

1836/19

I-1720/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 536037

E 536037

12/4/19
 Ce-1/88631

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

Additional District Sub-Registrar,
 Garia South 24 Parganas

12 APR 2019

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
 12th Day of April 2019 (Two Thousand Nineteen) A.D.

: BY & BETWEEN :

Contd.....2

S.L. No. 1485 Date 05 APR 2019
Name M/s. "Deb Naman"
Address 58, Sukanta Pally & Sri Krishna Pally,
P.O. Boral, P.S. Sonarpur,
Value 5000 Kolkata - 700154

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150



Additional District Sub-Registrar,
Garia South 24 Parganas

02 APR 2019

Sajal Kumar Bhattacharya
for Late Lalit Ch. Bhattacharya
Advocate, Ali pore Police Court, Kol-22
114, R.N. Park, P.O. Vill - Boral.
Kol-154.

MRS. SHEFALI ROY alias **MRS. SHEFALI RANI DAFADAR** Wife of Mr. Khagen Roy alias Khagendra Nath Dafadar, by faith-Hindu, by Nationality-Indian, Occupation-Business, residing at: Sripur Bagherghole, Banipara, P.O. Boral, P.S. Sonarpur now Narendrapur, District: South-24Parganas, Kolkata-700154 here-in-after called or referred to as the **LAND OWNER / PRINCIPAL** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean & include her respective legal heirs, executors, administrators, representative and/or assigns) the Party of the **FIRST PART** .

A N D

M/S. DEB NIRMAN, PAN: BYMPD5470L, a Sole Proprietorship Firm, having its office at **58, Sukanta Pally, and Sri Krishna Pally, P.O. Boral, P.S. Sonarpur, now Narendrapur, District: South-24 Parganas**, represented by its sole proprietor namely **MRS. MOLLY DEB PAN: BYMPD5470L** Wife of Mr. Vidyasagar Deb, by Faith-Hindu, By Nationality-Indian, all by Occupation-Business, residing at : Sukanta Pally, P.O.Boral, P.S.Sonarpur now Narendrapur, South-24Parganas, Kolkata- 700154 here-in-after called or referred as The **DEVELOPER/ BUILDER** and/or **CONTRACTOR** (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and include its legal heirs, successors-in-interest, legal-representatives, executors, administrators of the office and/or assigns) the Party of the **SECOND PART**.

WHEREAS One Asraf Ali Khan son of Late Gomani Khan of Sripur Bagherghole, P.S. Sonarpur then District: 24Parganas purchased on 10/07/1959 for his own interest and from his own money a Pot of land measuring 14 (Fourteen) Decimal more or less, lying and situates at Mouza-Sripur Bagherghole, J.L No. 59, being land areas under Dag No. 1918, R.S Khatian No. 755, measuring 03 Decimal more or less and also land areas under Dag No. 1919, R.S Khatian No. 756 measuring 11 Decimal more or less i.e. total areas of land 14 (Fourteen) Decimal more or less from then Owner Eyachin Mondal under the pseudonym of Sukumar Basu at or for then rightful Consideration which was registered at the Sub-Registry Office at Baruipur, and duly recorded in Book No.1, Volume No. 94, Pages from 55 to 60, Being No. 7766, for the year 1959.

AND WHEREAS after purchasing the same said Ashraf Ali Khan had been enjoying and possessing the aforesaid land without any interference and disturbances from any corners but due to establish right and title of the said land firmly in favour of said Ashraf Ali Khan, said Sukumar Basu executed a Deed of No-Objection in favour of said Ashraf Ali Khan which was registered at the Sub-Registry Office at Baruipur, and duly recorded in Book No.1, Volume No. 28, Pages from 92 to 94, Being No. 1022, for the year 1963. Thus, Ashraf Ali Khan became the lawful absolute Owner with every right, title, interest and possession of this aforesaid land measuring 14 (Fourteen) Decimal more or less.

AND WHEREAS due to urgent need of money said Ashraf Ali Khan declared to sell the said 14 (Fourteen) Decimal of land more or less and one Mrs. Shefali Roy alias Mrs. Shefali Rani Dafadar Wife of Mr. Khagen Roy alias Khagendra Nath Dafadar, purchased the aforesaid land at or for a then rightful Consideration in the manner areas of land measuring 03 Decimal more or less under Dag No. 1918, R.S Khatian No. 755 and also measuring 11 Decimal more or less under Dag No. 1919, R.S Khatian No. 756 i.e. total areas of land 14 (Fourteen) Decimal more or less lying and situates at Mouza-Sripur Bagherghole, J.L No. 59, P.S. then Sonarpur now Narendrapur, District: South-24Parganas by virtue of Bengali Saff Vikroy Kobala, executed on 07/10/1974 registered at the Office of Sub-Registrar, ^{Sonarpur} South-24Parganas and duly recorded in Book No.1, Volume No. 64, Pages from 91 to 93, Being No.4143, for the year 1974. Thus, said Shefali Roy alias Shefali Rani Dafadar became the lawful and absolute Owner of aforesaid landed property.

AND WHEREAS in the meanwhile said Shefali Roy alias Shefali Rani Dafadar sold a portion of land measuring 03 (Three) Decimal to or in favour of some purchasers and remained in lawful possession of land measuring 11 Decimal more or less and duly mutated her name the said land in the record of B.L & L.R.O and local Rajpur Sonarpur Municipality respectively which has been recorded as L.R dag No. 1313, L.R khatian No. 1361, at Mouza-Sripur Bagherghole, J.L No. 59 and also recorded as Holding No. 119, Bani Para under Rajpur Sonarpur Municipality, Ward No. 32.

