

2085/2020

1-2763/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

that the documents is admitted to registration. The Signature sheets and the endorsement sheets attached with this document are the part of this document.

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8.10.2020
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Adh. Dist. Sub-Registrar
Alipore, South 24 Parganas

DEVELOPMENT AGREEMENT

8 OCT 2020

THIS DEVELOPMENT AGREEMENT made on this the 8th day of October Two thousand Twenty (2020) AD BETWEEN (1) SMT MALA RANI DEY (PAN ADTPD5584G) (Ph. 8583861061) (Aadhaar No. 354827052981), wife of Late Ranjit Kumar Dey, by religion Hindu, by occupation Housewife, by Nationality Indian and

Mala Rani Dey
Chirmay Dey
Ranjit Kumar Dey

SL. NO. 1774 DL 1/1/1957

NAME: P. K. Lakshmi & Co

ADD: 10, Sweet Bazaar, RA 110016

Kol-87

RS. 100/-

PAID BY
K.



Dilip Baiya

10/1/57

10/1/57
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Act. No. 10-Regis
10-10
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10/1/57

(2) SRI CHINMAY DEY (PAN ADTPD1707D) (Ph. 9163553832) (Aadhaar No. 759439568857), son of Late Ranjit Kumar Dey, by religion Hindu, by occupation Service, by Nationality Indian and both are residing at 130, Boral Main Road, Atabagan, P.O. Garia, P.S. Bansdrani, Kolkata- 700084, hereinafter jointly called and referred to as the "OWNERS/LAND OWNERS" (which terms or expressions shall unless excluded by or repugnant to the subject context to be deemed to mean and include their respective heirs, executors, administrators, legal representatives and or assignees) of the FIRST PART.

AND

M/S B.K. PODDAR & CO. (PAN AAVFB9304K) one partnership firm having its office at 10, Sreerampur Road North, P.O. Garia, P.S. Jadavpur (now Patuli), Dist. 24 Parganas (South), Kolkata- 700084, being represented by its two partners (i) Sri Bijay Krishna Poddar (PAN AEIPP1592E) (Ph. 8582802437) (Aadhaar No. 405241408030), son of Late Nabadwip Chandra Poddar and (ii) Smt. Rina Poddar (PAN AFXPP8504L) (Ph. No. 7044667727) (Aadhaar No. 567941941323) wife of Sri Bijay Krishna Poddar, both by faith Hindu, by occupation Business, by Nationality Indian and both are residing at 10, Sreerampur Road North, P.O. Garia, P.S. Jadavpur (now Patuli), Dist. 24 Parganas (South), Kolkata- 700084, hereinafter called the "DEVELOPERS"

Mala Ran Dey
Chinmay Dey

(which term or expression shall unless excluded by or repugnant to the subject context to be deemed to mean and include his heirs, executors, administrators, legal representatives and or assignees or nominee) of the OTHER PART.

WHEREAS one Kashinath Laha was the recorded owner 35 decimals, while thus seized and possessed of or otherwise well and sufficiently entitled to the plots of land measuring 12 cottahs 14 chittaks out of 35 decimals appertaining to R.S. Dag No. 1095 appertaining to Khatian No. 461, R.S. Dag No. 1096 appertaining to Khatian No. 462, R.S. Dag No. 1097, 1098, 1094/1624, 1097/1626 appertaining R.S. to Khatian No. 465 of Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Touzi No. 14, Pargana Magura, Sub-Registry office Alipore, District 24 Parganas (S) entered into two separate Agreements for sale dated 04.05.2001 with Sri Ranjit Kumar Dey and Smt. Mala Rani Dey, the purchasers thereto with a view to sell out the said property against the valuable consideration amount as mentioned therein to said Kashinath Laha.

AND WHEREAS the said Kashinath Laha during his life time executed a will on 11th March, 2001 wherein he bequeathed all his movable and immovable properties in favour of his son Sri Jyotirmoy Laha. Thereafter said Kashinath Laha died on 02.02.2002 and after his death the said Jyotirmoy Laha, herein being the executor and beneficiary of the said

Mala Rani Dey

Chinmay Dey

'Will' applied for grant of probate of the said 'Will' executed by the said Kashinath Laha before the learned District Delegate at Alipore being Act 39 Case No. 141 at 2003(P) and the probate of the said will was granted on 11th day of November, 2003 and after depositing required court fees, the Ld. Court of District Delegate 24 Parganas (S), Alipore Judges Court issued the lawful papers and documents of "Grant of Probate".

AND WHEREAS by virtue of the said will became the absolute owner of the properties left by the said Kashinath Laha and has been exercising all acts of ownership.

AND WHEREAS the said Jyotirmoy Laha became the absolute owner of plots of land measuring 04 cottahs under Dag No. 1095, Khatian No. 461, 02 cottahs 02 chittaks under Dag No. 1096, Khatian No. 462, 02 cottahs 12 chittaks under Dag No. 1097, Khatian No. 465, 02 cottahs 08 chittaks under Dag No. 1098, Khatian No. 465, 08 chittahs under Dag No. 1094/1624, Khatian No. 465 and 01 cottah under Dag No. 1097/1626, Khatian No. 465 of Mouza Kamdahari, J.L. No. 49, Touzi No. 14, R.S. No. 200, P.S. Regent Park (now Bansdrone), District 24 Parganas (S) under Ward No. 111, Borough No. XI, within the Kolkata Municipal Corporation and has been exercising all acts of ownership.

