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Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

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- 5 FEB 2025

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances II Kolkata

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 5th Day of February, 2025 (Two Thousand and Twenty Five)

004962

16 DEC 2024

Sr No..... Date.....
 Value Rs..... 1e/.....
 Name.....
 Address.....

SURAJIT NANDAN
 Advocate, Alipore Police Court
 Kolkata-27

Latta
 TAMAL DUTTA
 Stamp Vender
 Alipore Police Court, Kol-27

SECRET DASSO



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ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA
 = 5 FEB 2025

BETWEEN

1. SRI JAGADISH DEBNATH son of Late Khetra Mohan Debnath, **PAN: BFFPD4931N, AADHAAR No: 8362 4952 9638**, by occupation: Retired, **2. SRI SURAJIT KUMAR DEBNATH** son of Late Khetra Mohan Debnath, **PAN: IDNPD8746L, AADHAAR No: 5763 2728 3278**, by occupation: Business, **3. SRI SUBHASH DEBNATH** son of Late Khetra Mohan Debnath, **PAN: BCMPD6659P, AADHAAR No: 5134 2989 3242**, by occupation: Tutor all are residing at 4/74, Vidyasagar Colony, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047, hereinafter collectively called and referred to as the "**LANDOWNERS/OWNERS**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

BOSE CONSTRUCTION, PAN: ABDFB4156C, a Partnership Firm having its office at 4/61, Vidyasagar Colony, P.S: Netaji Nagar, Kolkata: 700047 represented by its Partner **SRI SOURAV BARDHAN** son of Amal Kanti Bardhan, **PAN: ATUPB4395A, AADHAAR No: 8897 8414 4923** by religion: Hindu, by Nationality: Indian, by Occupation: Business, residing at 4/41C, Vidyasagar Upanibesh, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047 **SRI SAJAL BOSE** son of Late Satyaranjan Bose, **PAN: AINPB4406E, AADHAAR No: 6728 0970 1966** by religion: Hindu, by Nationality: Indian, by Occupation: Business, residing at C/1A, Ramgarh, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context by deemed to include his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

Landowners/Owners and Developer individually Party and collectively Parties.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE PARTIES AS FOLLOWS:

SUBJECT MATTER OF AGREEMENT:

Development and Commercial Exploitation of Said Property: Agreement between the Owners and the Developer with regard to development and commercial exploitation in the manner specified in this **Agreement** of the **3 Cottahs 13 Chittaks** equivalent to **2,745 Square feet** land be little more or less jointly hold by

all the Landowners, i.e. (1) **SRI JAGADISH DEBNATH**, (2) **SRI SURAJIT KUMAR DEBNATH** and (3) **SRI SUBHASH DEBNATH** as specifically described in the **FIRST SCHEDULE** below classified as "Bastu" lying and situated at **E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P)** under **Mouza: Raipur, J.L. No: 33** at **Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), Ward No: 99, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047** and delineated on the Plan annexed hereto and bordered in color **RED** thereon (herein after referred to as **Said Property**) by way of construction of New Building and ancillary facilities and other areas on the Said Property (collectively **Said New Building**).

REPRESENTATIONS, WARRANTIES AND BACKGROUND:

Owners' Representations: The Owners have represented and warranted to the Developer as follows:

Absolute Ownership and Marketable Title: By virtue of the events and in the circumstances described in the **2nd Schedule** below (**Devolution Of Title**), the Owners became the absolute Owners of the Said Property and the right, title and interest of the Owners to the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien, charge, reversionary right, testamentary right, covenant for maintenance, right of residence, lis pendens etc.

Owners to Ensure Continuing Marketability: The Owners shall ensure that Owners title to the Said Property continues to remain marketable and free from all encumbrances at all times.

No Previous Agreement: The Owners have not entered into any Agreement/Agreement for sale, transfer, lease or development of the said property with any 3rd person or persons and/or stranger other than the Developer.

No Requisitions or Acquisitions: The Said Property at present is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise.

Owners have Authority: The Owners have full right, power and absolute authority to enter into this Agreement.

Absolute Possession: The Said Property is in the khas, vacant, peaceful and

absolute possession of the Owners.

No Prejudicial Act: The Owners have neither did nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

No Legal Proceedings: There are no pending legal or other proceedings and/or subsisting in any court or authority relating to or affecting the said property in any manner whatsoever.

Developer's Representations: The Developer has represented and warranted to the Owners as follows:

Infrastructure and Expertise of Developer: The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field and will have in due course necessary licenses, permissions and registration from concerned authorities to undertake the development of the Said New Building.

Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate Authorizations to that effect.