AND WHEREAS the Land Owner has decided and finally settled to develop said landed property mentioned in **Schedule-A** hereunder written in the form of construction of new multistoried Building on the said plot of land

MD
FTH

Sub-Registrar
South-24 Parganas

✓

demolishing dilapidated Tin Shed structure described hereunder **Schedule-A**, in accordance with the **Sanctioned Plan**, be sanctioned by the competent **Authority of Rajpur Sonarpur Municipality** but the **Land Owner, Party of the First Part**, owing to paucity of fund and lack of knowledge in the matter of civil construction entrusted the Developer, herein the Party of the **Second Part** and after satisfactory oral discussion in the matter of construction of new Building at the cost and convenience of the Developer but due to avoid any future misunderstanding, disputes and differences, the both parties hereto have entered herein this Agreement, under certain terms and conditions, here-in-after called the **Agreement for Development** with **M/S. DEB NIRMAN**, a Sole Proprietorship Firm, having its office at **58, Sukanta Pally & Sri Krishna Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, District: South-24Parganas**, represented by its sole proprietor namely **MRS. MOLLY DEB** here-in-after called or referred as **The DEVELOPER/ BUILDER** and/or **CONTRACTOR**, the part of the **Second Part** and both the parties are under binding with the following terms and conditions by these presents as mentioned hereunder:-

NOW THIS AGREEMENT FOR DEVELOPMENT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1.1 LAND OWNER: MRS. SHEFALI ROY alias **MRS. SHEFALI RANI DAFADAR** Wife of Mr. Khagen Roy alias Khagendra Nath Dafadar, residing at: Sripur Bagherghole, Banipara, P.O. Boral, P.S. Sonarpur now Narendrapur, District: South-24Parganas, Kolkata-700154 here-in-after called or referred to as the **LAND OWNER / PRINCIPAL**.

1.2 DEVELOPER: shall mean **M/S DEB NIRMAN**, a Sole Proprietorship Firm, having its office at **58, Sukanta Pally & Sri Krishna Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, District: South-24Parganas**, represented by its sole proprietor namely **MRS. MOLLY DEB** Wife of Mr. Vidyasagar Deb, residing at: Sukanta Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, South-24Parganas, Kolkata- 700154 here-in-after called or referred as **The Developer / Builder / Contractor**.

(After demise either of the Land Owner or the proprietor of the Developer's Firm each party's legal heirs, successors, executors and legal representatives shall be included).

1.3 SAID PREMISES / HOLDING: shall mean the area of Land by nature **Danga** measuring **11 (Eleven) Decimal** more or less, **lying and situates at Mouza: Sripur Bagherghole, J.L.No. 59, R.S No. 172, Pargana: Magura, Touji No.1, comprised of R.S Dag No.1919 L.R Dag No. 1313, appertaining to R.S Khatian No.756, L.R Khatian No.1361, under Holding No. 119, Bani Para** within the limit of Rajpur Sonarpur Municipality, Ward No. 32, P.S. now Narendrapur (Sonarpur), District: South-24Parganas.

1.4 PROPOSED BUILDING: Shall mean the Building be constructed on the said plot of land or Holding measuring land areas **11 (Eleven) Decimal** more or less under **Holding No. 119, Bani Para** within the limit of the **Rajpur Sonarpur Municipality, Ward No. 32, District: South-24Parganas** mentioned in Clause 1.3 and the said Building shall be constructed in accordance with **Building Plan** be sanctioned by the appropriate authority of **Rajpur Sonarpur Municipality** or any other Authority or Authorities be applicable time to time.

1.5. COMMON FACILITIES AND AMENITIES: shall include corridors, Hall-ways, stair-ways, passages, ways, lavatories, provided by the Developer, pump-room, water, water- reservoir, over head tank, water pump and motor and other common facilities as per West Bengal Municipal Building Rules, 1996 and the undivided right of which may be transferred at a time of delivery of possession and by any other means adopted for effecting what is understood as a transfer of space with undivided proportionate share or interest in land proportionate to the area of the Flat and right to use in common space in said building premises.

1.6. SALEABLE SPACE: shall mean the space in the Building available for independent use and occupation after making due provision for common passages, facilities and the space required for common use for all lawful occupiers as per West Bengal Municipal Building rules .

1.7. ARCHITECT: shall mean the person or persons having the vast knowledge in Civil Construction and architectural matter who may be appointed by the Developer for designing and planning and supervising of the said Building.

1.8. BUILDING PLAN: shall mean the Plan to be sanctioned by the **Concerned Authority of Rajpur Sonarpur Municipality** or any other

authorities be required for that Building construction with such alterations or modifications as the case may be, made by the Developer time to time and for which the Developer will have the right to get its sanctioned of the revised Plan, sanctioned by the concerned Authority of Rajpur Sonarpur Municipality and in case of any deviation, alteration and modification, the supplementary Building Plan to be made and approved from the concern authority of the said Municipality and Revised Plan may be sanctioned, if required.

1.9. TRANSFER: with its grammatical variation shall mean transfer by mean of Conveyance/Sale and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer in any new constructed area in the from of Flat/Car Parking/ Shops whatsoever with undivided interest in land proportionate to the area of the Flat and the right to use in common space of said premises to the bonafide purchasers.

1.10. TRANSFEREE: shall mean person/persons Firm, Limited Company, Association to whom any constructed space, Flat, Car-Parking, residential, Commercial or any other Space of the said Building would be transferred.

1.11 TRANSFEROR: shall mean the Land Owner as Vendor and the Developer as Confirming Party and particularly the Land Owner/Vendor shall have right to appoint or engage her Attorney or Attorneys on behalf of her who will perform all acts, Deeds and things in the name of the Owner as vendors including the good right and absolute authority to sign, execute, present and get registered all kinds of Deed/documents affidavit, declaration and others on behalf of the Land Owner including independent right to sell Developer's Allocation/share by way of all kinds of Deed of Transfer and also any other deeds and documents required for Sanctioned of the Building Plan and others reasonable purposes.

1.12. WORDS: importing masculine gender shall include feminine gender and neuter gender, like-Wise importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders. Singular shall include the plural vice versa.

1.13. BUILDING: shall mean the proposed G+III or Straight-III storied Residential Building or any other types of building be approved by the concerned authority of Rajpur Sonarpur Municipality to be constructed at the aforesaid Premises in accordance with sanctioned plan.

1.14. BUILT UP AREA:- means the Covered area of the flat or any other unit like Shop, Car-Parking Space and others whatsoever and said Covered Constructed portion means:- Carpet areas plus thickness of wall and also be added therewith proportionate share of stair, stair case and lift if installed.

1.15 SUPER BUILT UP AREA:- means Built up area as mentioned above(+) plus undivided proportionate share or interest and right to use of the Vacant land as Common areas of all Flat/unit Owners including Common facilities, proportionate undivided common right to use of roof, share of Meter room, Safety Tank, Drainage, Sewerage and others whatsoever deemed as common in said Building or Premises and for providing those facilities the Developer may add any percentage as it deems fit and proper and as per its choice with the built up area for better use and enjoyment of the said Building.