Mala Rai Das

Chinmay Das

Pranab Kumar Das

AND WHEREAS said Jyotirmoy Laha being in need of money as well as to fulfill the desire of his father agreed to sell the piece and parcel of land measuring 12 cottahs 14 chittaks more or less comprised in 04 cottahs in Dag No. 1095, Khatian No. 461, 2 cottahs 2 chittaks under Dag No. 1096, Khatian No. 462, 2 cottahs 12 chittaks under Dag No. 1097, Khatian No. 465, 2 cottahs 8 chittaks under the Dag No. 1098, Khatian No. 465, 8 chittaks under Dag No. 1094/1624, Khatian No. 465 and 1 cottah under Dag No. 1097/1026, Khatian No. 465 of Mouza Kamdahari, J.L. No. 49, Touzi No. 14, R.S. No. 200, P.S. Regent Park now Bansdrani), Dist. 24 Parganas (S) under Ward No. 111, Borough XI, within the limits Kolkata Municipal Corporation together with two tile shed rooms bamboo finishing structure standing thereon and the purchaser namely Ranjit Kumar Dey and Mala Rani Dey agreed to purchase the said land free from all encumbrances, charges liens and lispendens, which was duly registered in the office of the ADSR Alipore on 28.02.2004, recorded in book no. 1, volume no. 145, pages 123 to 146, being deed no. 1859/2006.

AND WHEREAS after purchasing the said property Ranjit Kumar Dey & Mala Rani Dey became the joint owners of aforesaid land measuring about 12 cottahs 14 chittaks along with structure and they duly mutated their names before the Kolkata Municipal Corporation vide premises no. 171, Laskarpur Road, Kolkata- 700084 as well as they mutated their

Mala Rani Dey

Chinmay Dey

Prisoners to the Court

names before the BL & LRO vide Mutation Case No. 1678/2012 & 1679/2012.

AND WHEREAS it is pertinent to mention herein that for some rectification into the aforesaid deed, two separate deed of declaration had been executed by Mala Rani Dey and Ranjit Dey which were duly registered at ADSR Alipore on 17.05.2013 vide book no. I, CD volume no. 16, pages from 4660 to 4669, being no. 03974 for the year 2013 and also at ADSR, Alipore on 09.10.2015 vide book no. I, volume no. 1605-2015, pages from 87211 to 87224, being no. 160507126 for the year of 2015 respectively.

AND WHEREAS the said Ranjit Kumar Dey while being seized and possessed died intestate leaving behind his wife namely Mala Rani Dey, two daughters namely Dipa Guhathakurata & Sanchita Dutta one son Chinmay Dey and according to Hindu Rights & Succession they are joint owners of the 50% of the said property after demise of Ranjit Kumar Dey.

AND WHEREAS said Smt. Mala Rani Dey, Smt. Dipa Guhathakurata, Smt. Sanchita Dutta jointly gifted their undivided 3/4th share of aforesaid property i.e. land measuring about 04 cottahs 13 chittaks 11 sq.ft. or 7.98 decimals along with one structure measuring about 350 sq.ft. more

Mala Rani Dey

Chinmay Dey

Mita Guhathakurata

or less to Sri Chinmay Dey by way of registered deed of gift which was duly registered at DSR-I at Alipore on 01.12.2018 vide book no. 1, volume no. 1601-2019, pages from 2975 to 3002, being no. 160104051 for the year 2018.

AND WHEREAS as such the owners herein became the joint owners at ALL THAT piece and parcel of land with structure as more particularly mentioned in the schedule 'A' hereunder written.

AND WHEREAS the owners herein decided to develop the aforesaid landed property, which is morefully and particularly mentioned in the schedule 'A' hereunder written but to scarcity of fund and lack experience to develop or construct any multi-storied building at their own risk and responsibility and for the said purpose the owners herein met with the developers herein i.e. M/S B.K. PODDAR & CO. and discussed with the developer about the development work and developers herein agreed to develop the said land at its own cost and responsibility vide sanctioned plan being no. 201710075 dated 27.07.2017 issued by Kolkata Municipal Corporation and both the parties herein intend into this agreement on the following terms and conditions to avoid any future litigation.

Mala Rai Dey
Chinmay Dey
Brijakrishna Dey
Rini Poddar

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE-1

(Definitions)

(In these presents unless it is repugnant to or inconsistent with following expressions shall have the following meanings):-

- a) **OWNERS** : shall mean (1) **SMT MALA RANI DEY** (PAN ADTPD5584G) (Ph. 8582861061) (Aadhaar No. 354827052981), wife of Late Ranjit Kumar Dey, by religion Hindu, by occupation Housewife, by Nationality Indian 'and (2) **SRI CHINMAY 'DEY** (PAN ADTPD1707D) (Ph. 9163553832) (Aadhaar No. 759439568857), son of Late Ranjit Kumar Dey, by religion Hindu, by occupation Service, by Nationality Indian and both are residing at 130, Boral Main Road, Atabagan, P.O. Garia, P.S. Bansdrani, Kolkata- 700084.
- b) **DEVELOPER** : **M/S B.K. PODDAR & CO.** a partnership firm represented by its two partners (i) Sri Bijay Krishna Poddar (PAN AEIPP1592E) (Ph. 8582802437) (Aadhaar No. 405241408030), son of Late Nabadwip Chandra Poddar and (ii) Smt. Rina Poddar (PAN AFXPP8504L) (Ph. No. 7044667727) (Aadhaar No. 567941941323) wife of Sri Bijay Krishna Poddar, both by faith Hindu, by occupation Business, by Nationality Indian and both are

Mala Ran Dey
Chinmay Dey
Bijay Krishna Poddar

residing at 10, Sreerampur Road North, P.O. Garia, P.S. Jadavpur (now Patuli), Dist. 24 Parganas (South), Kolkata-700084.

- c) **TITLE DEEDS** : shall mean all the documents referred to hereinabove and other documents necessary to establish title to the owners over the premises at 171, Laskarpur Road, Garia, P.S. Bansdrani, Kolkata-700084.
- d) **THE SAID PREMISES** : shall mean ALL THAT piece and parcel of a land measuring about 12 (twelve) cottahs 14 (fourteen) chittaks 00 (zero) sq.ft. along with structure, comprised in R.S. Dag No. 1095,1096,1097,1098,1094/1624,1097/1626, under R.S. Khatian No. 461,465 & 462 and L.R. Khatian No. 634 and 652 now L.R. Khatian No. 634 and 652 Mouza Kamdahari, J.L. No. 49, under P.S. Bansdrani, Dist. 24 Parganas (S), within the limits of Ward No. III, of the Kolkata Municipal Corporation, being premises no. 171, Laskarpur Road, Garia, Kolkata- 84.
- e) **OLD STRUCTURE** : shall mean the building with tiles shaded with thatched structured at present is in existing over the said premises 171, Laskarpur Road, Garia, P.S. Bansdrani, Kolkata-700084.