Decision to Develop: The Owners decided to develop the Said Property through the developer. Pursuant thereto several discussions were held with the Developer for taking up the development of the Said Property by constructing the new said building (**Project**) by selling the saleable spaces and amenities in the Said New Building (**Units**) to prospective buyers (**Transferees**), which expression includes, without limitation or exception all persons who agree to buy units in the said new building from the Developer allocation and by receiving Developer's Share of Sale proceeds/Developer's entitlement (defined herein below). The developer has accepted the same.

Finalization of Terms Based on Reliance on Representations: Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions superseding all previous correspondence, Agreement (oral or written) for the Project are being recorded by this Agreement.

BASIC UNDERSTANDING:

Development of Said Property by Construction and Commercial Exploitation of Said Building: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said New Building thereon and commercial exploitation of the New Building by way of sale, lease, transfer etc. For doing so, the Developer will free deal with the land in such a manner as may be appropriate and can gift, transfer or execute any other documents as required by the appropriate authority.

Nature and Use of Said Building: The New Building shall be constructed in accordance with architectural plans (**Building Plans**) to be prepared by Architect/LBS and sanctioned by the K.M.C. and/or other statutory authorities concerned with sanction (collectively **Planning Authorities**), as a Building comprising of residential unit and/or car parking space and/or shop and/or commercial space and/or walkway and/or driveway and/or ancillary facilities and other areas with specified areas, amenities and facilities to be enjoyed in common.

DEVELOPMENT, APPOINTMENT AND COMMENCEMENT:

Appointment and Acceptance: The parties hereby accept the basic understanding between them as mentioned above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the owner hereby appoints the Developer as the Developer of the said property with right to execute the project. The developer hereby accepts the said appointment by the owner.

Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed and all Units in the New Building are transferred and/or sold or the parties execute any subsequent agreement or Development Agreement or till this Agreement is terminated in the manner stated in this Agreement.

AMALGAMATION, SANCTION AND CONSTRUCTION:

Amalgamation of all the premises: If the Developer wants to amalgamate the subject property of the present Owner with any adjacent property / properties of

other owners in such event the Owner herein shall not make any objections and or create any hindrance and in such case of amalgamation if the Developer get any additional area due to inclusion of any addition land in that event the present owner shall not be entitled to claim any such additional area from the Developer.

Sanction of Building Plans: The Developer will make necessary search and after satisfied with the marketability of the title to the Said Property, the Developer (at its own costs and responsibility) shall, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that **(1)** the design and FAR utilization of the Said New Building shall be as decided by the Developer, **(2)** the Developer shall be responsible for obtaining all approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and **(3)** all costs and fees for sanctions and clearances shall be borne and paid by the Developer.

Architects/LBS and Consultants: The Owners confirms that the Owners have authorized the Developer to appoint the Architects/LBS and other consultants to assist in the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

Salvage of the old Building: It shall be the responsibility of the Developer to demolish the old existing buildings and structures (if any) at the Property and clear the site for the purpose of construction at its own costs and expenses and the debris from such demolition and all realizations there from shall belong to the Developer exclusively for which Owners has no objection.

Construction of Said New Building: The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Building in accordance with the sanctioned Building Plans. Such construction shall be as per specifications, described in **THIRD SCHEDULE** below (**Specifications**), common to all Units of the New Building.

Completion Time: The Developer shall construct, erect and complete the New Building within a period of 24 months from the date of commencement of construction work with a further grace period of 6 (six) Months and Force Majeure, subject to delivery of all title related documents and clearances from the Owners

and licenses and permissions from all statutory authorities (**Completion Time**).

Building Materials: The Developer shall be authorized in the names of the Owners or its own name, to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Said building.

Temporary Connections: The Developer shall be authorized to apply for and obtain temporary connections of water, electricity, drainage and sewerage at the Said Property. It is however clarified that the Developer shall also be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges on and from the date of obtaining sanctioned building plan from the competent authority except all dues prior to the date of such handover/possession.

Modification of Building Plans: Any amendment or modification to the Building Plans may be made or caused to be made by the Developer within the permissible limits of the Planning Authorities, as per Law.

Co-operation by Owners: The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project.

POSSESSION:

Access to property: Upon execution of this Agreement the Developer shall be entitled to full access and absolute possession of the said property for the purpose of the Project including for measurement, planning, soil testing, etc.

Possession to Developer: The owners, upon execution of this instrument, have handed over peaceful, khas, vacant and absolute possession of the said property in entirety to the Developer and which the Developer will be entitled to retain till the Project is completed. Be it mentioned here that during the construction of the building and till the Developer's share of allocation is fully disposed of, the Developer shall always remain the Owners of the entire structural area in the proposed new building as would be constructed by the Developer by its own costs and expenses and after handing over vacant possession of the Owners Allocation, the Ownership of the Owners will automatically be change to the extent that the

Owners will be owners of their allotted area together with undivided proportionate share of land attributable thereto and in consideration of which the Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of Developers allocation either to the developer or to its nominee or nominees being the intending purchaser or purchasers of residential unit and/or car parking space and/or shop and/or commercial space without taking any other or further consideration save and except the Owners area either from the Developer or from its nominee or nominees.