1.16 Facilities, subject to stipulation of the said building as per Apartment Act. 1972 and its time to time amendment thereof or now in force.

It is finally settled between the Land Owner and the Developer as under:-

It is clearly Stated that Allocated Flats and others here-in-after called as land Owner's Allocation comprised of the Building on the below Schedule Land of the Land-Owner shall be handed over in complete Condition within **36 (Thirty Six) months** from the date of the Sanctioned Plan subject to clear marketable right, title, interest, Possession of the land of the Land Owner and that to be mutated in **Rajpur Sonarpur Municipality** and also to be **recorded in B.L.R.O.** in respect of the said land more fully mentioned hereunder **Schedule-A** and subject to fulfilment of all, it is decided by both the **Land-Owner** and the **Developer** that allocation of the **LAND OWNER** and the **DEVELOPER** shall be **27:73 ratio out of total built up area i.e. 27%** (Twenty seven percent) **of total built up area** shall be provided **to the Land Owner / Principal** and **73%** (Seventy three Percent) **of total built up area** shall be provided to **the Developer** of the new Building that shall be constructed on the **Schedule-A land** at the coat and convenience of the Developer.

THE LAND OWNER'S ALLOCATION: On or after the Completion of the building or project in all respect the Land Owner as settled herein shall be provided as follows:-

The **LAND OWNER / PRINCIPAL** here-in-after called as **OWNER** the **First Part** herein shall get **27%** (Twenty seven Percent) **Built up area out of total constructed/ Built up/salable areas** of the said newly constructed Building after this Agreement **Together-with** undivided proportionate share or interest of aforesaid land described in **Schedule-A Together-with** common areas, common Facilities and common amenities subject to general restrictions as be provided to all Flat Owners and as per oral settlement here-in-before finalized between the **LAND OWNER** and the **DEVELOPER FIRM** but due to avoid any future misunderstanding, disputes and differences herein clearly written the both parties Allocations, others term and condition forming a part of this Agreement for Development.

i) **The Land Owaer**, shall get **27%** (Twenty seven Percent) **of total Allocation / Constructed or Built up area** as per Building Plan **Together-with** undivided proportionate share or interest of the aforesaid land described in **Schedule-A Together-with** common areas, Common Facilities and Common amenities subject to general restrictions and the Land Owner after achieving **said allocated portion TO HAVE AND TO HOLD** with all said numbers of Flats and enjoy the same hereditably with right to transfer the same by way of any kinds of Deed under Transfer of Property Act now in force or time to time applicable or may execute and give registration of all kinds of Deeds like Deed of Sale/ Conveyance, lease, Gift, Rent, bequeath by **WILL** and others whatsoever in favour of anybody/ bodies, firm or company, Govt. or semi govt. institution i.e. the land Owner shall have right to sell or dispose of their allocation as recited above independently without help of others whomsoever.

ii) **That**, it is further agreed by the Developer's Firm against the proposal of the Land Owner that the Developer shall pay **Rs. 2,00,000/-** (Rupees Two Lac) **only** as non-adjustable amount and Developer's Firm shall pay the same on or before registration of Development Agreement and Development Power of Attorney.

iii) **That**, the Developer shall earmark the particular Flat/ Flats in each Floor that shall be provided to the Land Owner which shall be reflected in the Supplementary Agreement henceforth be prepared on or before completion of construction which the Owner has agreed.

Be it noted here that the Land Owner and the Developer have every right to adjust or alter the aforesaid allocated portion by way of mutual understanding and the same shall be reflected in the Supplementary Agreement if required be signed by both party which is to be treated as part and parcel of this Development Agreement and the same shall be considered as legal document to all whom it may concern. Be it mentioned here that as the Land Owner is old enough, her son hereunder signed as witness has made understood the meaning of every line that herein written in English to avoid any future from problems, disputes and intricacy.

1.15. DEVELOPER'S ALLOCATION: save and except Owner's Allocation as recited above, the rest of all the constructed salable areas shall be provided to the Developer or achieved by the Developer Firm on the strength of this Agreement Together-with undivided proportionate share of land including all rights, power, facilities, amenities and others whatsoever that every Owner deserves, here-in-after treated as Developer's Allocation and the said Proprietorship Firm shall have lawful right to sell/convey and on others way of transfer whatsoever covered under the Transfer of property Act. Fixed allocated portions shall be provided to the Land Owner recited above and rest or remaining all allocated areas shall go under the right, possession and control of the Developer.

The aforesaid Developer's Allocation shall be provided Together-with Common areas, Common Facilities, Common Passage and all other facilities like Common roof right, Common Space whatsoever shall be known as Developer's Allocation Together-with undivided proportionate share of land underneath the said Building to be erected as per sanctioned plan here-in-after called as the Developer's Allocation. Briefly to say that save and except Land Owner's Allocation, all the rest or remaining allocations shall be treated as Developer's Allocation and the said Allocated Portions may be sold, transferred and disposed of by the DEVELOPER'S FIRM / DEVELOPER on the strength of registered Development/General Power of Attorney to be executed and be registered in an authenticated Registration Office by and between the Land Owner in favour of the Developer's Firm or Developer's Personal name or in the name of DEB NIRMAN and the said registered Development/General Power of Attorney shall be forceful until all the Developer's Allocated Portions are sold to the THIRD PARTY or in favour of the intending Purchasers or otherwise shall be possessed, enjoyed and

controlled by the Developer as per lawful right and title of the same provided Land Owner's Allocation shall be given before the execution and registration of all Deeds of Transfer out of the Developer's Allocation. But it is inter-alia agreed between the land Owner and the Developer that due to urgent need of cash, the Developer's firm has here been allowed by the land-Owner to sell or dispose of some of the Flats under Developer's Allocation together with undivided proportionate share of land, common areas, common facilities and others followed by Building Plan as per Apartment Act or followed by Civil Law.

