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पश्चिम बंगाल WEST BENGAL

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Certified that the document is authentic to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

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

10 APR 2019

Handwritten notes: 11-5000, 5-39524, 5K1000 + 4000000

# DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 10th day APRIL of Two Thousand Nineteen (2019)

BETWEEN

ক্রমিক নং 1489 তারিখ 9/4/19

ক্যাঃ 2007

স্বতাঃ R. E. D. ...

ক্রিয়ানাঃ 1 Subhas Suman, Vol. 700078

ভেদারঃ Roshita Pal

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেদার  
কাশিপুর ময়দম এ.ডি.এস. আর অফিস  
বি

ভেদারের নাম - রঞ্জিতা পাল

স্ট্যাম্পের নামঃ স্বারস্বপুর্ন

তারিখঃ 04 APR 2019

স্ট্যাম্প বরিসের তারিখ

এ.ডি.ডি. নং সোটি কক টাকার 470000

স্ট্যাম্প বরিস করা হয়েছে



Susmit Sarkar  
S/O - Santiranjana Sarkar  
Cell No - 249557  
P.S - Swarnapnagar  
Dist - 24 Parganas  
Pin - 743223

Additional District Sub-Registrar  
Kashipur Maidam 24 Parganas

10 APR 2019



(1) SRI BIKASH BOSE (PAN – DVFPB3355G), son of Late Gopal Chandra Bose, by Occupation – Service, (2) SRI BIJOY BOSE (PAN – AWMPB6308E), son of Late Gopal Chandra Bose, by Occupation – Business, (3) SRI BAPI BOSE (PAN – DVCPB9364N), son of Late Gopal Chandra Bose, by Occupation – Business and (4) SMT. SOVA RANI BOSE alias SHOBHA RANI BHOSE (PAN – DVFPB3358M), wife Sri Gopal Chandra Bose, by Occupation – Housewife, all by faith – Hindu, by Nationality – Indian, all are residing at 26, Bakultala Lane, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "OWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

**A N D**

M/S. R. G. DEVELOPERS AND CONTRACTOR (PAN – AATFR0409F) a Partnership Firm having its registered office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) SRI JOYDEB ADDYA (having Pan BHPPA4040K), son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas. (2) SRI DEBANIK SARKAR ( having Pan BQLPS1004C), son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas and (3) SRI TARUN BAIDYA (having Pan ADRPB4096P), son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors in office and assigns) of the OTHER PART.

WHEREAS One Smt. Sova Rani Basu the Owner No. 4 herein by a registered Deed of Conveyance dated 10.10.1958, registered at the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 98, Pages 222 to 224, Being No. 6950 for the year 1958, purchased land area 2 Cotahs more or less at Dist. 24-Parganas, Mouza – Sultanpur, P.s. Dum Dum, Dag No. 447, Khatian No. 256 from Smt. Milan Majumdar.



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Adtl. District Sub- Registrar  
Bangalore North - Date 24 Apr 2019

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**AND WHEREAS** the said Smt. Sova Rani Basu the Owner No. 4 herein by a registered Deed of Conveyance dated 17.09.1959, registered at the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 93, Pages 213 to 215, Being No. 5882 for the year 1959, purchased land area 3 Cotahs 10 Chittacks more or less at Dist. 24-Parganas, Mouza – Sultanpur, P.s. Dum Dum, Dag No. 447, Khatian No. 256 from Sri Ganesh Lal Sonar.

**AND WHEREAS** the said Sova Rani Bose was seized and possessed of and sufficiently entitled to all that piece and parcel of land measuring about 5 Cottahs 10 Chittacks more or less by way of aforesaid two deed of conveyance at Dist. 24-Parganas at present North 24-Parganas, Mouza – Sultanpur, P.S. Dum Dum, Dag No. 447 under Khatian No. 256, J.L. No. 10, R.S.No. 148, Touzi No. 173, within the local limits of Dum Dum Municipality.

**AND WHEREAS** the said Smt. Sova Rani Bose by a registered Deed of Gift dated 17.01.2014, duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, CD Volume No. 2, Pages 1101 to 1114, Being No. 508 for the year 2014, made gifted and transferred  $\frac{3}{4}$  share of total land area 5 Cotahs 10 Chittacks more or less i.e. land area 4 Cottahs 3 Chittacks 22.5 Sq.ft. more or less together with structure measuring about 300 Sq.ft. more or less lying and situated at District North 24-Parganas, Mouza – Sultanpur, P.S. Dum Dum, Dag No. 447 under Khatian No. 256, J.L. No. 10, R.S.No. 148, Touzi No. 173, within the local limits of Dum Dum Municipality, to Sri Bikash Bose, Sri Bijoy Bose, Sri Bapi Bose, the owner No. 1 to 3 herein.