POWERS AND AUTHORITIES:

Power of Attorney: The Owners shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of development of the said property and shall subsequently grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building Plans sanctioned/revalidated/modified/alterd by the KMC and the Planning Authorities and gift of strip of land and boundary wall declaration and OTHER ancillary Powers and other powers for obtaining all necessary permissions from different authorities in connection with construction of the Said building alongwith other necessary power/powers. The owners shall also grant such other necessary Power or Powers of Attorney to the Developer as may be required from time to time.

Further Acts: Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, and plans etc. for enabling the Developer to perform all obligations under this Agreement.

ALLOCATION AND CONSIDERATION:

Space Allocation: That subject to approval of building plan from the concerned authority; the developer has demarcated their respective allocation to the respective owners. If in any case sanctioning authority directs any modification the same shall be binding on the owners.

Owner's Consideration:

Owner's Allocation: Owner's allocation and consideration shall mean:

A. Flat No: A on the South West Side of First Floor measuring an area of

approximately 437 Square Feet

- B. Flat No: B on the South East Side of First Floor measuring an area of approximately 462 Square Feet
- C. Flat No: C on the Northern Side of First Floor measuring an area of approximately 577 Square Feet
- D. Flat No: F on the Western Side of Third Floor measuring an area of approximately 286 Square Feet
- E. Rs. 5,00,000.00 (Rupees Five Lakhs) only payable at the time of handover of owners allocated flat.

Security Deposit:

The Developer may pay further security deposit to the owner(s) upon such terms and conditions as the party mutually agreed and upon execution of such additional documents as it may deem fit and proper.

Developer's Consideration:

Developer's Allocation: Developer's allocation and consideration shall mean the rest of the projected area together with common area installations and facilities and several other matters expressly referred to in this Agreement.

Sale of Developer's Share of Sale proceeds/Developer's entitlement: The Developer shall have the absolute right and liberty to sale and/or dispose of its share of allocation which includes undivided proportionate share of land attributable to the Developer specified area to any person or persons or company and to that effect shall have the right to enter into Agreement for sale and also shall execute Deed of Conveyance in favour of such prospective buyers with the further right to receive earnest money and or any part payment including entire sale proceeds. Such agreement for sale and conveyances shall be executed by the Developer on behalf of the Owners, on the strength of the Power of Attorney as executed by the parties mentioned herein.

Sale of saleable space: The marketing and Transfer of the Building Complex and all Saleable Areas therein shall be done and conducted by the Developer at the rates and subject to the conditions hereinafter contained.

Retention of Developer's Share/Developer's entitlement: The Developer shall have the absolute right and liberty to retain any unsold residential unit and/or car parking space and/or shop and/or commercial space which is part of Developer's allocation in it's own name.

Home Loan by Transferees: The owners hereby agree and conscience that the transferees shall be entitled to take housing loans for the purpose of acquiring units and/or car parking space in the project from banks, financial institution and entities granting such loan. The owners and developer shall render all necessary and possible assistance and guidance and sign and deliver such documents, papers, conscience etc. as may be required in this regard by such banks, financial institutions and entities.

RENT:

The Developer shall provide rent to the owner in the following manner:

6

(1) SRI JAGADISH DEBNATH: Rupees Seven Thousand per month

(2) SRI SUBHASH DEBNATH: Rupees Five Thousand per month

Such rent shall be payable from the date when the Developer vacate the Owner's from their respective accommodation over land mention in First Schedule. The Developer will pay rent till handover of owner's allocation or after expiry of 15 (Fifteen) days from the date of issuing possession notice.

DEALING WITH RESPECTIVE ALLOCATIONS AND POSSESSION:

Possession to owners: As soon as the new building is completed the developer shall give intimation in writing to the Landowners, to take over possession of the owners entitlement within 15 (Fifteen) days from the date of issuing such notice and the Landowners shall be obliged to take possession of the same. In case of failure, to take possession by the landlord/(s) after expiry of 15 (Fifteen) days from the date of issuing such notice, in accordance with the provision mentioned hereinabove and it shall be deemed that the developer has delivered possession to the owners without actually doing so within the date specified in the said notice. From such date of the owners taking physical possession or deemed possession of the owner's entitlement as mentioned above, the owners shall become liable and responsible for all the taxes, charges, maintenance charges and any other

applicable fees or charges as applicable for the owner's entitlement under this Agreement. It is clearly understood between the parties that the dealings of the owners with regard to the owner's entitlement shall not in any manner create any contractual or financial liability upon the developer and such dealings shall always be such to the provisions of this Agreement.