1.17 DEVELOPMENT POWER OF ATTORNEY: the Owner shall execute and register one Development Power of Attorney in favour of all **Partners' names jointly OR** in favour of DEVELOPER'S FIRM named DEB NIRMAN in respect of the aforesaid land or Premises more fully described in the Schedule-A Property for rendering Power, authority and right to perform all activities for the construction of said Building and others needful purposes including empowering them with every right and authority including right and authority to sell, transfer and dispose of Developer's Allocated Portions by way of any kinds of deed or deeds as per Transfer of the Property Act lawfully including the Deed of Agreement, having the right to organize the necessary works for registration of those Deed/Deeds, appearing before any authenticated registration offices like D.S.R.IV, South-24Parganas and/or A.D.S.R, Garia, South-24Parganas and R.A Calcutta and sign and execute all kinds of deeds and present the same to the registration officer, receive the earnest money, advance money, Part and full consideration from the intending purchaser/ Purchasers in respect of Flat/Unit/Car-Parking/Shop whatsoever, settled to sell or dispose of by the Developer and complete the sale proceed by signing on Deed Return Receipt or I.G.R on the strength of said Power of Attorney, executed by the Land Owner and this Power of Attorney shall be valid, un-cancelled until and unless all the constructed areas under Developer's Allocations are sold by virtue of registered Deed/s.

1.18. OWNER'S APPLICATION : the Owner and in absence of her, her legal heir shall be bound to take party by herself or through her Power of Attorney in respect of execution of Deed of Conveyance and other deeds in favour of the intending Buyer or Buyers of the Developer in respect of the Developer's Allocation as the case may be or shall appear before the Registering Authority as and when needful for the registration of any deed or document and admit

execution thereof during the period of construction up to the dispose of the all allocated portion of the Developer and shall be bound to do all needful acts, deeds and things for the proper registration of each deed or deeds without any objection, hindrance and never shall go against the Developer's Firm and also shall not do any act, deeds and things by which the Developer may suffer in future.

1.19. POSSESSION: the Land Owner's Allocation and possession will be handed over to the Land Owner before execution and registration of any Deed of Conveyance/s in favour of the Intending Purchaser or Purchasers by the Developer and the Developer shall be bound to execute the possession letters in favour of the Land Owner for her all allocated portions prior to lawful transfer of Developer allocation. It is further declared by the Land-Owner that the Developer may make agreement/s with the Third Party for the sale of Developer's Allocated Portion prior to give possession of Land Owner's Allocated Portion and also may give registration of some of the Flats/units under Developer Allocation due to urgent need of money and the Land Owner is also agreed to handover all Original Copies of title Deed, Mutation Certificate, Tax-receipt and others whatsoever at the time of execution of this Development Agreement to the **DEVELOPER** which now under the custody to the Land Owner which is in proof of his right, title and authority in respect of the said landed Property, more fully described hereunder **Schedule-A** and the Land Owner shall be bound to show and submit all original deeds and documents related to the said landed Property to the Developer for the verification of Land Owner's marketable right, title and authority by the intending Purchaser/s or any one having the right to see the original as and when necessary.

ARTICLE - II DEVELOPER'S RIGHT

2.0 The Land Owner hereby grant subject to what have been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said Building for "Commercially Exploit" the same by entering into Agreement for sale with the intending Purchaser of its allocated portion commercially as described and also described in the Schedule under Developer's allocation and may transfer and/or construction in accordance with the Plan to be sanctioned by the appropriate authorities with or without amendment and/or modification made or caused by the Developer with the

approval of the Owner provided that the Developer shall handover the Land Owner's allocated portion first in the new building constructed as per sanctioned plan .

2.1 In consideration of the above, the Developer shall be entitled to all other flats / units save and except the Owner's Allocation stated herein before at the said Holding together with the proportionate undivided share of land and the common facilities, amenities and restrictions as per Apartment act,1972 and the Developer shall be entitled to enter into Sale-Agreement with the intending buyers for sale and transfer in its own name with any kinds of Deed of Transfer and to receive, realize and collect all money in respect thereof which allotted portion belongs to the Developer which the Land Owner hereby consent to the Developer entering into the said Agreement and the Owner undertake to convey the salable area to the Purchaser when called upon by the Developer and made a party to his Agreement and also do all acts, Deeds and things for the distribution of Developer's allocated portion in favour of the intending Purchasers or others as per will or intention of the Developer, if required .

2.2 The Developer shall be deemed to be the Agent of the Land Owner and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer allocated portion together-with proportionate undivided share of land and also other facilities, privileges subject to restriction as per **Apartment Act.1972** followed by its amendment day by day on the strength of registered or un-registered **Development/General Power of Attorney** executed by the Land Owner in favour of the name of the partners of **M/S DEB NIRMAN**, herein **the party of the Second Part**, in favour of said Sole Proprietor named as **SMT. MOLLY DEB** Wife of Sri Vidyasagar Deb, herein **the party of the Second Part** where the Land Owner shall give the each person of Developer's Firm, the exclusive power, right and authority to construct the said building at the cost and convenience of the Developer along-with the right and Authority to sell or transfer all the allocated portion under the Developer's Allocation by any kind of Deed.

2.3 The Developer shall at its own cost construct and complete the building as per Sanction Plan with the facility and amenities at the said Premises be built with good and standard building materials as may be

specified by the Architect from time to time, and such construction of the said Building shall be completed entirely by the Developer at its own cost and conveniences within 36 (Thirty Six) months from the date of obtaining the Sanction Plan from Rajpur Sonarpur Municipality which is expendable for six months which is the most essence of this Agreement. Be it noted here that the act of Gods or force-major and in case of unavoidable circumstances the period of completion of the building may be extended either six months or more if mutually agreed. Time in this respect unless the same is beyond the control of the Developer being deemed to be the essence of the Agreement between the Parties.

2.4 The Developer shall provide in said Building water connection, storage tanks, overhead reservoir, electrification, permanent electric connection and until permanent electric connection is obtained temporary electric connection to be provided in a residential multistoried building, having self-contained apartment and constructed spaces for sale and/or residential flat and/or constructed spaces on ownership basis and in that case, the cost of temporary electric connection to be borne by the each Flat/Unit Owner equally or proportionately but in case of common electric connection all Owners shall bear the said cost equally.

2.5 The Developer shall be authorized in the name of the Owners in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power drainage, sewerage and/or Gas to the Building and other facilities required for the construction of enjoyments of the Building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land Owner allocated portion by the Land owner, they shall bear the aforesaid all outgoing expenses for their respective allocated portion only.