**AND WHEREAS** the Owner No. 1 to 3 herein namely Sri Bikash Bose, Sri Bijoy Bose, Sri Bapi Bose are the joint owners of undivided  $\frac{3}{4}$ <sup>th</sup> share of land measuring area 4 Cottahs 3 Chittacks 22.5 Sq.ft. more or less out of total land area 5 Cotahs 10 Chittacks more or less and the Owner No. 4 Smt. Sova Rani Bose is the owner of undivided  $\frac{1}{4}$ <sup>th</sup> share of land 1 Cottahs 6 Chittacks 22.5 Sq.ft. more or less out of total land area 5 Cotahs 10 Chittacks more or less therefore the Owners No. 1 to 4 are the joint absolute Owners of total land measuring 5 Cotahs 10 Chittacks more or less along with 400 Sq.ft. Structure thereon lying and situated at Mouza – Sultanpur, P.S. Dum Dum, comprised in Dag No. 447 under Khatian No. 256, J.L. No. 10, R.S. No. 148, Touzi No. 173, within the local limits of Dum Dum Municipality, being Municipal Holding No. 26, Bakultala Lane, Kolkata –



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700 028, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, particularly mentioned and described in the Schedule 'A' hereunder written.

**AND WHEREAS** by an Development Agreement dated 11.07.2014, the said owners executed a Development Agreement with M/s. Maitree Developers Pvt. Ltd., having its registered office at Nalta Bakultala Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, to construct a multi storied building on the under noted schedule property vide a registered Development Agreement in Book No. I, CD Volume No. 18, Pages 6200 to 6223, Being No. 07336 for the year 2014 and also said owners executed a registered Development Power of Attorney in favour of the said Developer vide a registered Power of Attorney vide Book No. I, CD Volume No. 18, Pages 6224 to 6240, Being No. -07337 for the year 2014, both registered with the A.D.S.R.O. Cossipore Dum Dum.

**AND WHEREAS** said Developer is unable to construct a multi storied building as per the said Development Agreement and it is mutually between the said Owners and the said Developer M/s. Maitree Developers Pvt. Ltd. to cancel the said Development Agreement and also the said power of Attorney.

**AND WHEREAS** on 18.03.2019 by a Cancellation Development Agreement executed between the Owners of this Development Agreement of the One Part and said Developer Maitree Developers Pvt. Ltd. having its registered office at Nalta Bakultala Road, P.O. & P.S. Dum Dum, Kolkata – 700 028 of the Other part, mutually cancel the said Development Agreement dated 11.07.2014 being No. 07336 for the year 2014, registered with the A.D.S.R.O. Cossipore Dum Dum, by a registered Cancellation of Development Agreement registered with the A.D.S.R.O. Cossipore Dum Dum vide Book No. I, Volume No. 1506-2019, Pages 114861 to 114885, Being No. 150602495 for the year 2019.

**AND WHEREAS** on 18.03.2019 by a revocation of Development Power of Attorney executed by the Owners of this Development Agreement, have cancelled the said Development Power of Attorney Being No. 07337 for the year 2014, registered with the A.D.S.R.O. Cossipore Dum Dum vide a registered Revocation of Development Power of Attorney in Book No. IV, Volume No. 1506 of 2019, Pages 3893 to 3911, Being No. 15060153 for the year 2019.





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Asst. District Sub-Registrar  
Signature Date-Dum 24 Parg 93

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**AND WHEREAS** Sri Bikash Bose, Sri Bijoy Bose, Sri Bapi Bose and Smt. Sova Rani Bose, the Owners herein are the joint absolute Owners of **ALL THAT** piece and parcel of land measuring an area of 5 Cotahs 10 Chittacks more or less therefore the Owners No. 1 to 4 are the joint absolute Owners of total land measuring 5 Cotahs 10 Chittacks more or less along with 400 Sq.ft. Structure thereon lying and situated at Mouza – Sultanpur, P.S. Dum Dum, comprised in Dag No. 447 under Khatian No. 256, J.L. No. 10, R.S. No. 148, Touzi No. 173, within the local limits of Dum Dum Municipality, being Municipal Holding No. 26, Bakultala Lane, Kolkata – 700 028, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, morefully described in the Schedule – A written hereinunder and they seized and possessed and enjoyed the said Property free from encumbrances and without any interruption or disturbances from any other person or persons.