Sale of respective allocation: The owner's allocation shall be sold to the transferees by the owners and the developer's allocation shall be sold to the transferees by the developer.

Rates: On and from the date of allocation, the rates in respect of the New Buildings (including both the Owners allocation and the Developers allocation) shall be payable by the respective transferees thereof or as agreed by the parties hereof under this Agreement.

Mutation & Electricity Connection: The Owners at their own cost mutates their names in the Kolkata Municipal Corporation in respect of their allocated flats and/or other spaces and brings electric connection to their allocated flats and/or other spaces.

Transfer in favour of transferees: The units for the new buildings shall be sold and transferred in favour of the transferees by initially entering into registered Agreement for Sale followed transferring title by registered Deed of Conveyance and handing over possession to the concerned transferees simultaneously at the time of execution of conveyance. Both the owners and the developer shall be parties in all such Agreement and Deed of Conveyance.

Preparation of documents and cost of transfer of units: The cost of such conveyance including stamp duty and registration fee and all other legal fees and expenses shall be borne and paid by the respective transferees. The documents for transfer including Agreement for sale of units and Deed of Conveyance shall be prepared by the Advocate of the developer. The stamp duty, registration fees, legal fees and other expenses shall be borne and paid by the transferees 7 (Seven) days prior to the date of conveyance.

MUNICIPAL TAXES AND OUTGOINGS:

Relating to period prior to date of this Agreement: All Municipal rates, taxes

and outgoings (collectively rates) on the Said premises prior to obtaining sanction plan from the competent authority shall be borne, paid and discharge by the owners.

Relating to period after sanction of the building plan: As from the date of sanction of the building plans prior to handover of the Owners allocation, the Developer will pay the KMC taxes on behalf of the owners for the land mentioned in the **1st Schedule**. But after handover of owner's allocation, the respective owner will be liable to pay all rates, KMC taxes etc. for his/her allocated part/portion.

OBLIGATION OF DEVELOPER:

Planning, design and development: The developer shall be responsible for planning, designing and development of the new buildings with the help of the Architect/LBS, professional bodies, contractors etc.

Sanction for construction: Subject to the responsibility mentioned in this Agreement, it shall be the responsibility of the developer to obtain sanction of the building plan from the concerned municipal authority and any subsequent permission that may be required to execute the project. The expenses to be incurred for obtaining such sanction and permission shall (unless otherwise provided in this Agreement) shall be borne by the developer.

Specification: The developer shall use standard quality building materials as is provided in a multi-storied building in and around Kolkata. The specification shall be as mentioned in the **3rd Schedule** herein below. The said specification can be altered subject to demand of the developer.

Commencement of the project: The development of the said property shall commence as per the specification, building plan, schemes, rules, regulations, by laws and approvals of the planning authorities at the risk, cost and responsibility of the developer. The owners shall have no responsibility in respect thereof in any manner whatsoever.

Construction at developer's cost: The developer shall construct the new buildings at its own cost and responsibility and be entitled to the same till transfers are made in favour of the transferees by virtue of registered Deed of Conveyance.

Completion of development within completion time: Subject to force majeure and reasons beyond control of the developer, the developer shall endeavor to

complete the entire process of development of the said property within the completion time or such extended time as may be mutually decided from time to time by the parties in writing.

Meaning of completion: The word "completion" shall mean habitable state with water supply, sewerage connection and electrical installation for common area and such other facilities and amenities as required to be provided to make the units ready for use. Reasonable variance in respect of completion shall be acceptable to the parties.

Responsibility for marketing: The developer shall be responsible for marketing of the new building and the marketing strategy, budget, selection of publicity material, media etc. shall be decided by the developer at its sole discretion.

Compliance with law: The developer hereby agrees and covenants with the owners not to violate or contravention any of the provisions of the rules applicable to construction of the said Building.

Adherence by the developer: The developer has assured the owners that it shall adhere to this Agreement and shall comply with the terms and conditions.

OBLIGATION OF OWNERS:

Marketable title: The owners shall make out a good and marketable title to the said property free from all encumbrances, liabilities and the restrictions whatsoever, but notwithstanding the same, the owners shall remain liable to rectify the defects and deficiencies in the title, if any, at its own cost till the completion of the project. The owners hereby covenant to ensure that its title to the said property remains good and marketable and is also good enough for obtaining of house loan by the transferees. The owners shall always liable to reimburse all such expenses including but not limited to the legal expenses as may be required to expend by the developer to establish the title of the owners against any claim(s) of title by any person(s).

Obtaining approvals: The owners shall liable to assist the developer by providing necessary title related document(s), signature to obtain approval that may be required from any concerned authority for enabling the sanction of building plan and the development and construction of the new building.