2.6 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Land Owner, construct and complete the Building and various units and/or apartments therein in accordance with the Building Plan and any amendment thereto or

modification thereof made or caused to be made by the Developer with the consent of the owners in writing.

2.7 That, the Developer has right or liberty to sell its allocated portion to the nominee or nominees of the Developer, otherwise the nominee or nominees of the Second part are not entitled to get any portion of the project as intending Purchaser/Purchasers of the said project, but in case of the demise of the Developer, its legal heirs, survivor and or nominees shall be entitled to seize and possess of the constructed areas together-with proportionate undivided share of land under Developer's Allocated portion.

2.8 All taxes, costs, charges and expenses including Architect's fees etc. shall be paid discharged and borne by the Developer from the date of taking possession of the said land with structure till delivery of possession and the Owner shall have no liability in this context but after getting possession of their allocated portion in fully completed condition, Land Owner shall pay all the rent, rates, taxes, maintenance charges and others outgoings for his allocated portion only and it is also mentioned here that the Land Owner shall clear all rent, rates and taxes including outstanding liabilities if any, in respect of the said land on or before delivering possession of the said plot of land hereunder Schedule-A to the Developer for the construction of new Building as per sanction plan granted by the competent authority .

2.9 The Land Owner has already released or delivered possession of the Land and the building is ^{for construction} under construction at the cost of the Developer on oral Agreement or settlement between the Land Owner and the Developer Firm in faith and believe but due to avoid any future miss-understanding, disputes, difference and intricacy both the Land Owner and the Developer entered this un-registered Agreement and Power of Attorney in question of new construction thereon.

3.0 LAND OWNER'S REPRESENTATIONS: The Land Owner hereby declare that the below schedule land is fair and free, from all encumbrances having a good marketable right, title, interest and possession of her own and she has here to fore not done any acts deeds or things by which the below Schedule-A landed property may be affected and arise any litigation in regards to the unencumbered status of the said Land and also declares as follows:-

Molly Dec

for construction

a) That, Owner, the Party of the First Part is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises and the Land Owner has not here-to-fore execute any deed, agreement with third party in respect of their below schedule land and shall not execute the same after these presents.

b) That, the said land/ Premises is free from all encumbrances and the owner has marketable title in respect of the said premises, *having no Court case against said land.*

c) That, there is no excess vacant land at the said Premises within the meaning of the Urban land (Ceiling and regulation) Act. 1976 and both parties obey the income tax rules after these presents .

d) That, the Owners hereby grants, exclusive right to Developer to under take new construction on the said land/Premises in accordance with the Plan or Plans to be sanctioned by the authority of Rajpur Sonarpur Municipality at her own choice or will, not instigated or influenced from any corner.

e) That, all application plans and other papers and Xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner at the Developer's cost and expenses .

f) That, the Land Owner here-in-after shall not claim any division or sub-division of the land and also of the Building constructed on the said land.

g) That, the Land Owner shall submit all original documents, Deeds after the registration of these presents .

i) That, the clear title, Possession Mutation in Govt- Screstha and local Municipality are under responsibility of the Land Owner .

3.1 That, the Developer party of the Second Part accepts to complete the construction and deliver the Owner's share within 36(Thirty-Six)months after getting the sanctioned building Plan from the Authority Concern subject to the continuance or normalcy in the city of the Kolkata and its adjacent locality and subject to natural calamities beyond the control of the second part which include civil commotion, fire, flood, riots etc. may cause from the date of sanction and approval of the plans also subject to giving vacant possession of the land by the Land Owner and in that case the period of completion of the building may be delayed as aforesaid .

3.2 The party of the Second Part hereby undertaken to the Land Owner to keep them harmless, identified from or against all third party claims, action

*Developer to comply with
Molloy Det*

arising out of any sorts of non-payment bills of the Contractors or any other person/persons relating to the construction on the Land hereunder Schedule.

3.3 The Land Owner hereby nominate, constitute and appoint the Developer's Firm or partners personally, the Second Party as her true and lawful constitute attorney to execute, perform all or any inter-alia acts, deeds and things or any more cause to be done for below schedule land in question of construction and selling each Flats/Units/Salable areas together-with proportionate share of Land under the Developer allocation and for this purpose as mentioned above.

ARBITRATION: Any dispute or differences which may arise between the parties herein-with in regard to the construction and disposing of the Developer Allocated portion under the meaning of these presents or effect of this Deed or any part thereof shall be referred to any two arbitrators each to be engaged or appointed by such party and their decision shall be binding upon both the parties herein which shall be met up as per the Law by a submission within meaning of Arbitration and Reconciliation Act.1996, including statutory modifications, re-enactment and up-to-date amendment thereof.

THE SCHEDULE-A ABOVE REFERRED TO
(Where the New Building shall be constructed)

ALL THAT piece and parcel of land by nature Danga measuring 11 (Eleven) Decimal more or less, **lying and situates at Mouza: Sripur Bagherghole, J.L.No. 59, R.S No.172, Pargana: Magura, Touji No.1,** comprised of **R.S Dag No.1919 L.R Dag No. 1313,** appertaining to **R.S Khatian No.756, L.R khatian No. 1361,** under **Holding No. 119, Bani Para** within the limit of Rajpur Sonarpur Municipality, Ward No. 32, P.S. now Narendrapur (Sonarpur), District: South-24Parganas and the said land is **butted and bounded by:**

- ON THE NORTH :** Land of Dag No. 1918 and others land. ✓
- ON THE SOUTH :** Others land. ✓
- ON THE EAST :** Land of other party.
- ON THE WEST :** 12 Ft. Wide Municipal Road, Banipara.