Mala Rai Deo
Chinmay Deo
Bijay Kumar Das
Rene Daddar

- f) **BUILDING** : shall mean and include the proposed multi-storied building to be constructed upon the said premises mentioned in earlier paragraph in accordance with the building plan being no. 2017110075 dated 27.07.2017 already been sanctioned by the Kolkata Municipal Corporation and necessary modification may be done or as to be required, by the developer that to be sanctioned from KMC.
- g) **COMMON PARTS AND PORTIONS** : shall mean the common parts portions areas and facilities to comprise in the said new building (more fully and particularly mentioned and described in the schedule 'E' hereunder written).
- h) **SALEABLE SPACE** : shall mean the space in the new building available for independent use and occupation by the developer as described in 'Developer's Allocation' after making due provisions for common facilities and space required thereof and after providing the owners' allocation.
- i) **THIS AGREEMENT** : shall be deemed to have commenced on or with effect from date of registration and shall be inforce till all saleable space are sold and handover possession to all purchasers / transferees including possession of owners' allocation till completion of all documents papers including obtaining C.C. from KMC, mutation, service connection and other

Mala Ran Dasg
Chinmay Dasg
Biswanath Dasg

requirement service and registration any court case occurs during consideration or on sale or any unseen extension.

- j) **OWNERS' ALLOCATION** : shall mean the owners will entitle to get 12 nos. flats out of 24 nos. flats in 50 : 50 ratios and also 6 nos. of car parking space on the ground floor together with the undivided proportionate share of land of the premises and right to use the common areas, facilities and amenities, as mentioned morefully described in the schedule hereunder written.
- k) **DEVELOPER'S ALLOCATION** : shall mean the developer will be entitled to get remaining 50% of the total FAR i.e. 12 nos. flats out of 24 nos. of flats and remaining portion of 6 nos. car parking spaces as per the sketched building plan comprising of units/flats/car parking space as mentioned in the plan of the building and equal right on common parts and portion and facilities keeping the owners' allocation, as aforesaid more fully described in schedule 'C' hereunder written.
- l) **CAR PARKING SPACE** : shall mean the car parking on the ground floor as provide in the plan will be allocated 6 nos. of car parking to the landowners from the portion of the eastern side of the stair of Block 'A' and remaining car parking as mentioned in the plan as car parking area in the western side of the stair of

Mala Rai Dey
Chinmay Dey
Bijaykrishna Dey

Block 'A' and in north-eastern side of the car parking area of the Block 'B'.

- m) **BUILDING NAME** : shall mean "RANJIT APARTMENT" at 171, Laskarpur Road, Garia P.S. Bansdroni, Kolkata- 700084.
- n) **THE ARCHITECT** : shall mean such person or persons, firm or firms, company or companies with requisite qualification who will be appointed by the developer time to time for designing and planning and supervision of the new building.
- o) **BUILDING PLAN** : shall mean such plan prepared by the architect for the construction of the new building on the said land premises and shall include all future renewals and/or reversions, modifications and/or alterations as may be deemed necessary by the architect of the said building thereof legally done.
- p) **TRANSFER** : with its grammatical variations shall include transfer by possession and by any other means adopted for effect what is understood as a transfer
- q) **TRANSFeree** : shall mean a person, firm, limited company, association or person to whom any space in the building will be transferred.

Mala Ran Dey

Chinmay Sanyal
Brijay Kumar Dasgupta

Rene Tindler

- r) **TIME** : shall mean the construction shall be completed within 40 months from the date of handing over the physical possession of the land by the owners to the developer.
- s) **WORDS** : importing singular shall include plural and vice versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders.
- t) **COMMON PURPOSES** : shall mean and include the purpose of upkeep management maintenance administrations and protection of the common portions and the purposes of regulating mutual rights and obligations of the owners and/or occupants of the respective residential flat/car parking space and/or constructed spaces and all other purposes of matters in which the owners and/occupants have common interest relating to the building.
- u) **ROOF** : shall mean the ultimate roof of the new building.
- v) **SPECIFICATION** : shall mean and include the various specification, brief details are mentioned in the schedule 'D' hereunder written and such specifications may be altered and/or changed and/or modified as may be required by the architect from time to time in its absolute discretion and in the event any purchaser and/or the owners requiring any upgraded specification

Mala Rai Dey
Chinmay Sanyal
Anjan Kumar Das

and/or better specification for a particular flat/space then the purchaser and landowners so requiring such upgraded specification shall be required to pay and bear such extra costs as may be decided by the developer.

ARTICLE- II

(Interpretations)

In this agreement (save to the extent that the context otherwise so requires :

- a) Any reference to any act of Parliament whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instrument, orders, plans, regulations, by laws permissions or directions any time issued under it.
- b) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented.
- c) An obligation of the parties hereto in this agreement to do something shall include an obligation to procure that the same shall be done and obligation on its part not to do something shall include an obligation not to permit or allow the same to be done.
- d) Words denoting one gender shall include other genders as well.

Mala Ran Dey
Chin may Dey
Bijay Kumar Dey

- e) Words denoting singular number shall include the plural and vice versa.
- f) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- g) Any reference to this agreement or any of the provisions thereof includes all amendments and modification made in this agreement from time to time in force.
- h) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- i) The schedules shall have effect and be construed as an integral part of this agreement.

ARTICLE- III

(Commencement Title)

- a) This agreement has commenced and/or shall be deemed to have commenced on and with effect from the date within 3 (three) months from the date of handing over the possession of the land (hereinafter referred to as the COMMENCEMENT DATE).

Mala Ran Deo
Chinmay Deo
Bijay Krishna Das

- b) The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises.
- c) None other than the owners has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- d) There is no excess vacant land at the said premises within the meaning of the Urban land (ceiling and regulation) Act, 1976.
- e) The Developer has inspected the title of the owners and right of the seller to enter into this agreement and agrees and covenants not to raise any objections thereto or make any requisition in connection therewith.