**AND WHEREAS** the Owners herein approached to the Developer herein to construct a multi storied building on the aforesaid entire Property morefully described in the Schedule – 'A' written hereunder on the undernoted Schedule property situated at being Municipal Holding No. 26, Bakultala Lane, Kolkata – 700 028, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and the Developers herein are agreed with the Owners for construct the said project at the terms and conditions appearing hereunder.

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

1. The Owners do hereby authorised and empower the Developer to construct a (G+4) multi storied building on the said plot of land morefully described in the Schedule – A written hereinunder at the costs and expenses of Developer and for the aforesaid purpose the Owners on this day will deliver full vacant possession of the said land and also make over the original deeds and documents unto the Developer and these documents will remain in custody and possession of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the Owners or any of their heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.
2. The Developer will obtain sanction plan for construction of multi storied building on the said land at its own costs and in that connection the Owners will sign on all applications as required for getting the plan sanctioned from the Dum Dum Municipality.



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3. That in lieu of the Owners' land the Developer will allot to the Owners as hereunder-
- i) 50% constructed area on the Ground Floor
  - ii) Entire Second Floor
  - iii) Entire Fourth Floor
  - iv) If the Developer is not able to construct G+4 in that case the Developer will allot to the Owner 50% constructed area on the Third Floor
  - v) That the Developer at their own costs will construct a small mandir measuring 200 Sq.ft. more or less on the top roof or ground floor suitable place of the said building for the Owners.
- b) The Developer will be the absolute owner of the entire building and proportionate share of land except the Owners' Allocation.
- c) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen lac) only which will be paid as under –
- i) On or before execution of this Development Agreement Rs.10,00,000/- (Rupees Ten Lac) only
  - ii) Within 7 days from the date of execution and registration of the Development Agreement and Development Power of Attorney in favour of Developer Rs.8,00,000/- (Rupees Eight Lac) only
  - iii) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
- d) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer for the expenses for getting or approved the said special building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).





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e) The Developer shall pay temporary shifting for 4 (four) families Rs. 25,000/- (Rupees Twenty Five Thousand) only per month for rent of the said temporary accommodation of the Owners 4 (four) families and the Developer also will pay a sum of Rs.3,000/- (Rupees Three Thousand) only per month to the owners s temporary Godown charges of the Owners from the date of execution and registration of this Development Agreement till the date of hand over the Owner's Allocation to the Owner.

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

5. The Owners shall grant to the Developer and / or to the Developer's nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Dum Dum Municipality and other authorities and for sell of flats, garages, shop etc. and to execute agreement for sale of flats, garages, shops etc. and also execute the deed of conveyance of the same and receipt the earnest money or advance amount and full payment of sale price from the intending purchaser or purchasers (except Owners' Allocation).

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

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

8. All other flats of the proposed building to be constructed by the Developer save and except the Owners' Allocation mentioned in the paragraph No. 3 shall be disposed of by the Second Part i.e. the Developer to the prospective buyers at any consideration or price which shall be at the sole discretion of the Developer to which the Owners shall have



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no claim in any manner whatsoever. The Owners shall co-operate in selling the flats in each and every manner the Developer shall desire from time to time and all times till disposal of flats.

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

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

10. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, units or apartments save and except of Owners' allocated portion mentioned in Clause 3 or for sale of the same on such terms and conditions and for such consideration as the Developer shall think fit and proper and the Owners undertake to give the Developer or Developer's agent, a General Power of Attorney.

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

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

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



Sub-Registrar, North 24 Parganas  
Dum Dum

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14. The Developer shall install, erect in the said building at its own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.
15. The Developer shall be authorised by the Owners for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.
16. In case of any dispute between the Owners and the Developer shall approach an Arbitrator to be appointed jointly.
17. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the Owners hereto shall have no liability or responsibility in this context in any manner whatsoever.
18. As and from the date of service of notice of possession of the Owners' Allocation, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners' Allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, pathways and other facilities whatsoever as may be mutually agreed from time to time.
19. The Owners shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building if not the Developer violate any terms and conditions of this Agreement.
20. The Developer herein shall demolish the existing structure at its own cost and the materials of the said demolished building shall be taken by the developer.
21. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owners or as a joint Venture between the parties hereto constituted an Association of persons.