THE SCHEDULE -B ABOVE REFERRED TO
(Description of The Land Owner's Allocation)

THE LAND OWNER'S ALLOCATION: On or after the Completion of the building or project in all respect the Land Owner as settled herein shall be provided as follows:-

The **LAND OWNER / PRINCIPAL** here-in-after called as **OWNER**, the **First Part** herein shall get 27% (Twenty Seven Percent) **Built up area out of total constructed/ Built up/salable areas** of the said newly constructed Building after this Agreement **Together-with** undivided proportionate share or interest of aforesaid land described in **Schedule-A Together-with** common areas, common Facilities and common amenities subject to general restrictions as be provided to all Flat Owners and as per oral settlement here-in-before finalized between the **LAND OWNER** and the **DEVELOPER FIRM** but due to avoid any future misunderstanding, disputes and differences herein clearly written the both parties Allocations, others term and condition forming a part of this Agreement for Development.

i) The Land Owner, shall get 27% (Twenty Seven Percent) **of total Allocation / Constructed or Built up area** as per Building Plan **Together-with** undivided proportionate share or interest of the aforesaid land described in **Schedule-A Together-with** common areas, Common Facilities and Common amenities subject to general restrictions and the Land Owner after achieving **said allocated portion TO HAVE AND TO HOLD** with all said numbers of Flats and enjoy the same hereditably with right to transfer the same by way of any kinds of Deed under Transfer of Property Act now in force or time to time applicable or may execute and give registration of all kinds of Deeds like Deed of Sale/ Conveyance, lease, Gift, Rent, bequeath by **WILL** and others whatsoever in favour of anybody/ bodies, firm or company, Govt. or semi govt. institution i.e. the land Owner shall have right to sell or dispose of their allocation as recited above independently without help of others whomsoever.

ii) That, it is further agreed by the Developer's Firm against the proposal of the Land Owner that the Developer shall pay **Rs. 2,00,000/-** (Rupees Two Lac) **only** as non-adjustable amount and Developer's Firm shall

pay the same on or before registration of Development Agreement and Development Power of Attorney.

iii) That, the Developer shall earmark the particular Flat/ Flats in each Floor that shall be provided to the Land Owner which shall be reflected in the Supplementary Agreement henceforth be prepared on or before completion of construction which the Owner has agreed.

iv) That, in the end it is settled that the aforesaid money Rs. 2,00,000/- (Rupees Two Lac) Shall be either adjusted/ non adjusted or treated as money against consideration of this Agreement, finally be reflected in the Supplementary Agreement.

Be it noted here that the Land Owner and the Developer have every right to adjust or alter the aforesaid allocated portion by way of mutual understanding and the same shall be reflected in the Supplementary Agreement if required be signed by both party which is to be treated as part and parcel of this Development Agreement and the same shall be considered as legal document to all whom it may concern. Be it mentioned here that as the Land Owner is old enough, her son hereunder signed as witness has made understood the meaning of every line that herein written in English to avoid any future from problems, disputes and intricacy.

SCHEDULE - C ABOVE REFERRED TO

(Description of Developer's Allocation)

Save and except Owner's Allocation as recited above, the rest of all the constructed salable areas shall be provided to the Developer or achieved by the Developer's Sole Proprietorship Firm on the strength of this Agreement **Together-with** undivided proportionate share of land including all rights, power, facilities, amenities and others whatsoever that every Owner deserves, here-in-after treated as **Developer's Allocation** and the said **Proprietorship Firm** shall have lawful right to sell/convey and on others way of transfer whatsoever covered under the Transfer of property Act. Fixed allocated portions shall be provided to the Land Owner recited above and rest or remaining all allocated areas shall go under the right, possession and control of the Developer.

The aforesaid **Developer's Allocation** shall be provided **Together-with** Common areas, Common Facilities, Common Passage and all other facilities

like Common roof right, Common Space whatsoever shall be known as Developer's Allocation Together-with undivided proportionate share of land underneath the said Building to be erected as per sanctioned plan here-in-after called as the Developer's Allocation. Briefly to say that save and except Land Owner's Allocation, all the rest or remaining allocations shall be treated as Developer's Allocation and the said Allocated Portions may be sold, transferred and disposed of by the DEVELOPER'S FIRM / DEVELOPER on the strength of registered Development/General Power of Attorney to be executed and be registered in an authenticated Registration Office by and between the Land Owner in favour of the Developer's Firm or Developer's Personal name or in the name of M/s. DEB NIRMAN and the said registered Development/General Power of Attorney shall be forceful until all the Developer's Allocated Portions are sold to the THIRD PARTY or in favour of the intending Purchasers or otherwise shall be possessed, enjoyed and controlled by the Developer as per lawful right and title of the same provided Land Owner's Allocation shall be given before the execution and registration of all Deeds of Transfer out of the Developer's Allocation. But it is inter-alias agreed between the land Owner and the Developer that due to urgent need of cash, the Developer's firm has here been allowed by the land-Owner to sell or dispose of some of Flats under Developer's Allocation together with undivided proportionate share of land, common areas, common facilities and others followed by Building Plan as per Apartment Act or followed by Civil Law.

SCHEDULE-D ABOVE REFERRED TO
(COMMON AREAS AND COMMON FACILITIES)

COMMON AREAS shall mean corridors, path-ways, stairways, Roof, beam, main structure, underground Water reservoir, overhead water reservoir Pump, Pump room, Motor, Roof, Parapet Wall, Drainage and Sewerage, vacant land and all others that are fit for common use of Main Door Free ingress and egress boundary wall, Meter Room, and common purposes of all occupiers Developer / Land Owner.

All other spaces, areas, installations, fittings and fixture as may from time to time be installed, arranged and provided for common service and common benefit.

SCHEDULE -E ABOVE REFERRED TO
(COMMON EXPENSES)

- a) The expenses of maintaining , repairing ,redecorating etc. of the said structures and in particular the roof, gutter and rain water pipes of the building, water pipes, and electric wire of the building including entrance passage and landing stair case of the

said building and also including the boundary walls and compound terrace etc. of the same .

- b) The costs of cleaning and lightening of the passages ,landing , staircases and other parts of the building as enjoyed by the purchasers/ occupiers .
- c) The cost of decorating the exterior of the building.
- d) Salaries of staff /care-taker /security Guard/sweeper etc.
- e) Municipal taxes, levies etc. to be paid proportionately until the Purchasers' flat is not separately assessed.
- f) Insurance of the building if made including all litigations charges for free and unencumbered title of the land for better use and beneficial use of the purchasers /occupiers as called as legal expenses.
- g) Such other expenses as may from time to time be deemed fit and proper by the ASSOCIATION of the aforesaid building and each purchaser shall pay GST as per law and system time to time enacted by the statutory Authority.
- h) All other expenses and outgoings to be paid by the purchasers/occupiers as follows:-
 - i) Changing of light point or light.
 - ii) Changing of pipe for common purpose.
 - iii) All other changes to be made after completion of the building and handing over the possession by the builder/contractor.