ARTICLE- IV

(Developers Right)

- a) The owners grant, subject to what has been hereunder provided an exclusive right to the developer to build and to exploit commercially the said plot of land and shall be able to construct the new building thereon in accordance with the sanctioned plan issued by the KMC containing flats and car parking spaces and/or revised sanctioned plan and to sell / let-out / rent / lease / mortgage the flats and car parking spaces in developer's allocation to prospective buyers at developer's choice. The

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Chinmay Raj
Ajay Rishi

developer shall entitle to obtain necessary advances from such buyers in terms and conditions as the developer in their absolute discretion deem fit and proper.

- b) All application, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary registrations, mutation and sanction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the owners at their own cost and expenses and the developer shall pay charges and bear all fees including architect's fees required to be paid or deposited for exploitation of the said premises provided, however that the developer shall be exclusively entitled to all refunds of any or all payments and/or deposit made by the developer.
- c) The developer are hereby authorized and empowered in relation to the said construction, so far as may be necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said building and similarly to apply and obtain temporary and/or permanent connection of water, drainage, electricity, power and/or gas to the building and other inputs and facilities required for which purpose the owners do hereby agree to execute in favour of the developer such power of attorney and

Mala Rai Des
Chinmay Des
Ajay Des

other authorities as shall be required by the developer and the owners shall also sign all such applications and other documents as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.

d) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said premises/property or any part thereof to the developer or as creating any right, title or interest in respect of the developer other than an exclusive right and interest by the developer to commercially exploit the said plot of land in terms hereof and to deal with the developer's allocation in the new building in the manner hereinafter stated.

e) The owners and developers have mutually decided their allocation accordingly to the sanctioned building plan vide sanction no. 2017110075 dt. 27.07.2017 ~~at the plot has already been sanctioned by the landowners at their expense before this execution of this agreement. The cost of the amount of this agreement as to be paid by the Developer as mentioned in the schedule which includes the cost of the building plan also~~

Atreya Kumar (M)

Mala Rai- Dey

Chinmay Dey

Pritya Kishore Das

Rina Poddar

ARTICLE-V

(Possession)

- a) The owners are hereby giving and the developer is taking quite, peaceful and unencumbered possession of the aforesaid premises simultaneously with the execution of this agreement. The developer is now enable to survey the entire premises and do soil test and take all necessary steps for constructing the proposed building.
- b) The developer shall complete the construction of the building approximately within 40 months from the date of handing over development agreement and development power of attorney of the land by the owners to the developer unless prevented by Force Majeure and Acts of God, but in case of necessity the period shall be extended to a maximum of another. For this extension of period the developer will compensate the owners an amount of rupees five thousand per month till the date of completion. The developer shall handover the owners allocation with the arrangements and other accessories as per specification given in schedule 'D'. The developer shall apply for completion certificate to the Kolkata Municipal Corporation and/or receipt of the same shall provide a copy of the same to the owners for their record.

Mala Rain Day
Chinmay Ray
Pritya Kishore Baidya

- c) The developer shall on completion of the new building put owners in undisputed possession of the owners' allocation together with all proportionate rights in common to the common portion as absolute owners thereof.
- d) The developer shall be exclusively entitled to the developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affected their interest without any right, title, claim or interest therein whatsoever of the owner's and the owner's shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation. The owners shall only transfer by way of proper deed of conveyance either in favour of the developer or in favour of the nominee / nominees of the developer, the undivided share of the land excepting the proportionate share of land of the owners.
- e) In so far as necessary all dealing by the developer in respect of the new building shall be in the name of the owners for which purpose the owners undertake to execute a legal power of attorney in favour of developer to empowering them to do all acts, deeds, matters and things in their names and on their behalves as will be mentioned in the said power of attorney and on or before handing over the owners' allocation within the stipulated

Mala Ran Dey
Chinmay Dey
Pritya Kishore Dey

period the developers by dint of power of attorney shall absolutely be entitled to transfer their allocation to any third party or parties appearing before the registering authority. If any error is/are subsequently detected, those will be rectified or modified by the parties herein in a form and manner reasonably if required by the developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owners not there shall be any clause inconsistent with or against the terms mentioned in this agreement. Moreover the owners will execute any rectification if necessary time to time make affidavit, declaration, correction as and when required by the developer and for the interest of the project.

- f) That the owners shall execute the deed of conveyance in favour of the developer or its nominee in respect of such bona-fide part or parts of the new building as specified in developer's allocation as shall be required by the developer all costs and all expenses including income tax clearance certificate in that behalf will be borne and paid by the developer.
- g) The developers at the time of development, shall be entitled to construct go-down and put up sign boards and holdings, on the said premises and shall be entitled to advertise in the daily news

Mala Rani Dey

Chinmay Dey
Anirban Kumar Das
Dipankar

papers for sale of developer's allocation after execution of these present for the purpose of this agreement.

ARTICLE- VI

(Owners' Obligations)

- a) The owners hereby agree and covenant with the developer that during the continuance of the agreement of the owners shall not to cause any interference, hindrance, impediment or obstruction whatsoever in the construction or development of the said premises by the developer, subject to the developer shall carry out its obligation strictly in terms of the present agreement.
- b) The owners hereby agree and covenant with the developer not to do any act or deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any portion or portions of the developer's allocated portion in the building.
- c) The owners hereby agree and covenant with the developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the developer in the super built-up construction but shall have all right to let out, grant, transfer, lease, mortgage and/or charges, their own allocated portion to any person / persons, company / companies save and except the developer's allocation. The developer shall not have any right to let, grant, transfer, lease, mortgage and/or charges the allocated super

Mala Rani Dey

Chinmay Dey

Milam Kumar Dey

built-up area of the owner's but developer shall have all right to let out, grant, lease, booking money etc. from the person / persons, company / companies in respect of the developer's allocation.

