shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other documents of transfer

that the Developer may enter into with any person who desires to acquire units comprised in the Developer's allocated area and similarly, the Developer shall join in respect of the Landowners' allocated area;

- f) The Developer shall keep the Landowners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereof, including all claims or demands that may be made due to anything done by the Developer during demolition and construction of the said building, including, claims by the Landowners and occupiers of the adjacent and/or adjoining properties, for damage to their buildings, all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including any accident or other loss, any demand and/or claim made by the unit Landowners of the Developer's Area and any action taken by the corporation and/or any other authority for Any illegal or faulty construction or otherwise of the said building;
- g) That the name of the said Building shall be _____ ;
14. The Landowners shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof;
15. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
16. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
17. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms

hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners does not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;

18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used thereon;
19. In case any of the parties hereto commit any default in fulfillment of their obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
20. In case the Landowners fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Landowners at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
21. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, one to be appointed by each parties. The Arbitrators will be entitled to appoint an umpire. Such arbitration shall otherwise be in accordance with the Arbitration and Reconciliation Act, 1996 as amended till the date disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of a Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 (eight hundred) Square Feet Covered Area** more or less and **First Floor: 950 (nine hundred fifty) Square Feet Covered Area** more or less], lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag No. 6545 and L. R. Dag No. 6558** [and

measuring about **3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet** more or less] and **R. S. Dag No. 6546** and **L. R. Dag No. 6559** [land measuring about **0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet** more or less] appertaining to **C. S. Khatian No. 13** and **303** corresponding to **R. S. Khatian No. 1987** corresponding to **L. R. Khatian No. 682** and **C. S. Khatian No. 14** and **304** corresponding to **R. S. Khatian No. 1988** corresponding to **L. R. Khatian No. 682**, within the local limits of **Ward No. 26** of the **South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, being butted and bounded in the manner following :-

ON THE NORTH : PRAVAT SMRITI APARTMENT;
 ON THE SOUTH : APARTMENT BUILDING;
 ON THE EAST : FOURTEEN FEET WIDE ROAD;
 ON THE WEST : TEN FEET WIDE ROAD;

THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNERS' ALLOCATION

ALL THAT the Landowners shall be entitled to get **Flat being No. "A"** on the **First Floor, Flat being No. "A"** on the **Second Floor** and **entire Third Floor** of the proposed multi storied building TOGETHER WITH proportionate share of land and the common facilities and amenities attributable to the area of said flats to be allocated to the Landowners, as Landowners' Allocation which is fixed, final and conclusive;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion of the proposed multi storied building to be constructed upon the said premises as per plan sanctioned by the South DumDum Municipality save and except the Landowners' allocation stated specifically in the Second Schedule written herein above together with the undivided proportionate share in the land of the said premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO COMMON AREAS, COMMON FACILITIES AND AMENITIES

- ❖ The Landowners along with Co-Owners, occupants, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, backspaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Top of the roof, stair, staircase, Stairs case landing and lobbies of the building;
- ❖ Septic tank, water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift well, machine room, cage, machine and accessories;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

Foundation	: R.C.C foundation and framed structure;
Brick Work	: Brick work of 0'-8", 0'-5" and 0'-3" with specified plaster;
Flooring	: Flooring of Tiles with 4" skirting on all Sides;
Doors	: Door frames will be of good quality of wood and flash door shutters for all doors of the flat including main door. One lock and eye piece in main door and the frame and shutter of the Toilet will be made of P. V. C.
Windows	: All windows will be made of aluminum, sliding type window with Glass panels and protected with M. S. Grill;
Kitchen	: Black stone platform with a sink and glazed tiles up to 2'-0" Feet Height above the platform;
Toilet	: Tiles up to 3'-0" height, one commode, Porcelain

- shower, one Bibcock;
- Water Supply : 24 hours water supply will be provided by deep tube well with pumps;
- Interior Wall Coats : All the interior walls will be finished with a coat of Plaster of Paris.
- Extra Works : Any extra work other than our standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work;
- Electric Meter : Charges of procurement of the electric meter will be borne by the individual flat/ commercial /car parking Space owner;
- Transfer & Registration : The costs and expenses of Sale Deed/ Agreement for sale, stamping, registration, Advocate's fees, other duties and charges Applicable on the date of transfer and registration shall be on account of the Owners of the flat/commercial/car parking Space;
- Elevator : One 3 or 4 Passenger Lift will be installed.