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

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

**- COMMON RESTRICTIONS -**

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

24. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.

25. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

26. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

27. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.



अतिरिक्त जिल्हा उप-नोंदणी अधिकारी  
कोयंबटूर दुरु-दुरु 24 एप्रिल 2019

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28. The Owners shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Developer as and when required.
29. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within **30 (Thirty)** months from the date of sanction plan.
30. The Developer and the Owners doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **30 (Thirty)** months within which the construction work is to be completed
31. Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building at the said premises and the Owners shall not prevent the Developer from making construction of the proposed multi storied building and completion thereof.
32. The name of the building shall be given as "**GOPAL BHAWAN**" mutually agreed by both the Parties.
33. The Top roof will be used by all the Flat Owners as common except the space the Mandir 200 Sq.ft. (if any).
34. If the Developer fails to complete the construction of the building within the stipulated period in that case the Developer shall compensate the Owners which will be mutually settled by both the Parties.
35. That the Developer has every right to transfer in all sorts of the Flats and Garages, Shops etc. of the entire building and proportionate share of land on the 'A' schedule property except the Owners' Allocation as stated above in Clause No. 3.

**- SCHEDULE 'A' ABOVE REFERRED TO -**

**ALL THAT** piece and parcel of land measuring an area of 5 Cotahs 10 Chittacks more or along with 400 Sq.ft. Tile shed Structure thereon lying and situated at Mouza – Sultanpur, P.S. Dum Dum, comprised in Dag No. 447 under Khatian No. 256, J.L. No. 10, R.S. No. 148, Touzi No. 173, within the local limits of Dum Dum Municipality, being Municipal Holding No. 26, Bakultala Lane, Kolkata – 700 028, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, which is butted and bounded as follows :



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Coimbatore - Dist - 411 001

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<b><u>ON THE NORTH</u></b>	:	Tinku Dutta and Arun Kumar Ghosh
<b><u>ON THE SOUTH</u></b>	:	Subhas Chandra Das
<b><u>ON THE EAST</u></b>	:	Other's property
<b><u>ON THE WEST</u></b>	:	14' ft. wide Municipal Road

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

The Owners will be entitled as follows :-

- i) 50% constructed area on the Ground Floor
- ii) Entire Second Floor
- iii) Entire Fourth Floor
- iv) If the Developer is not able to construct G+4 in that case the Developer will allot to the Owner 50% constructed area on the Third Floor
- v) That the Developer at their own costs will construct a small mandir measuring 200 Sq.ft. more or less on the top roof or ground floor suitable place of the said building for the Owners.
- b) The Developer will be the absolute owner of the entire building and proportionate share of land except the Owners' Allocation.
- c) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen lac) only which will be paid as under –
  - i) On or before execution of this Development Agreement Rs.10,00,000/- (Rupees Ten Lac) only
  - ii) Within 7 days from the date of execution and registration of the Development Agreement and Development Power of Attorney in favour of Developer Rs.8,00,000/- (Rupees Eight Lac) only
  - iii) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
- d) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer for the expenses for getting or approved the said special building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of





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taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).

- e) The Developer shall pay temporary shifting for 4 (four) families Rs. 25,000/- (Rupees Twenty Five Thousand) only per month for rent of the said temporary accommodation of the Owners 4 (four) families and the Developer also will pay a sum of Rs.3,000/- (Rupees Three Thousand) only per month to the owners s temporary Godown charges of the Owners from the date of execution and registration of this Development Agreement till the date of hand over the Owner's Allocation to the Owner.

**SCHEDULE 'C' : SPECIFICATION -**

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



Additional District Sub-Registrar  
Coimbatore

10 APR 2019



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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

Bikash, ch. Das.  
14 No. Malta Naba.  
Maha Jati Road,  
Kala 28.

2. Susmit Sarkar  
Calcutta - Hakimpur  
Dist - 24 Pgs (N)

Bikash Bose

Bitoy Bose

Bapi Bose



Ati of Sovafani  
Bose by the  
pen of  
Bikash ch. Das

SIGNATURE OF THE OWNERS



M/s. R. G. Developers and Contractor

Jaydeb Adhya

Partner Signature

Drafted by :

[Mr. Chandra Nath sen]  
Advocate

Sealdah Court, Kolkata - 14.