No dealing with the said property: The owners hereby covenant not to sell,

transfer, assign, let out, grant, lease, mortgage, charge or otherwise deal with or disposed of the said property or any portion thereof save and except that the owners" allocation shall be sold in the manner envisaged by this Agreement.

Documentation and information: The owners undertake to provide the developer with any and all documentation and information relating to the said property as maybe required by the developer from time to time relating to its title and representation made herein.

Registration of Development Agreement, Development Power of Attorney and General Power of Attorney: The owners undertake that they shall bound to sign, present and execute any new or supplementary Development Agreement, Development Power of Attorney, General Power of Attorney before the registering authority as required by the Developer in conformity with this agreement and/or any subsequent understanding between the parties.

No obstruction in dealing with developer's function: The Owners covenant not to do any act, deed or thing whereby the Developer may be obstructed or prevented from discharging its functions or taking any steps under this Agreement.

No Obstruction in Construction: The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings subject to quality material used by the Developer as approved by the project Architect/LBS/Structural Engineer.

Cooperation with developer: The owners undertake to fully cooperate with the developer for development of the said property in any manner whatsoever. Provided that immediately upon the intimation by the developer, the owners will be liable to put his signature, present himself either personally or through his authorised representative or in any other manner as required by the developer to develop the scheduled property mentioned hereinunder, otherwise it will be treated as breach of contract.

Adherence by owners: The owners have assured the developer that it shall adhere to this Agreement and comply with this terms and conditions.

Act in good faith: The owners undertake to act in good faith towards the developer (and/or any appointed and/or designated representative) so that the project can be successfully completed without any hindrance.

Liability of owners: The Owners covenant with the Developer if for any reason there is a defect in title or the said property became subject of any legal dispute and the Owners unable to resolve the same within a period of six months from the date lodging of such dispute and for the same, the said Property cannot be developed, the Owner/(s) shall be liable to refund all amounts paid to them, if any, with damages and interest to the Developer alongwith the investments made by the developer till such date and until the same is paid, the Developer shall have possession over the said Property for which Owners have no objection and in this regard the Owners shall keep the Developer saved, harmless and indemnified against all such cost, charges and expenses.

INDEMNITY:

By the Developer: The Developer hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners and those resulting from breach of this Agreement by the Developer, entitlement and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

By Owners: The Owners hereby indemnify and agree to keep the Developer saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

MISCELLANEOUS:

Parties acting under legal advice: Each party has taken and shall take its own legal advice with regard to this Agreement.

Essence of contract: In addition to time, the owners and developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

Valid receipt: The owners shall pass valid receipts for all amounts paid under this Agreement.

No Partnership: The Owners and the Developer have entered into a joint venture agreement for the limited purpose of development and construction of the New Buildings and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

No Implied Waiver: Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

Name of new building: The name of new building shall be decided by the developer and the same shall be branded and marketed by such name as may be fixed by the developer.

DEFAULTS:

No cancellation: None of the parties shall be unilaterally entitled to cancel or rescind this Agreement. If there is any default in implementing the project except due to force majeure as mentioned herein below the same shall be justified by the either parties who will be responsible for the cancellation or otherwise a penalty shall be imposed upon that party at such a rate, which the other party may deem fit and proper.

This Agreement may be cancelled on the following specified events after giving a written notice of 90 days by registered post with A/D:

- If according to the developer there is defect in the ownership and title of the owners which cannot be rectified by the owners inspite of best efforts or owners fail to cooperate in getting some orders for sanction that may be required in law, if require, within a period of two months from the date of such defect being found and/or such order not being obtained.

FORCE MAJEURE:

Meaning: Force Majeure shall mean and include an event preventing either Party from performing any or all of their obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this

Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.

Saving Due to Force Majeure: If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

Reasonable endeavors: The party claiming to be prevented or delayed in the performance of any of its obligation under this Agreement by reasons of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of force majeure.

ENTIRE AGREEMENT:

Supersession: This Agreement constitutes the entire Agreement between the Parties and revokes and supersedes all previous discussions/correspondence and Agreements between the Parties, oral or implied.

HANDOVER OF ORIGINALS:

All Originals: The Owners shall hand over all original title deeds, link deeds and other documents in support of their title relating to the scheduled land to the Developer for the purpose of bank approval and other purpose as may be necessary for development and/or sale of the projects and after formation of Owners Association, the Developer shall hand over all such originals directly to the President and or Secretary of Flat Owner's Association to be formed. This Registered Agreement is the property of the Developer, with full right of creation of charge, mortgage and other form any encumbrance of the said Agreement but without the Owners being liable in any manner whatsoever.