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

SIGNED, SEALED and DELIVERED by the LANDOWNERS and the DEVELOPER in the presence of:

1. *Suprotim Saha*
Advocate

2. *Sunkanta datta*
AB-2/26 D B Nagar
Kal-59

Sunil Mitra
Indranath Mitra
Indrani Dey Mitra.
Gan Kar Roy

SIGNATURE OF LANDOWNERS

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

SUPROTIM SAHA
Advocate, [WB-134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

LOKENATH CONSTRUCTION

Gan Kar Roy
Proprietor

SIGNATURE OF DEVELOPER

SPECIMEN FOR TEN FINGER PRINTS

6. SIGNATURE OF THE EXECUTANT/PRESENTANT



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LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



[Handwritten signature]



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



[Handwritten signature]



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

no. SIGNATURE OF THE EXECUTANT/PRESENTANT



Sankar Roy



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

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LITTLE

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MIDDLE

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[RIGHT HAND]

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

BRN: 192019200164289181

Payment Mode Online Payment

GRN Date: 25/01/2020 17:24:20

Bank : State Bank of India

BRN : IK0AKWGLB3

BRN Date: 25/01/2020 17:25:45

DEPOSITOR'S DETAILS

Id No. : 15060000100343/2/2020

(Query No./Query Year)

Name : SUPROTIM SAHA

Contact No. :

Mobile No. : +91 9830124656

E-mail : suprotim62@gmail.com

Address : BA 12 2B D B NAGAR KOLKATA 700 059

Applicant Name : Mr Suprotim Saha

Office Name :

Office Address :

Status of Depositor : Advocate

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	15060000100343/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	15060000100343/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

9941

In Words : Rupees Nine Thousand Nine Hundred Forty One only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDRANI DEY MITRA
DEBASHISH MITRA
06/12/1980

Permanent Account Number

AXAPD5520H

Indrani Dey

Signature



Indrani Dey Mitra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANKAR ROY
PARESH CHANDRA ROY

12/07/1965
Permanent Account Number

AFZPR3898F

Sankar Roy

Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाने :
आयकर पैन सेवा यूनिट, UTISI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Sankar Roy

Major Information of the Deed

Deed No :	I-1506-00695/2020	Date of Registration	27/01/2020
Query No / Year	1506-0000100343/2020	Office where deed is registered	
Query Date	18/01/2020 5:29:03 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha BA-12/2B, D B Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051582975, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 74,06,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



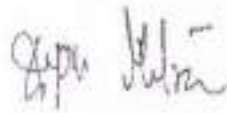


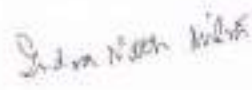


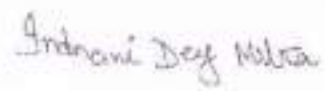
District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6558	LR-682	Bastu	Bastu	3 Katha 4 Chatak 26 Sq Ft	1/-	56,19,252/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-6559	LR-682	Bastu	Bastu	4 Chatak 20 Sq Ft	1/-	4,75,000/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
TOTAL :					5.8804Dec	2 /-	60,94,252 /-	
Grand Total :					5.8804Dec	2 /-	60,94,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1750 Sq Ft.	1/-	13,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 950 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1750 sq ft	1 /-	13,12,500 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Dipa Mitra (Presentant) Wife of Late Debasish Mitra Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 27/01/2020	 LTI 27/01/2020	 27/01/2020
16/2, Baguiati 2nd Lane, 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.:: CEJPM7575M, Aadhaar No: 44xxxxxxxx8187, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Indra Nath Mitra Son of Late Debasish Mitra Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 27/01/2020	 LTI 27/01/2020	 27/01/2020
16/2, Baguiati 2nd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AONPM3999K, Aadhaar No: 38xxxxxxxx6680, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Indrani Dey Mitra Wife of Shri Chandan Dey Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 27/01/2020	 LTI 27/01/2020	 27/01/2020
EA-6/2, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXAPD5520H, Aadhaar No: 20xxxxxxxx4765, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri Sankar Roy Son of Shri Paresh Chandra Roy Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 <small>27/01/2020</small>	 <small>LTI 27/01/2020</small>	 <small>27/01/2020</small>
AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFZPR3898F, Aadhaar No: 21xxxxxxxx4277, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office			