- d) The owners however, hereby grant authorization in favour of the developer constituting and nominating the developer to construct the building and authorize them to sell / lease / rent / let-out / mortgage / transfer the flats and car parking spaces in developers allocation and for such purpose, to enter into agreement with any intending purchaser or purchasers, receive all earnest money and all payments to consideration money which developers think proper without any interference by the owners. All the consideration money shall be realized and appropriate by the developer absolutely at its discretion and the owners shall have no claim whatsoever against the sale proceeds or any part of developer's allocation and to execute, sign and register such deed or deeds of agreement for sale and agreements in respect of the said flats and car parking spaces in developer's allocation
- e) The owners shall not do any act, deed or thing whereby the developer shall be prevented from completing the construction of the said building as per sanction plan.
- f) The owners will join as the vendor in any agreement that the developers may enter into with the purchasers of unit / flats along

Mala Rai Deo

Chinmay Deo

with common facilities, if the developer so required of the unit / flats or portion of the developer's allocation in the building on ownership basis but the owners need no sign the memo of consideration put thereof. Similarly, if required by the owners, the developer will join as confirming party in any agreement for sale that the owners may enter into vide the purchasers of units/flats along with common facilities for the portion of the owners' allocation in the proposed building on ownership basis.

- g) The owners doth hereby also agree and with the developer that above said proposed multi-storied building which will be constructed on the land area approx mentioned in the schedule 'A' herein and owners' allocation which allotted / mentioned in this agreement according to proposed rough plan and if area of construction (FAR) of the building is increased after sketch plan then the owners' allocation should be increased as well as if the construction area will be decreased according to FAR on that event owners have no right to make any objection.

ARTICLE- VII

(Developer's Obligations)

- a) The developer shall construct or cause to be constructed the said building or buildings in terms of this agreement and in accordance

Mala Rai Dey

Chinmay Dey
Anirban Dey

with the plan sketched by reputed architect and also approved by the owners or any such revised building plan.

- b) The developer shall complete the building within 40 (forty) months from the date of handing over the peaceful physical possession of the land by the owners to the developer, unless prevented by force majeure and acts of god. The time of completion of the building in all respect shall be matter of vital consideration and they should be performed strictly. In case the developer could not performed his obligation due to aforementioned reason in that case the parties may be mutually extended time as mentioned earlier for completion of the project. The developer shall pay and bear all Municipal taxes including all arrears payable for the said premises from the date of their taking possession of the premises and/or from the date of handing over the peaceful physical possession of the land by the owners to the developer till the date of delivery of possession of owners' allocation to the owners as hereinbefore stated.
- c) As soon as the new building is completed within the time herein mentioned the developer shall give written notice to the owners for taking possession of owners' allocation in the new building in terms of this agreement and according to the specification and plan thereof at all times thereafter the owners shall be exclusively

Mala Rai Dey

Chinmay Dey

Amiya Dey

responsible for payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter of the sake of brevity referred to as the said rates payable in respect of the schedule property.

- d) Both the parties shall abide by all laws, bye laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right of the owners.
- e) The respective allottee / transferee shall keep their respective allocation in the building in good working condition and repairs.
- f) Neither party shall throw, accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors common paces & areas or any other portions of the building.

ARTICLE- VIII

(Miscellaneous)

- a) The owners and developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the developer and the owners or as joint venture or joint adventure between the owners and the developer and not in any manner constitute an

Mala Rai Deeg
Chinmay Guy
Ajay Kumar Boda

registered post with acknowledgement due at the address given in this agreement.

- d) The common parts and portions in the said building and the said premises as such as shall be necessary or be required and as though fit and determined by the owners for the beneficial enjoyment of all the occupants / allottees / transferee of both the part or parties hereto and such common parts and portions shall be declared and/or identified by the owners only upon the completion certificate is granted by the authorities concerned.
- e) As soon as the owners' allocation in the new building is completed. The developer shall give written notice to the owners requesting to take possession of the owners' allocation.
- f) The developer shall construct and complete the owners' allocation within 40 months from the date of handing over the peaceful physical possession of the land by the owners to the developers and the developer in writing to the owners must confirm the same.

ARTICLE- IX

(Force Majure)

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations

Mala Ranu Dey
Chinmay Bha
Anjan Kumar Das

was prevented by any force majeure and this contract shall remain suspended during the duration for any of the condition given here below

(i) Fire (ii) Natural calamity (iii) Tempest (iv) War, Civil commotion.

ARTICLE- X

(Arbitration)

- a) All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of a single and sole arbitrator or any person nominated by the owners herein and the same shall be deemed to be a reference within the meaning of the arbitration and conciliation Act 1996. The arbitrator shall have summary power the arbitrator shall have power to give interim awards and/or directions.
- b) It will not be obligatory on the part of the arbitrator to give any reasoned or speaking award.
- c) The parties hereto agree and covenant with each other that they have full trust and faith in the single and sole arbitrator be nominated by the owners and agrees not to challenge and/or dispute the same in any manner whatsoever or howsoever.

Mala Rai Deo

Chinmay Deo
Ajay Kumar Das
Ravi Poddar

ARTICLE- XI

(Jurisdiction)

Appropriate Courts at Alipore, District South 24 Parganas or Calcutta High Court shall have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.