SEVERANCE:

Partial Invalidity: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

Deletion of Invalid Provision: If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

Reasonable Endeavour for Substitution: The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

AMENDMENT/MODIFICATION:

Express Documentation: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing

executed by both the Parties and expressly referring to the relevant provision of this Agreement.

NOTICE:

Mode of Service: Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Developer and the Developer shall address all such notices and other written communications to the Owners. Any such notice or other written communication shall be deemed to have been served **(1)** if delivered personally, at the time of delivery, **(2)** if sent by registered post or courier service, on the 4th day of handing over the same to the postal authorities/service provider and **(3)** if sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

Proof of Service: In proving service of notice served as aforesaid, it shall be sufficient to prove that personal delivery was made or in the case of registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication, showing the recipient's facsimile number and the number of pages transmitted.

DISPUTE RESOLUTION:

Parties shall attempt in good faith to resolve any dispute, differences, conflict or claim arising out of or in relation to the Agreement through negotiations. If the dispute has not been settled through negotiation within fourteen (14) days from the date of which either party has served written notes on the other of the dispute ("dispute notice") then the following provisions shall apply.

In the event of a dispute arising out of or in connection with the Agreement not being resolved in accordance with the above provisions, either party shall be entitled to, by notice in writing ("arbitration notice") to the other party, refer such

“include”, “in particular” or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.

Headings: In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

Definitions: In this Agreement, the words put in brackets and in bold prints define the word, phrase and expression preceding.

FIRST SCHEDULE
(SCHEDULE OF PROPERTY)

ALL THAT piece and parcel of homestead land measuring about **3 Cottahs 13 Chittaks** be little more or less together with **500 Square Feet old dilapidated house** lying and situated at **E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P)** under **Mouza: Raipur, J. L. No: 33** at **Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), Assessee No: 231000805730, Ward No: 99, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047** as delineated on the Plan annexed hereto and bordered in color **RED** thereon and butted and bounded as follows:

On the North	:	By S.P. No: 546/1;
On the South	:	By Colony Road; <i>22 Feet wide</i>
On the East	:	By E.P. No: 317;
On the West	:	By E.P. No: 315.

SECOND SCHEDULE
(DEVOLUTION OF TITLE)

1. **WHEREAS** after the Partition of India, a large number of residents of former East Pakistan now Bangladesh crossed over and entered into the Territory of the State of West Bengal from time to time due to force and circumstances beyond their control.
2. **AND WHEREAS** the then Government of West Bengal offered all reasonable facilities to such displaced person including providing them with housing

Sulochan Deb Nath

facilities and/or residences to them and their family members in the state of West Bengal.

3. **AND WHEREAS** accordingly a considerable number of such displaced persons from East Pakistan were, therefore compelled to occupy vacant lands in the urban areas for homestead purpose.
4. **AND WHEREAS** one such displaced three persons namely Jagadish Debnath son of Late Khetra Mohan Debnath, Surajit Kumar Debnath son of Late Khetra Mohan Debnath and Subhash Debnath son of Late Khetra Mohan Debnath from East Pakistan, occupied a piece and parcel of vacant land in West Bengal.
5. **AND WHEREAS** the said Jagadish Debnath, Surajit Kumar Debnath and Subhash Debnath being Refugees from East Pakistan (now known as Bangladesh), during their lifetime, approached the Government of West Bengal for providing herewith their occupied land for residential purposes.
6. **AND WHEREAS** the Government of West Bengal with the intention of suitably rehabilitation the refugees from East Pakistan (now known as Bangladesh) and providing them with proper land for their residential purposes, occupied as for times of vacant land measuring about 3 Cottahs 13 Chittaks lying and situated at Mouza: Raypur, J.L. No: 33, E/P No: 316, S/P No: 547/1, C. S. Plot No: 1089(P) being Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), Ward No: 99, P.S: Netaji Nagar, P.O: Naktala, Addl. District Sub Registry Office at Alipore, District of South 24 Parganas, PIN: 700047 under the provision of the LDP Act. 1948/LA, Act- 1 of 1894, the description of the plot as more fully and particularly mentioned in the "**FIRST SCHEDULE**" hereunder written.
7. **AND WHEREAS** by virtue of an Indenture registered at the office of the Addl. District Sub Registrar, South 24 Parganas entered into and executed by and between the Governor of the State of West Bengal referred to as the Donor of the one part therein and Jagadish Debnath, Surajit Kumar Debnath and Subhash Debnath all son of Late Khetra Mohan Debnath referred to as the Donee of the other part therein, the Donor on the terms, conditions and covenants contained therein and with a view to keep its commitment of habitation of the Refugee from East Pakistan (now known as Bangladesh) transferred, conveyed, gifted and donate absolutely and forever, unto and in favour of the Donee therein, ALL

THAT piece and parcel of homestead land measuring about 3 Cottahs¹³ Chittaks be little more or less lying and situated at E/P No: 316, S/P No: 547/1C.S. Plot No: 1089(P) under Mouza: Raipur, J. L. No: 33, at Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), Ward No: 99, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047 more fully and particularly mentioned and described in the "**FIRST SCHEDULE**" herein above written, butted and bounded in the manner as appearing therein, the aforesaid indenture registered of in the office of the Additional District Sub Registrar, South 24 Parganas and recorded in Book: II, Volume No: II, Pages 233 to 236, Being No: 134 for the year 2023 with an embargo for a period of 10 years for not to alienate or transfer the subject land in any way.