M/s. R. G. Developers and Contractor

Sachin Sarin

Partner Signature

M/s. R. G. Developers and Contractor

Tarun Baidya

Partner Signature

SIGNATURE OF THE DEVELOPER



Additional District Sub-Registrar  
Coimbatore Dist-Dum 24 Pgs. 186

10 APR 2019

RECEIVED of and from the within named Developer within mentioned sum of Rs.10,00,000/- (Rupees Ten Lac) only as adjustable / refundable advance as per Memo below :

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch	In Favour of	Amount
000311	27.01.2019	HDFC, Cantonment	Sri Bikash Bose	2,50,000.00
000312	27.01.2019	HDFC, Cantonment	Sri Bijoy Bose	2,50,000.00
000313	27.01.2019	HDFC, Cantonment	Sri Bapi Bose	2,50,000.00
000316	27.01.2019	HDFC, Cantonment	Smt. Sova Rani Bose @ Shobha Rani Bhose	2,50,000.00
RUPEES TEN LAC ONLY			TOTAL	RS.10,00,000.00

WITNESSES :-

1. Bikash. ch. Das .

2. Jyoti Sarker

Bikash Bose

Bijoy Bose

Bapi Bose



Ati of Sova  
Bose br. th  
Rm of

Bikash. ch. Das .

SIGNATURE OF THE OWNERS





Additional District Sub-Registrar  
Coimbatore Dum-Dum 24 Pin 674

10 APR 2019

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants						
 Bikash Bada	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
						
 Bijo Bada	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
						
 Sava Rani Bada	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
						

Kfi of Sava Rani Bada.  
 by the km. of  
 Bikash. ch. Bada.



Sub-District Sub-Registrar  
Coimbatore Dist-Dum-24 Pgs 00

10 APR 2019



SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
Accutants / Presentants



*Babu B. B. B.*

*Babu B. B. B.*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Joydeep Aditya*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Deba Prasad Sanyal*












Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



✓  
Addl. District Super Registrar  
Coimbatore (Urb-Dist) 24 Pm 88

10 APR 2019

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the Executants / Presentants							
 <p><i>Handwritten signature</i></p>	Little	Ring	Middle	Fore	Thumb	(Left Hand)	
							
	Thumb	Fore	Middle	Ring	Little	(Right Hand)	
							
	Little	Ring	Middle	Fore	Thumb	(Left Hand)	
	Thumb	Fore	Middle	Ring	Little	(Right Hand)	
	Little	Ring	Middle	Fore	Thumb	(Left Hand)	
	Thumb	Fore	Middle	Ring	Little	(Right Hand)	



*Handwritten text in Kannada script, likely a signature or official note.*

10 APR 2018





✓

Addl. District Sub-Registrar  
Coimbatore Distt-24 Parganas

10 APR 2019

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

19-201920-000065240-1

Payment Mode Online Payment

BRN Date: 02/04/2019 12:31:38

Bank : State Bank of India

BRN : IK00ZRRDY1

BRN Date: 02/04/2019 12:32:30

DEPOSITOR'S DETAILS

Id No. : 15060000395214/3/2019

[Query No./Query Year]

Name : JOYDEB ADDYA  
Contact No. : 8584048634 Mobile No. : +91 8584048634  
E-mail : debanikcmcl@gmail.com  
Address : 18 MAHAJATI ROAD THANA DUMDUM  
Applicant Name : Mr JOYDEB ADDYA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15060000395214/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	15060000395214/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				12042

In Words : Rupees Twelve Thousand Forty Two only

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

पेंशन अकाउंट संख्या कार्ड  
 Pension Account Number Card

**DVFP83358M**

नाम  
**GHOSHIA RAH BHOSH**

पेंशन देणेंदुना नाम  
**HARSHERA LAL GHOSHIA ROY**

कार्ड को संख्या/ Card No.  
**01/01/1935**

जारी की तिथि  
**12/12/2014**





कुशाक्षी बाली बोस



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AWMPB6308E

नाम / Name  
BIJOY BOSE

पिता का नाम / Father's Name  
GOPAL CHANDRA BOSE

कार्य की तारीख / Date of Birth  
11/10/1971

*Bijoy Bose*  
हस्ताक्षर / Signature



Bijoy Bose

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DVFPB3355G

नाम / Name  
BIKASH BOSE

पिता का नाम / Father's Name  
GOPAL CHANDRA BOSE

जन्म की तारीख / Date of Birth  
01/01/1989

  
हस्ताक्षर / Signature



23000016

हस्ताक्षर/सेलने / कार्ड पर कृपया हस्ताक्षर करें / नोटिस:  
आयकर विभाग इन्फो, इमएल की एल  
5 पी सी जे, नवी इस्टर्न, प्लॉट नं. 341, एबी नं. 997/8,  
मोडल कॉलोनी, नजद डेग बंगला चौक,  
पुणे - 411 016.