SCHEDULE - F, ABOVE REFERRED TO
(Specification for the Land Owner / Other)

<u>Structure</u>	RCC with bricks.
<u>Walls</u>	Internal: Plaster of Paris finish. External: Finishing with graceful elevation.
<u>Flooring</u>	Entire flat with Marble / Vitrified Tiles
<u>Electricals</u>	Concealed ISI copper wiring with Anchor equivalent switches Adequate light and power points T.V/ Telephone points at Living area.
<u>Kitchen</u>	Cooking Platform with Black stone / Stainless steel sink . Glazed tiles up to 2.5 ft above cooking platform .
<u>Toilets</u>	Glazed tiles up to a height of 6ft. CP bath fittings of D'son equivalent, sanitary fittings of Nyser equivalent make Geyser point in one toilet.
<u>Doors</u>	Main door made of Grammar wood Others - Flush doors finished with Enamel paint PVC door at Toilet.
<u>Windows</u>	MS steel window with straight grill.
<u>Water supply</u>	Local Municipal water supply and /or Deep Tube well. Overhead tank for sufficient storage and supply.

Roof Common roof with special treatment.

All the above technical specification if subject to being approved by respective authority and may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer / Purchaser.

Any thing extra is demanded by the owner or in case of intending Purchasers Apart from the technical specification given in Schedule-F shall be made or done by the cost of the Owners / Purchasers.

IN WITNESS WHERE OF the parties hereto have put their signatures on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED: at Kolkata- 700154

In the presence of witness at..... Kolkata - 700154.

WITNESSES :

1. *Satyendu Roy.*
Banipally, Borui
Kol - 700154

Satyendu Roy

SIGNATURE OF THE LAND OWNER

THE PARTY OF THE FIRST PART

2. *Vijayasagar Deb*
Sukanta party,
P.O. - Borui,
Kol. - 700154

Molly Deb

SIGNATURE OF THE DEVELOPER/BUILDER/

Proprietor for DEB NIRMAN

THE PARTY OF THE SECOND PART

Drafted by:

Sajal Kumar Bhattacharyya.
Sajal Kumar Bhattacharyya,

Advocate, E.N. No. WB-1770/2001

Alipore Police Court, Kol-27

Computer Printed by:

Avi Chowdhury *AC*

Garia, Kolkata - 84

MONEY RECEIPT

Received with thanks from M/S. DEB NIRMAN, the Second Part of Rs. 2,00,000/- (Rupees Two Lac) only against the Non-adjustable money or Consideration against this Agreement For Development of the land mentioned in Schedule-A here-in-before and the payments are made in this Agreement For Development as follows:

<u>Date</u>	<u>Cheque/Draft</u>	<u>Bank with Branch</u>	<u>Amount (Rs.)</u>
11-04-2019	283335	Vijaya Bank, Chennai Kolkata-84	1,00,000/-
12-04-2019	283336	- Do -	1,00,000/-
Total Rs.			<u>2,00,000/-</u>

24/12/19 (283335) -

Received Full Consideration of Rs. 2,00,000/- (Rupees Two Lac) only.

WITNESSES :

1. Bhadrade Roy
Chandipally, Borail
Kol- 700154
2. Vinayagar Das
Sukanta Pally,
P.O. - Borail,
Kol. - 700154

(Signature)

SIGNATURE OF THE LAND OWNER
THE PARTY OF THE FIRST PART

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHEFALI ROY
 NAINI SARAI
 17/11/1978
 Permanent Account Number
CGEPH9681P




Shefali Roy
 Signature

आयकर विभाग के अधीन कार्य करने वाले अधिकारी/अधीनस्थ
 अधिकारी के नाम पर जारी किया गया है।
 यह प्रमाण पत्र 1978-79 के लिए जारी है।
 यह प्रमाण पत्र, आयकर विभाग के पास
 रखा जाएगा।
 17-11-1978

This card is issued to the holder in accordance with the provisions
 of Section 139A of the Income Tax Act, 1961.
 It is valid for the Assessment Year 1978-79.
 This card is issued to the holder in accordance with the provisions
 of Section 139A of the Income Tax Act, 1961.
 It is valid for the Assessment Year 1978-79.

आयकर विभाग के अधीन कार्य करने वाले अधिकारी/अधीनस्थ
 अधिकारी के नाम पर जारी किया गया है।

श्रीमती शशी देवी



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

চালিকাঙ্কিত আইডি / Enrolment No. : 2010/1752901646

To
Shobani Roy
 লেখনী রায়
 W/O: Khagen Roy
 BANI PALLY
 Rajpur Sonarpur(m)
 Boral South 24 Parganas
 West Bengal - 700154



KL36426572RFT

05429072



আপনার আধার সংখ্যা / Your Aadhaar No. :
5438 3366 5353

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



লেখনী রায়
Shobani Roy

জন্ম তারিখ/DOB: 17/11/1949
 নারী / Female

5438 3366 5353



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা গাভ করা হবে।

INFORMATION

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

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



ভারত সরকার
 Unique Identification Authority of India

ঠিকানা: লেখনী রায়,
 কলী পল্লী, রাজপুর সোনারপুর (পশ্চিম)
 বোরাল, দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ

Address: W/O: Khagen
 Roy, BANI PALLY, Rajpur
 Sonarpur(m), South 24
 Parganas, Boral, West
 Bengal, 700154

5438 3366 5353



১৯২২ ১০১ ১৯২২



help@uidai.gov.in



www.uidai.gov.in

লেখক: লেখনী রায়



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

অনুকরণীয় আইডি / Enrollment No. : 2910/17543/24202

To
 Sajal Kumar Bhattacharya
 পলাপ কুমার ঘটচাৰ্য
 S/O: Lalit Chandra Bhattacharya
 c/14
 Raj Narayan Park
 Rajar Sonapuram
 Doral, South 24 Parganas
 West Bengal - 700154



KL943161279FT
 14315129



আপনার আধার সংখ্যা / Your Aadhaar No. :

8207 8913 7702

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



পলাপ কুমার ঘটচাৰ্য
 Sajal Kumar Bhattacharya
 পিতা : ললিত চন্দ্র ঘটচাৰ্য
 Father : Lalit Chandra Bhattacharya