8. **AND WHEREAS** said Jagadish Debnath, Surajit Kumar Debnath and Subhash Debnath mutate their names in the records of Kolkata Municipal Corporation vide Assessee No: 231000805730.
9. **AND WHEREAS** said Jagadish Debnath, Surajit Kumar Debnath and Subhash Debnath had duly obtain permission/no objection from the Refuge Relief and Rehabilitation Department, Government of West Bengal on 15.01.2025 vide case no: 859[697/(DCR)dated-14.11.2024]/III/2P-742/2024 to alienate or transfer the subject land to avoid undue hardship of the said Jagadish Debnath, Surajit Kumar Debnath and Subhash Debnath.


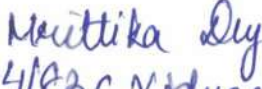
THIRD SCHEDULE
(SPECIFICATIONS)


FOUNDATION:	RCC (reinforced cement) framed structure
SUPER STRUCTURE:	Normal RCC column beam construction
PLASTERING:	With cement and medium coarse sand and putty
FLOORING:	Tiled Flooring
WINDOW:	Standard Aluminum sliding windows
DOORS:	Flash door
BRICK WORKS:	Conventional brick
KITCHEN:	Stainless steel sink with standard fittings
TOILETS:	Western Commode with standard CP fittings
EXTERIOR:	Plaster with paint
ELECTRIFICATION:	Standard wire and switches
LIFT:	Of Standard make

All material will be as per ISI standard


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

SIGNED AND DELIVERED by
the within named
LANDOWNERS at **Kolkata** in
the presence of:



1. 
4/40 Vidyasagar, Kal-47
2. 
4/83C Vidyasagar, Kal-47


1. Jagadish Debnath


2. Surajit Kumar Debnath


3. Subhash Debnath

SIGNED AND DELIVERED by
the within named **DEVELOPER**
at **Kolkata** in the presence of:

1. 
2. 

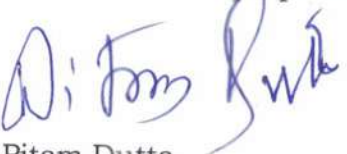
BOSE CONSTRUCTION

Partner

BOSE CONSTRUCTION



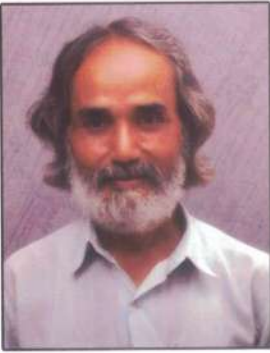

Partner

Drafted by me based on the available documents and prepared in my office




Pitam Dutta
Advocate
High Court at Kolkata
Enrolment No: F/1122/1343 of 2009

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Jagadish Deb Nath</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
			LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<i>Saroj Kumar Adhikari</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
			LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<i>Subhash Deb Nath</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
			LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<i>Soumad Bandhan</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
			LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB

SPECIMEN FORM FOR TEN FINGER PRINTS

	Sajal Bose	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040220252038946007

GRIPS Payment Detail

GRIPS Payment ID:	040220252038946007	Payment Init. Date:	04/02/2025 23:47:42
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9389337699456	BRN Date:	04/02/2025 23:49:54
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SAJAL BOSE
Mobile: 7980239821

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250389460088	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250389460088

GRN Details

GRN:	192024250389460088	Payment Mode:	SBI Epay
GRN Date:	04/02/2025 23:47:42	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9389337699456	BRN Date:	04/02/2025 23:49:54
Gateway Ref ID:	106567125	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	040220252038946007	Payment Init. Date:	04/02/2025 23:47:42
Payment Status:	Successful	Payment Ref. No:	2000343616/3/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SAJAL BOSE
Address:	C/1A, RAMGARH, KOLKATA:700047
Mobile:	7980239821
Period From (dd/mm/yyyy):	04/02/2025
Period To (dd/mm/yyyy):	04/02/2025
Payment Ref ID:	2000343616/3/2025
Dept Ref ID/DRN:	2000343616/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000343616/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2000343616/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-01206/2025	Date of Registration	05/02/2025
Query No / Year	1902-2000343616/2025	Office where deed is registered	
Query Date	04/02/2025 10:42:28 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PITAM DUTTA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7980520784, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,33,71,560/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