THE SCHEDULE 'A' ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of land measuring about 12 cottahs 14 chittaks 00 sq.ft. along with structure, measuring more or less 250 sq.ft. cemented floor (pucca structure) about 5 years old standing thereon comprised in R.S. and L.R. Dag Nos. 1095,1096,1097, 1098,1094/1624,1097/1626, under R.S. Khatian No. 461,465 & 462 and L.R. Khatian No. 634 and 652 in Mouza Kamdahari, J.L. No. 49, R.S. No. 200 under P.S. Bansdrani, Dist. 24 Parganas (S) within the limits of Ward No. 111 of the Kolkata Municipal Corporation being premises no. 171, Laskarpur Road, Kolkata- 700084 and Assessee No. 31-111-14-0272-7 butted and bounded by :-

ON THE NORTH : Land of Mita Dutta ✓
ON THE SOUTH : Dag No. 1096
ON THE EAST : Land of Sunanda Roy & others

Mala Rai Dey
Chinmay Dey
Anirban Dey

ON THE WEST : 24ft wide road

THE SCHEDULE 'B' ABOVE REFERRED TO

(Owners' allocation)

OWNERS' ALLOCATION shall mean on completion of the building the owners at the first instant will be entitled to get 50% (12 nos. of flat out of 24 both in Block A and Block B) and car parking space 6 nos. of car parking space as per following manner:-

IN Block – A :-
2 nos. flat from the rear side of the first floor no. 1/A & 1/B..
2 nos. flat from the front side of the second floor no. 2/C & 2/D.
2 nos. flat from the rear side of the third floor no. 3/A & 3/B.
2 nos. flat from the front side of the fourth floor no. 4/C & 4/D.

Car Parking :- 6 (six) nos. car parking space at the ground floor at the eastern side of stair of the Block 'A'.

IN Block – B :-
4 Nos. Flat
1 no. flat at first floor no. 1/C.
1 no. flat at second floor no. 2/D.
1 no. flat at third floor no. 3/C.
1 no. flat at fourth floor no. 4/D).

Which will be distributed out of total FAR according to the sanctioned plan issued by KMC together with undivided proportionate share in the land and of equal right on common parts and portion and facilities and

Mala Rai Dey

Chirmay Dey

Priya Anand Das

with the fittings, fixtures and all arrangement as will be provided by the developers as per specification described in schedule 'D' in finished and complete condition from proposed building to be constructed upon the schedule 'A' mentioned premises and the entire allocation of share is morefully described in schedule 'B' hereinabove written.

THE SCHEDULE 'C' ABOVE REFERRED TO

(Developer's Allocation)

Shall mean the on completion of the said proposed multi-storied building the developer will be entitled to get or sale balance remaining portion i.e. 50% (12 nos. of flat out of 24 both in Block- A and Block B and 6 nos. of car parking spaces of the western side of the Block A and remaining portion of car parking of Block 'B' of the total FAR of the building according to sanctioned plan issued by KMC after delivery of the owners' allocation of the building on common parts and portion and facilities absolutely belong to the developer as aforesaid and together with the absolute right on the part of the developer and or prospective buyer / buyers and intending transferee / transferees, lessee / lessees or in any way deal with the same but without in any way affecting the right and interest of the owners. The developers allocation in the following manner:-

IN Block – A :-

2 nos. flat from the front side of the first floor no.

1/C & 1/D.

2 nos. flat from the rear side of the second floor

no. 2/A & 2/B.

2 nos. flat from the front side of the third floor no.

3/C & 3/D.

Mala Rai Deo
Chinmay Singh
Anjan Krishna Reddy

2 nos. flat from the rear side of the fourth floor
no. 4/A & 4/B.

Car Parking :- Remaining entire car parking area of the
western side of the stair of Block 'A' and entire
portion of Block 'B' except owners' allocation.

IN Block – B :- 1 no. flat at first floor (no. 1/F).
4 Nos. Flat 1 no. flat at second floor (no. 2/E).
1 no. flat at third floor (no. 3/F).
1 no. flat at fourth floor (no. 4/E).

Car Parking :- Remaining car parking area of the Block 'B'.

THE SCHEDULE 'D' ABOVE REFERRED TO

The Developer shall pay Rs. 2,50,000/- (Rupees two lakh fifty thousand only) each of the above owners/land lords i.e. total Rs. 5,00,000/- (Rupees five lakh only) out of the settled Rs. 40,00,000/- (Rupees forty lakh only) at the time of signing this agreement and balance Rs. 35,00,000/- (Rupees thirty five lakh only) to be paid to the owners/landlords by the developer before the fourth floor brick work and plaster complete part by part.

THE SCHEDULE 'E' ABOVE REFERRED TO

(Specification arrangements, fittings, fixtures
& accessories of the finished building)

Project time :

40 months from the date of handing over the peaceful physical possession of the land by the owners to the developer.

Mala Dain Deeg

Chinmay Singh

Assistant Engineer

Windows :

Standard design and aluminium sliding window with smoke glass.

Floor :

Floor with vitrified tiles standard make.

Door :

Sal wood frame and 32 mm phenol bonded flush doors. Main door with decorated phenol bonded with all fittings and fixtures.

Kitchen :

Platform with 8' x 1" – 6' black stone and topping with green marble with granite finish if more extra payment to be paid by owners.

Walls with 8" x 10" or 6" x 8" tiles upto 2'6" height with standard make.

Toilets and sanitary fittings :

8" x 8" floor tiles (glazed) and 8" x 10" wall tiles up to 2m level. Hot water arrangement only for one toilet with C.P. fittings. Commode, Cistern, wash Basin, Shower, Wall mixture, one no. commode shower for large toilet, small toilet (w.c.) will be provided with one commode and one commode shower, one small basin if space available, two bid cock no shower and hot water system will be provided.

Verandah/Balcony will be provide with one meter light grill with plane design. Covering will be provide if extra cost paid.

Electrical :

Bed room – 4 nos. of point and two plug point.

Dining cum Drawing – 6 nos. of point and two plug point.

Mala Rai Deej

Chinmay Buj
Aniraj Kishor Bhandari

Kitchen – 2 nos. light points and one power point, one point for water purifier and grinder.

Toilet – 1 no. of point and one exhaust point if necessary.

Balcony :

One eight point and one plug point.

Outside of concern flat :

One bell point, one light point.

Generator point :

Total 6 nos. point to be provided with extra cost.

Extra Work :

Any extra work other than out of this specification shall be extra charge as decided by the engineer and such amount shall be deposited before the execution of such work.

Paintings :

All wall of the inside will be finished with P.O.P. no colour paint will be provided doors with salimar/other standard make will be painted with white in colour.

Stair :- will be provide with one coat white paint over P.O.P. outside will be provided with cement paint with colour where necessary.

Parapet wall will be 1.00 meter height.