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Lokenath Construction AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.: AFZPR3898F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sankar Roy Son of Paresh Chandra Roy Date of Execution - 27/01/2020, , Admitted by: Self, Date of Admission: 27/01/2020, Place of Admission of Execution: Office </td> <td>  <small>Jan 27 2020 12:09PM</small> </td> <td>  <small>LTI 27/01/2020</small> </td> <td>  <small>27/01/2020</small> </td> </tr> </tbody> </table> AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFZPR3898F, Aadhaar No: 21xxxxxxxx4277 Status : Representative, Representative of : Lokenath Construction (as Proprietor)	Name	Photo	Finger Print	Signature	Shri Sankar Roy Son of Paresh Chandra Roy Date of Execution - 27/01/2020, , Admitted by: Self, Date of Admission: 27/01/2020, Place of Admission of Execution: Office	 <small>Jan 27 2020 12:09PM</small>	 <small>LTI 27/01/2020</small>	 <small>27/01/2020</small>
Name	Photo	Finger Print	Signature						
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Identifier Details :

Name	Photo	Finger Print	Signature
Sukanta Dere Son of Late Biswanath Dere AB-8/26, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059			

27/01/2020

27/01/2020

27/01/2020

Officer Of Smt Dipa Mitra, Shri Indra Nath Mitra, Smt Indrani Dey Mitra, Shri Sankar Roy, Shri Sankar Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Dipa Mitra	Lokenath Construction-1.35552 Dec
2	Shri Indra Nath Mitra	Lokenath Construction-1.35552 Dec
3	Smt Indrani Dey Mitra	Lokenath Construction-1.35552 Dec
4	Shri Sankar Roy	Lokenath Construction-1.35552 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Dipa Mitra	Lokenath Construction-0.114583 Dec
2	Shri Indra Nath Mitra	Lokenath Construction-0.114583 Dec
3	Smt Indrani Dey Mitra	Lokenath Construction-0.114583 Dec
4	Shri Sankar Roy	Lokenath Construction-0.114583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Dipa Mitra	Lokenath Construction-437.50000000 Sq Ft
2	Shri Indra Nath Mitra	Lokenath Construction-437.50000000 Sq Ft
3	Smt Indrani Dey Mitra	Lokenath Construction-437.50000000 Sq Ft
4	Shri Sankar Roy	Lokenath Construction-437.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Saigachi, JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6558, LR Khatian No:- 682	Owner:অভারানী দেবী, Gurdian:ফিত্তী চন্দ, Address:বাগুইহাটী রোড,আসকুম, Classification:বাস, Area:0.15440000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 6559, LR Khatian No:- 682	Owner:অভারানী দেবী, Gurdian:ফিত্তী চন্দ, Address:বাগুইহাটী রোড,আসকুম, Classification:ডোবা, Area:0.13660000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150600695 / 2020

On 27-01-2020

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 11:08 hrs on 27-01-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt Dipsa Mitra, 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 74,06,752/-

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

Execution is admitted on 27/01/2020 by 1. Smt Dipsa Mitra, Wife of Late Debasish Mitra, 16/2, Baguiati 2nd Lane, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Shri Indra Nath Mitra, Son of Late Debasish Mitra, 16/2, Baguiati 2nd Lane, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Smt Indrani Dey Mitra, Wife of Shri Chandan Dey, EA-6/2, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 4. Shri Sankar Roy, Son of Shri Paresch Chandra Roy, AB-9/20, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Sukanta Dere, Son of Late Biswanath Dere, AB-8/26, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 27-01-2020 by Shri Sankar Roy, Proprietor, Lokenath Construction (Sole Proprietorship), AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Sukanta Dere, Son of Late Biswanath Dere, AB-8/26, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2020 5:25PM with Govt. Ref. No: 192019200164289181 on 25-01-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AKWGLB3 on 25-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 204311, Amount: Rs. 100/-, Date of Purchase: 25/01/2020, Vendor name: Armal Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2020 5:25PM with Govt. Ref. No: 192019200164289181 on 25-01-2020, Amount Rs: 9,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AKWGLB3 on 25-01-2020, 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 37289 to 37325
being No 150600695 for the year 2020.



Digitally signed by SUMAN BASU
Date: 2020.02.03 13:46:13 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2020/02/03 01:46:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)