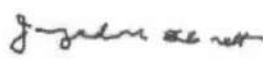


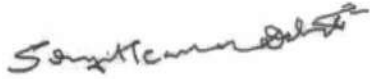


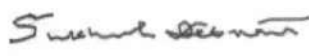
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 69/1/4/127, , Ward No: 099 Pin Code : 700047

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	3 Katha 13 Chatak		1,30,38,748/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :				6.2906Dec	0 /-	130,38,748 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,32,812/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	3,32,812 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jagadish Debnath Son of Late Khetramohan Debnath Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 LTI 05/02/2025 Captured	 05/02/2025
4/74, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: bfxxxxxx1n, Aadhaar No: 83xxxxxxxx9638, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Surajit Kumar Debnath Son of Late Kshetramohan Debnath Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 LTI 05/02/2025 Captured	 05/02/2025
4/74, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: idxxxxxx6l, Aadhaar No: 39xxxxxxxx7785, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Subhash Debnath Son of Late Kshetra Mohan Debnath Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 LTI 05/02/2025 Captured	 05/02/2025
4/74, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bcxxxxxx9p, Aadhaar No: 51xxxxxxxx3242, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BOSE CONSTRUCTION 4/61, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX0 , PAN No.:: ABxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sourav Bardhan Son of Mr Amal Kanti Bardhan Date of Execution - 05/02/2025, , Admitted by: Self, Date of Admission: 05/02/2025, Place of Admission of Execution: Office	 Feb 5 2025 2:02PM	 Captured LTI 05/02/2025	 05/02/2025
	4/41C, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: atxxxxxx5a, Aadhaar No: 88xxxxxxxx4923 Status : Representative, Representative of : BOSE CONSTRUCTION (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr Sajal Bose (Presentant) Son of Late Satyaranjan Bose Date of Execution - 05/02/2025, , Admitted by: Self, Date of Admission: 05/02/2025, Place of Admission of Execution: Office	 Feb 5 2025 2:07PM	 Captured LTI 05/02/2025	 05/02/2025
	C/IA, RAM GARH COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: aixxxxxx6e, Aadhaar No: 67xxxxxxxx1966 Status : Representative, Representative of : BOSE CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Sen Son of Late Asim Sen 4/40, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 05/02/2025	 Captured 05/02/2025	 05/02/2025
Identifier Of Mr Jagadish Debnath, Mr Surajit Kumar Debnath, Mr Subhash Debnath, Mr Sourav Bardhan, Mr Sajal Bose			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Jagadish Debnath	BOSE CONSTRUCTION-2.09687 Dec
2	Mr Surajit Kumar Debnath	BOSE CONSTRUCTION-2.09687 Dec
3	Mr Subhash Debnath	BOSE CONSTRUCTION-2.09687 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Jagadish Debnath	BOSE CONSTRUCTION-166.66666700 Sq Ft
2	Mr Surajit Kumar Debnath	BOSE CONSTRUCTION-166.66666700 Sq Ft
3	Mr Subhash Debnath	BOSE CONSTRUCTION-166.66666700 Sq Ft

Endorsement For Deed Number : I - 190201206 / 2025

On 05-02-2025

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 13:54 hrs on 05-02-2025, at the Office of the A.R.A. - II KOLKATA by Mr Sajal Bose ,.

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 1,33,71,560/-

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

Execution is admitted on 05/02/2025 by 1. Mr Jagadish Debnath, Son of Late Khetramohan Debnath, 4/74, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Surajit Kumar Debnath, Son of Late Kshetramohan Debnath, 4/74, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr Subhash Debnath, Son of Late Kshetra Mohan Debnath, 4/74, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Ayan Sen, , , Son of Late Asim Sen, 4/40, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 05-02-2025 by Mr Sourav Bardhan, Partner, BOSE CONSTRUCTION (Partnership Firm), 4/61, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Ayan Sen, , , Son of Late Asim Sen, 4/40, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 05-02-2025 by Mr Sajal Bose, Partner, BOSE CONSTRUCTION (Partnership Firm), 4/61, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Ayan Sen, , , Son of Late Asim Sen, 4/40, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2025 11:49PM with Govt. Ref. No: 192024250389460088 on 04-02-2025, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 9389337699456 on 04-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4962, Amount: Rs.10.00/-, Date of Purchase: 16/12/2024, Vendor name: T Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2025 11:49PM with Govt. Ref. No: 192024250389460088 on 04-02-2025, Amount Rs: 20,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 9389337699456 on 04-02-2025, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 49962 to 50000

being No 190201206 for the year 2025.



fm2

Digitally signed by SATYAJIT BISWAS
Date: 2025.02.08 14:10:24 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 08/02/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.