Roof treatment will be provided with 37.5 mm thick with patent stone over leveling course as necessary.

Mala Rai Desai
Chinmay Desai
Ajay Desai

THE SCHEDULE 'F' ABOVE REFERRED TO
(Common parts and portions of the said premises)

- 1) Boundary wall upto 5'-0" height
- 2) Main gates, entrances and exits.
- 3) Paths and passenger corridors with decorative tiles.
- 4) Driveways with decorative tiles (..... tiles)
- 5) Staircases, stairways, landing and lobbies lift & lift M/C/ room (car parking space is not under common area proportionate area to be provided with flat area of the concern flat.
- 6) Overhead reservoir, underground reservoir, septic tank.
- 7) Toilets, bathrooms and fittings and fixtures of the common area for guard, caretaker room.
- 8) Wiring meter for lighting for common areas etc.
- 9) Electric meter & meter room and its installation, transformer, transformer room and its installation and fittings and fixtures. Pump, pump room and its installation.
- 10) Extra payment to be paid if extra work done, before execution of the concerned flat.
- 11) All & main water supply line pipe.

Mala Rai Deo
Chinmay Deo
Dwijendra Kumar Deo

- 12) Drains and sewers.
- 13) Foundation, columns, beams, slabs, outside walls.
- 14) Cost of generator is to be provided by all flat owners. Proportionate cost to be deposited before or at the time of execution of deed.
- 15) The cost of sub-meter will be arranged by the flat owners of the each flat and cost to be paid by them.
- 16) Water arrangement by KMC pipe line water.
- 17) The cost of the transformer 50% to be borne by the owner.
- 18) Cost of 50% of revised plan to be provided by the owners.
- 19) Cost of 50% of pilling work will be provided by the owners.
- 20) If any cost incurred in this project out of the above will be mutually settled between developers and owners.

Mala Rai Dey
Chinmay Dey
Brijay Kumar Paddar
Renu Paddar

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

SIGNED, SEALED & DELIVERED BY

in the presence of :-

WITNESSES:-

1. Amal Jant
Kailash, Laskarpur.
P.S. Narandrapur
KOL-700153

2. Parvina Dey
130, Boring Main
Road, Adabagan
Garia, KOL-84
P.S. Bamsirani

Mala Rai Dey

Chinmay Dey

SIGNATURE OF THE FIRST PARTY
(OWNERS/LAND LORDS)

Bijay Krishna Chatterjee

Renu Chatterjee

SIGNATURE OF THE THIRD PARTY
(DEVELOPERS)

Drafted by me:

Nirajan Kaunda (Adv)
(NIRANJAN KAUNDA)
WB/17371978
(Advocate) (NIRANJAN KAUNDA)
Alipore Police Court, Kol-27

Typed by me:

Malay Kr. Sau
Malay Kr. Sau
Laskarpur, Peyarabagan, Kol-153

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 5,00,000/- (Rupees five lakh) only from the above named developer by the undersigned.

<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
000031	30-09-2020	Bandhan Bank Garia	2,50,000/-
		TOTAL Rs.	2,50,000/-

(Rupees two lakh fifty thousand) only.

Mala Rai Dey
Signature of Smt. Mala Dey

<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
000032	30-09-2020	Bandhan Bank Garia	2,50,000/-
		TOTAL Rs.	2,50,000/-

(Rupees two lakh fifty thousand) only.

Chinmoy Dey
Signature of Sri Chinmoy Dey

WITNESSES:

1. *Arund Jyoti*

2. *Pampa Dey*

SIGNATURE OF THE (OWNERS/LAND LORDS)

Typed by me:

Malay Kr. Sau
Malay Kr. Sau
Laskarpur, Peyarabagan, Kol-153



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

Name MALA RANI DEVI

Signature Mala Rani Devi



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

Name CHINMAY DEO

Signature Chinmay Deo



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

Name PRITYA KRISHNA PODDAR

Signature Pritya Krishna Poddar



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

Name RINA PODDAR

Signature Rina Poddar

Govt. of West Bengal
Department of Registration & Stamp Revenue
Kolkata

19 2020/21 009249421-2

Payment Mode: Counter Payment

BRN Date: 23/09/2020 13:09:24

Bank: United Bank

BRN: S35894191

BRN Date: 24/09/2020 00:00:00

DEPOSITOR'S DETAILS

Id No.: 3001095147/6/2020
(Query No./Query Year)

Name: BIJOY KRISHNA PODDAR
Contact No.: Mobile No.: +91 8582802437
E-mail:
Address: 10sroerampur road kol 84
Applicant Name: Mr GOUTAM DEY
Office Name:
Office Address:
Status of Depositor: Attorney of Executant
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3001095147/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	3001095147/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				24042

In Words: Rupees Twenty Four Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1605-02763/2020	Date of Registration	08/10/2020
Query No/ Year	1605-3001095147/2020	Office where deed is registered	
Query Date	09/09/2020 3:42:11 PM	1605-3001095147/2020	
Applicant Name, Address & Other Details	GOUTAM DEY ALIPORE, Thana: Alipore, District: South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : /890180145, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt [Rs 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/	Rs. 1,22,82,733/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/ (Article 48(g))	Rs. 5,021/- (Article E, E, B)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :



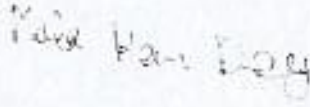


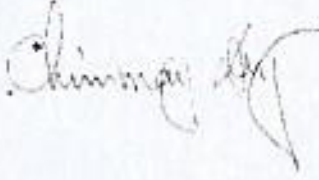
District: South 24-Parganas, P S: Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarpur Road, Premises No: 171, Ward No: 111 Pin Code: 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	12 Katha 14 Chatak	1/-	1,20,95,233/-	Width of Approach Road: 24 Ft.
Grand Total :				21.2438Dec	1 /-	120,95,233 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft	1/-	1,87,500/-	Structure Type: Structure
Gr Floor, Area of floor: 250 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1 /-	1,87,500 /-	