সংস্করণ / DOB: 10/01/1961
 পূল / Male



8207 8913 7702

আধার - সাধারণ মানুষের অধিকার

Sajal Kumar Bhattacharya



ভারত সরকার
Government of India

মলি দেব
Molly Deb



আইডিআর ID: 14081978
লিঙ্গ / Female

8957 3366 9494



আধার - সাধারণ মানুষের অধিকার

Molly Deb



ভারতীয় যিপিডি-অথরিটি
Unique Identification Authority of India

ঠিকানা: ১, বিদ্যাসাগর স্ট্রীট
বুধবাজার, বোরাল
বালেশ্বর কোম্পানি (সি), কোচা
পুঁইন ২৪ পোগানা, পশ্চিম বঙ্গ,

Address: W/O: Vidyasagar
Deb, SUKANTA PALY,
BORAL, Rajpur Sonarpur
(m), Boral, South 24
Parganas, West Bengal,
700154

8957 3366 9494



1947
1000 300 1947



help@uidai.gov.in



www.uidai.gov.in

Molly Deb

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOLLY DEB
SWAPAN DUTTA
14/08/1978



Prescribed Account Number

BYMPD5470L

Molly Deb

Signature



Molly Deb

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

एतल कार्ड के खोने/पाने पर कृपया सूचित करें/सीटिंग :
आयकर वि. सेवा यूनिट, यू टी ई सी,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Molly Deb

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

GRN: 19-201920-000480464-1

GRN Date: 11/04/2019 20:30:54

BRN : CBI120419412984

Payment Mode Online Payment

Bank : Central Bank of India

BRN Date: 11/04/2019 20:31:43

DEPOSITOR'S DETAILS

Id No. : 16291000088631/5/2019

[Query No./Query Year]

Name : Deb Nirman

Contact No. :

E-mail :

Address : Boral Kol 154 BYMPD5470L

Applicant Name : Mr Sajal Kumar Bhattacharyya

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000088631/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	16291000088631/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	2021

Total

4042

In Words : Rupees Four Thousand Forty Two only

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

Name _____

Signature Molly Deb

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

Name MOLLY DEB

Signature Molly Deb

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



Name _____

Signature _____

Major Information of the Deed

Deed No :	I-1629-01720/2019	Date of Registration	12/04/2019
Query No / Year	1629-1000088631/2019	Office where deed is registered	
Query Date	05/04/2019 4:32:52 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sajal Kumar Bhattacharyya Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123854440, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 1,000/-	Rs. 41,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,021/- (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: Banipara Road, Mouza: Sripur Bagharghole, Ward No: 32, Holding No:119 Pin Code : 700154

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-1313	LR-1361	Bastu	Danga	11 Dec	1,000/-	41,99,998/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					11Dec	1,000 /-	41,99,998 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Shefali Roy, (Alias: Mrs Shefali Rani Dafadar) (Presentant) Wife of Mr Khagen Roy Alias Khagendra Nath Dafadar Executed by: Self, Date of Execution: 12/04/2019 , Admitted by: Self, Date of Admission: 12/04/2019 ,Place : Office	 12/04/2019	 LTI 12/04/2019	 12/04/2019

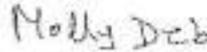
Major Information of the Deed :- I-1629-01720/2019-12/04/2019

Sripur Bagharghole, Bani Para Colony, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGFPR0881P, Status :Individual, Executed by: Self, Date of Execution: 12/04/2019
 , Admitted by: Self, Date of Admission: 12/04/2019 ,Place : Office

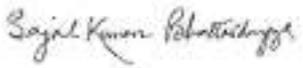
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Deb Nirman 58, Sukanta Pally And Krishna Pally, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 , PAN No.:: BYMPD5470L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Molly Deb Wife of Mr Vidyasagar Deb Date of Execution - 12/04/2019, , Admitted by: Self, Date of Admission: 12/04/2019, Place of Admission of Execution: Office	 Apr 12 2019 1:28PM	 L1 12/04/2019	 12/04/2019
58, Sukanta Pally, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYMPD5470L Status : Representative, Representative of : Deb Nirman (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sajal Kumar Bhattacharyya Son of Late Lalit Chandra Bhattacharjee Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 12/04/2019	 12/04/2019	 12/04/2019
Identifier Of Mrs Shefali Roy, Mrs Molly Deb			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Shefali Roy	Deb Nirman-11 Dec

Major Information of the Deed :- I-1629-01720/2019-12/04/2019

and Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Banipara Road, Mouza: Sripur Bagharghole, Ward No: 32, Holding No:119 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1313, LR Khatian No:- 1361	Owner:শেফালী দফাদার, Gurdian:খগেন্দ্র , Address:নিজ , Classification:ভাঙ্গা, Area:0.11000000 Acre,	Mrs Shefali Roy

Endorsement For Deed Number : I - 162901720 / 2019

On 05-04-2019

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 41,99,998/-



Debasish Dhar

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

On 12-04-2019

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

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

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

Presented for registration at 12:50 hrs on 12-04-2019, at the Office of the A.D.S.R. GARIA by Mrs Shefali Roy Alias Mrs Shefali Rani Dafadar,Executant.

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

Execution is admitted on 12/04/2019 by Mrs Shefali Roy, Alias Mrs Shefali Rani Dafadar, Wife of Mr Khagen Roy Alias Khagendra Nath Dafadar, Sripur Bagharghole, Bani Para Colony, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Indetified by Mr Sajal Kumar Bhattacharyya, , Son of Late Lalit Chandra Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-04-2019 by Mrs Molly Deb, Proprietor, Deb Nirman (Sole Proprietoship), 58, Sukanta Pally And Krishna Pally, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154

Indetified by Mr Sajal Kumar Bhattacharyya, , Son of Late Lalit Chandra Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2019 8:31PM with Govt. Ref. No: 192019200004804641 on 11-04-2019, Amount Rs: 2,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI120419412984 on 11-04-2019, Head of Account 0030-03-104-0016

Major Information of the Deed :- I-1629-01720/2019-12/04/2019

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 1485, Amount: Rs.5,000/-, Date of Purchase: 05/04/2019, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2019 8:31PM with Govt. Ref. No: 192019200004804641 on 11-04-2019, Amount Rs: 2,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI120419412984 on 11-04-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1629-01720/2019-12/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 58144 to 58178

being No 162901720 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.04.24 16:17:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 24-Apr-19 4:16:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)