If this card is lost / someone's else card is found,  
please inform / report to:  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Maruti Building,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deeg Banglaw Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8088, Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card



DVCPB9364N

नाम / Name  
DAN BOSE

पिता का नाम / Father's Name  
GORAL CHANDRA BOSE



जन्म तिथि / Date of Birth  
08/06/1972

*Dan Bose*  
Personal Signature

13-4-2013



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 JOYDEB ADDYA  
 JAGANNATH ADDYA  
 23/08/1971  
 Permanent Account Number  
 BHPPA4040K  
  
 Sign Here

भारत सरकार  
 GOVT. OF INDIA





If case this card is lost / found, kindly inform nearest  
 Income Tax PAN Service Unit, UTT/SL  
 Plot No. 3, Sector 11, CBD Scheme,  
 New Market - 400 604  
 आयकर से संबंधित या अन्य सूचनाओं/संकेतों :  
 आयकर सेवा केंद्र, UTT/SL  
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. स्कीम,  
 नया बाजार - 400 604

*Joydeb Addya*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEBANK SARKAR  
RANJAN SARKAR  
15/12/1950  
PERSONAL ACCOUNT HOLDER  
BOLPS1004C



*Debanin Sarin*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 TARUN BAIDYA  
 AJIT KUMAR BAIDYA  
 091011964  
 Permanent Account Number  
 ADPPE4098P  
 Tarun Baidya  
 Signature

भारत सरकार  
 GOVT. OF INDIA





In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Services Unit, U.P.I.I.S.E.  
 Plot No. 3, Sector 11, CBD Belapur  
 Navi Mumbai - 400 674  
 आयकर से संबंधित कार्य के लिए कृपया सूचना दें / वापस करें  
 आयकर सेवाएँ इकाई, ए.पी.आई.ई.  
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर  
 नवी मुंबई - 400 674

Tarun Baidya.



आयकर विभाग  
INCOME TAX DEPARTMENT  
R G DEVELOPERS AND  
CONTRACTOR



भारत सरकार  
GOVT. OF INDIA



08/04/2015  
Permanent Account Number  
AATFR0409F

*जयदेव अहिर*



# ভারত সরকার

Unique Identification Authority of India

অনৈকত্বের সংখ্যা/Enrolment No.: 2160/60338/00545

Download Date: 18/09/2017  
Download Time: 12:02:07

To  
সুপ্রভ সর্কার  
Suarut Sarkar  
S/O Santrajan Sarkar  
swarupnagar  
hakimpur mandal para  
Hakimpur  
North 24 Parganas Hakimpur  
West Bengal - 743273  
9733560414

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

## 8032 0970 1615

### আমার আধার, আমার পরিচয়

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

#### INFORMATION

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

- আধার দ্বারা লেখা হল।
- বামের ছবিতে সরকারী ও অসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government's and Non-Government services online.



ভারত সরকার  
Unique Identification Authority of India



সুপ্রভ সর্কার  
Suarut Sarkar  
সংগ্রহণ/DOB: 15/10/1991  
লিঙ্গ: MALE



## 8032 0970 1615

### আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
S/O সাব্রাজন সর্কার, হাকিমপুর  
মঙ্গল পাড়া, চরসমঝার, হাকিমপুর  
উত্তর ২৪ পরগণা,  
পশ্চিম বঙ্গ - 743271

Address:  
S/O Santrajan Sarkar  
Mangal para, Charsamjhara  
Hakimpur  
North 24 Parganas  
West Bengal

## 8032 0970 1615



### Major Information of the Deed

Deed No :	I-1506-02993/2019	Date of Registration	10/04/2019
Query No / Year	1506-0000395214/2019	Office where deed is registered	
Query Date	07/03/2019 5:10:43 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	JOYDEB ADDYA 18, Mahajati Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700079, Mobile No. : 9330062295, Status : Buyer/Claimant		
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,45,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Bakuitala Road, Mouza: Sultanpur, Holding No:26 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-447	RS-256	Bastu	Bastu	5 Katha 10 Chatak	1/-	56,25,004/-	Width of Approach Road: 14 Ft.,
<b>Grand Total :</b>					<b>9.2813Dec</b>	<b>1 /-</b>	<b>56,25,004 /-</b>	