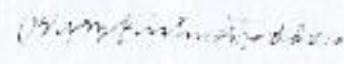
adLord Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	<p>Smt MALA RANI DEY Wife of Late RANJIT KUMAR DEY Executed by: Self, Date of Execution: 08/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Office</p>	 08/10/2020	 LTI 08/10/2020	 08/10/2020
<p>130, BORAL MAIN ROAD, ATABAGAN, P.O:- GARIA, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx4G, Aadhaar No: 35xxxxxxxx2981, Status :Individual, Executed by: Self, Date of Execution: 08/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Office</p>				
2	<p>Mr CHINMAY DEY (Presentant) Son of Late RANJIT KUMAR DEY Executed by: Self, Date of Execution: 08/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Office</p>	 08/10/2020	 LTI 08/10/2020	 08/10/2020
<p>130, BORAL MAIN ROAD, ATABAGAN, P.O:- GARIA, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx7D, Aadhaar No: 75xxxxxxxx8857, Status :Individual, Executed by: Self, Date of Execution: 08/10/2020 , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Office</p>				



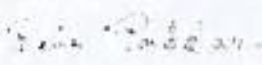
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>B. K. PODDAR & CO. 10, SREERAMPUR ROAD NORTH, P O:- GARIA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:. AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative</p>

Representative Details :



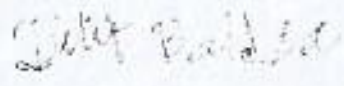
Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr BIJAY KRISHNA PODDAR Son of Late NABADWIP CHANDRA PODDAR Date of Execution - 08/10/2020, Admitted by: Self, Date of Admission: 08/10/2020, Place of Admission of Execution: Office	 Oct 8 2020 12:43PM	 L1 08/10/2020	 08/10/2020

10, SREERAMPUR ROAD NORTH, P.O - GARIA, P.S - Jadavpur, Kolkata, District - South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx2E, Aadhaar No: 40xxxxxxxx8030 Status: Representative, Representative of: B. K. PODDAR & CO (as PARTNER)

Name	Photo	Finger Print	Signature
Smt RINA PODDAR Wife of Mr BIJAY KRISHNA PODDAR Date of Execution - 08/10/2020, Admitted by: Self, Date of Admission: 08/10/2020, Place of Admission of Execution: Office	 Oct 8 2020 12:46PM	 L1 08/10/2020	 08/10/2020

10, SREERAMOUR ROAD NORTH, P.O - GARIA, P.S - Jadavpur, Kolkata, District - South 24 Parganas, West Bengal, India, PIN - 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx4L, Aadhaar No: 56xxxxxxxx1323 Status: Representative, Representative of: B. K. PODDAR & CO. (as PARTNER)

Authenticator Details :

Name	Photo	Finger Print	Signature
Mr DILIP BAIDYA Son of Late SATISH CH BAIDYA NIN NAGAR, P.O - LASKARPUR, P.S - narpur, Kolkata, District - South 24- rganas, West Bengal, India, PIN - 0153	 08/10/2020	 08/10/2020	 08/10/2020

Authenticator Of Smt MALA RANI DEY, Mr CHINMAY DEY, Mr BIJAY KRISHNA PODDAR, Smt RINA PODDAR

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt MALA RANI DLY	B K PODDAR & CO 10.6219 Dec
	Mr CHINMAY DLY	B K PODDAR & CO 10.6219 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt MALA RANI DEY	B K PODDAR & CO -125.00000000 Sq Ft
2	Mr CHINMAY DEY	B K PODDAR & CO -125.00000000 Sq Ft

08-10-2020

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 12 02 hrs on 08-10-2020, at the Office of the A D S R ALIPORE by Mr CHINMAY DEY 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 1,22,82,733/-

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

Execution is admitted on 08/10/2020 by 1 Smt MALA RANI DEY, Wife of Late RANJIT KUMAR DEY, 130, BORAL MAIN ROAD, ATABAGAN, P O GARIA, Thana Bansdroni, City/Town KOLKATA, South 24 Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2 Mr CHINMAY DEY, Son of Late RANJIT KUMAR DEY, 130, BORAL MAIN ROAD, ATABAGAN, P.O. GARIA, Thana: Bansdroni, City/Town KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Identified by Mr DILIP BAIDYA, , Son of Late SATISH CH BAIDYA, LENIN NAGAR, P.O LASKARPUR, Thana: Sonarpur, City/Town KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

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

Execution is admitted on 08 10-2020 by Mr BIJAY KRISHNA PODDAR, PARTNER, B K PODDAR & CO (Partnership Firm), 10, SREERAMPUR ROAD NORTH, P O - GARIA, P S - Jadavpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr DILIP BAIDYA, , Son of Late SATISH CH BAIDYA, LENIN NAGAR, P O LASKARPUR, Thana: Sonarpur, City/Town KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

Execution is admitted on 08 10-2020 by Smt RINA PODDAR, PARTNER, B. K PODDAR & CO. (Partnership Firm), 10, SREERAMPUR ROAD NORTH P O - GARIA, P S - Jadavpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr DILIP BAIDYA, , Son of Late SATISH CH BAIDYA, LENIN NAGAR, P O LASKARPUR, Thana: Sonarpur, City/Town KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/- , by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2020 12 00AM with Govt Ref No 192020210092494212 on 23-09-2020, Amount Rs 5,021/- , Bank United Bank (UTBI00CH175), Ref. No. S85894191 on 24-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs 20,021/- and Stamp Duty paid by Stamp Rs 1,000/-
By online = Rs 19,021/-
Description of Stamp
1 Stamp Type Impressed, Serial no 1774, Amount Rs.1,000/-, Date of Purchase 15/09/2020, Vendor name Tannoy
Kar Purkayastha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt of WB
Online on 24/09/2020 12:00AM with Govt Ref No 192020210092494212 on 23-09-2020, Amount Rs 19,021/-,
Bank United Bank (UTBI00CH175), Ref No S85894191 on 24-09-2020, Head of Account 0030-02-103-003 02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 106252 to 106311

being No 160502763 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.11.02 13:06:00 +05.30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/11/02 01:06:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)