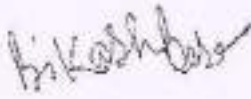


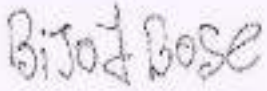


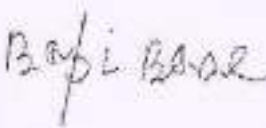
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1 /-</b>	<b>1,20,000 /-</b>	

Major Information of the Deed :- I-1506-02993/2019-10/04/2019



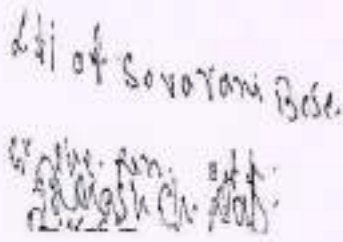


and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BIKASH BOSE</b> Son of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office	 10/04/2019	 LTI 10/04/2019	 10/04/2019
	26, Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DVFPB3355G, Status :Individual, Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office			
2	<b>Name</b> <b>Mr BIJOY BOSE</b> Son of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office	 10/04/2019	 LTI 10/04/2019	 10/04/2019
	26, Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWMPB6308E, Status :Individual, Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office			
3	<b>Name</b> <b>Mr BAPI BOSE</b> Son of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office	 10/04/2019	 LTI 10/04/2019	 10/04/2019
	26, Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DVCPB9364N, Status :Individual, Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office			

Major Information of the Deed :- I-1506-02993/2019-10/04/2019



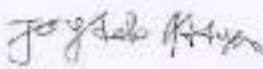


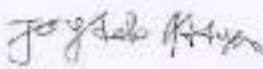


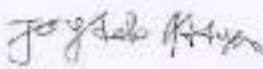


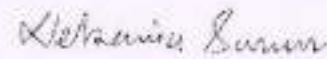


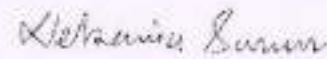


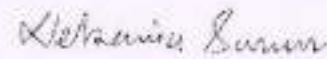


Name	Photo	Finger Print	Signature
<b>Mrs SHOBHA RANI BHOSE, (Alias: Mrs SOVA RANI BOSE)</b> Wife of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office			 10/04/2019
	10/04/2019	LTI 10/04/2019	10/04/2019
26, Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DVFPB3358M, Status :Individual, Executed by: Self, Date of Execution: 10/04/2019 , Admitted by: Self, Date of Admission: 10/04/2019 ,Place : Office			

#### Developer Details :



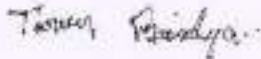
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>R G DEVELOPERS AND CONTRACTOR</b> 1, Subhas Sarani, Nalla, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AATFR0409F, Status :Organization, Executed by: Representative

#### Representative Details :


Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JOYDEB ADDYA</b>            Son of Late Jagannath Addya            Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td>             Apr 10 2019 12:37PM         </td> </tr> <tr> <td></td> <td>Apr 10 2019 12:37PM</td> <td>LTI 10/04/2019</td> <td>10/04/2019</td> </tr> </tbody> </table> 18, Mahajati Road, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHPPA4040K Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR	Name	Photo	Finger Print	Signature	<b>Mr JOYDEB ADDYA</b> Son of Late Jagannath Addya Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office			 Apr 10 2019 12:37PM		Apr 10 2019 12:37PM	LTI 10/04/2019	10/04/2019
Name	Photo	Finger Print	Signature										
<b>Mr JOYDEB ADDYA</b> Son of Late Jagannath Addya Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office			 Apr 10 2019 12:37PM										
	Apr 10 2019 12:37PM	LTI 10/04/2019	10/04/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DEBANIK SARKAR</b>            Son of Mr Ranjan Sarkar            Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td>             Apr 10 2019 12:37PM         </td> </tr> <tr> <td></td> <td>Apr 10 2019 12:37PM</td> <td>LTI 10/04/2019</td> <td>10/04/2019</td> </tr> </tbody> </table> 187, Kalibari Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQLPS1004C Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as partner)	Name	Photo	Finger Print	Signature	<b>Mr DEBANIK SARKAR</b> Son of Mr Ranjan Sarkar Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office			 Apr 10 2019 12:37PM		Apr 10 2019 12:37PM	LTI 10/04/2019	10/04/2019
Name	Photo	Finger Print	Signature										
<b>Mr DEBANIK SARKAR</b> Son of Mr Ranjan Sarkar Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office			 Apr 10 2019 12:37PM										
	Apr 10 2019 12:37PM	LTI 10/04/2019	10/04/2019										

Major Information of the Deed :- I-1506-02993/2019-10/04/2019



Name	Photo	Finger Print	Signature
<b>Mr TARUN BAIDYA</b> <b>(Presentant)</b> Son of Mr Ajit Baidya Date of Execution - 10/04/2019, , Admitted by: Self, Date of Admission: 10/04/2019, Place of Admission of Execution: Office	 <small>Apr 10 2019 12:30PM</small>	 <small>LT 10/04/2019</small>	 <small>10/04/2019</small>
1, Subhas Sarani, Naita, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPB4096P Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUSRUT SARKAR</b> Son of Late Santi Ranjan Sarkar Village - Hakimpur, P.O:- Hakimpur, P.S:- Swarupnagar, District-North 24-Parganas, West Bengal, India, PIN - 743273	 <small>10/04/2019</small>	 <small>10/04/2019</small>	 <small>10/04/2019</small>
Identifier Of Mr BIKASH BOSE, Mr BIJOY BOSE, Mr BAPI BOSE, Mrs SHOBHA RANI BHOSE, Mr JOYDEB ADDYA, Mr DEBANIK SARKAR, Mr TARUN BAIDYA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH BOSE	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec
2	Mr BIJOY BOSE	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec
3	Mr BAPI BOSE	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec
4	Mrs SHOBHA RANI BHOSE	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH BOSE	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft
2	Mr BIJOY BOSE	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft
3	Mr BAPI BOSE	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft
4	Mrs SHOBHA RANI BHOSE	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 150602993 / 2019**

Major Information of the Deed :- I-1506-02993/2019-10/04/2019



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

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 48  
of Indian Stamp Act 1899.

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

Presented for registration at 11:50 hrs on 10-04-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr  
TARUN BAIDYA .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
57,45,004/-

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

Execution is admitted on 10/04/2019 by 1. Mr BIKASH BOSE, Son of Late Gopal Chandra Bose, 26, Bakultala Lane,  
P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by  
Profession Service, 2. Mr BIJOY BOSE, Son of Late Gopal Chandra Bose, 26, Bakultala Lane, P.O: Dum Dum, Thana:  
Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr  
BABI BOSE, Son of Late Gopal Chandra Bose, 26, Bakultala Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-  
Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. Mrs SHOBHA RANI  
BHOSE, Alias Mrs SOVA RANI BOSE, Wife of Late Gopal Chandra Bose, 26, Bakultala Lane, P.O: Dum Dum, Thana:  
Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife  
Identified by Mr SUSRUT SARKAR, ., Son of Late Santi Ranjan Sarkar, Village - Hakimpur, P.O: Hakimpur, Thana:  
Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Service

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

Execution is admitted on 10-04-2019 by Mr JOYDEB ADDYA,

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

Execution is admitted on 10-04-2019 by Mr DEBANIK SARKAR, partner, R G DEVELOPERS AND CONTRACTOR  
(Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West  
Bengal, India, PIN - 700028

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

Execution is admitted on 10-04-2019 by Mr TARUN BAIDYA, partner, R G DEVELOPERS AND CONTRACTOR  
(Partnership Firm), 1, Subhas Sarani, Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West  
Bengal, India, PIN - 700028

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021/- ( B = Rs 10,000/- ,E = Rs 21/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/04/2019 12:32PM with Govt. Ref. No: 192019200000852401 on 02-04-2019, Amount Rs: 10,021/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00ZRRDY1 on 02-04-2019, Head of Account 0030-03-104-001-  
16


**Payment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1489, Amount: Rs.5,000/-, Date of Purchase: 09/04/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/04/2019 12:32PM with Govt. Ref. No: 192019200000652401 on 02-04-2019, Amount Rs: 2,021/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK00ZRRDY1 on 02-04-2019, Head of Account 0030-02-103-003-02



**Suman Basu**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1506-02993/2019-10/04/2019



of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1506-2019, Page from 138996 to 139031

Deed No 150602993 for the year 2019.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2019.04.11 13:15:05 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 11/04/2019 13:14:33  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)