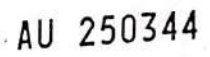


I-620/25



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

Dist. Sub-Registrar-1
Alipore, South 24 Parganas

19 MAR 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE OF AGREEMENT made on this 19th day of March
2025

BETWEEN

BETWEEN

621

No.....Rs.100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

SRI BIPLAB DEY
ADVOCATE

The Calcutta City Court Bar Association
2 & 3, K. S. Roy Road, 2nd Floor
Kolkata-700 001

03 MAR 2025



Identified by me

Bdey

Biplab Dey, Advocate
(WB/660/1992)

The City Civil Court Bar Association
2 & 3, K. S. Roy Road (2nd floor)
Kolkata-700 001

District Sub-Registrar-I
Alipore, South 24 Parganas

19 MAR 2025



(1) SMT. SUSMITA CHAKRABORTY SARKAR, (PAN-JPYPS2632E) (Aadhaar No. 873432156375)(Mob. No. 9804465241), daughter of Late Subrata Sarkar by faith – Hindu, by occupation-House wife, by Nationality- Indian

(2) SRI SUDIPTA SARKAR (PAN-EMBPS3897E) (Aadhaar No. 4919 5396 6883)(Mob. No. 8013170725), son of Late Subrata Sarkar, by faith – Hindu, by occupation- Service, by Nationality- Indian, all are residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, **(3) SMT. SREE SARKAR (PAN-FNWPS 3347L)(Aadhaar No. 6369 2908 6460)(Mob. No. 9903464036),** wife of Late Sushil Kumar Sarkar, by faith – Hindu, by Occupation- House wife, by Nationality Indian, residing at 2/50, Bijoygarh Colony, Post Office- Jadavpur University, under Police Station- Jadavpur, Kolkata- 700032 **(4) SMT. SUMITA DAS,(PAN-AQEPD1386Q) (Aadhaar No. 6847 8169 5811)(Mob. No. 8335922954),** daughter of Late Sushil Kumar Sarkar and wife of Sri Arabinda Das, by faith – Hindu, by Occupation-House wife, by Nationality- Indian, residing at 550/B, Rabindra Sarani, Post Office- Baghbazar, Police Station- Shyampukur, Kolkata – 700003,**(5) SMT. SUCHARITA DUTTA (PAN-AVZPD1107D) (Aadhaar No. 3953 8166 4094) (Mob. No. 8240918144),** daughter of Late Sushil Kumar Sarkar and wife of Arnab Dutta, by faith- Hindu, by Occupation- House wife, by Nationality – Indian, all are residing at 39, Maharaja Tagore Road, Post Office – Dhakuria, under Police Station – Lake, Kolkata - 700031 **(6) SRI SUMAN SARKAR, (PAN-CGCPS7946D)(Aadhaar No. 9417 9476 8392) (Mob. No. 9433060916),** son of Late Sukhamoy Sarker, by faith – Hindu, by occupation - Service, by Nationality- Indian, residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, hereinafter called and referred to as the **“THE LAND OWNERS”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**.

AND

M/S. R.D. Construction, a proprietorship firm having its office at 2/170A, Bijoygarh, Post Office- Jadavpur University, Police Station- Jadavpur, Kolkata – 700032, represented through its proprietor namely **RAJIB DEBNATH,(PAN- AQYPD3198E)(Aadhaar No.6854 5771 6274)(Mob. No.9831771433),** son of Madhab Debnath of 2/170A, Bijoygarh, Post Office- Jadavpur University,

Police Station- Jadavpur, Kolkata - 700032, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor-in-office, legal heirs, executors, administrators, legal representatives and assigns), hereinafter called and referred to as **DEVELOPER** (which expression unless repugnant to the context shall include its successors-in office, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS after the partition of India, a large number of residents of former East Pakistan now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to forced of circumstances beyond their control.

AND WHEREAS the Govt. of West Bengal offered all reasonable facilities to such persons called Refugees for residence in West Bengal.

AND WHEREAS considerable number of such people was compelled by circumstances to use vacant lands in the Urban Areas for homestead purposes.

AND WHEREAS one Sudhir Kumar Sarkar, since deceased, Sunil Kumar Sarkar, since deceased, Sushil Kumar Sarkar, since deceased and Sukhamoy Sarker, since deceased are such persons, who have come to use and occupy a piece of land measuring about 3 Cottah 11 Chittack, be the same a little more or less, lying and situated in E.P. No. 229, S.P.No. 1157, C.S. plot No. 28(P), Mouza- Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South) particularly described in the Schedule of the Gift Deed.

AND WHEREAS the said Sudhir Kumar Sarkar, since deceased, Sunil Kumar Sarkar, since deceased, Sushil Kumar Sarkar, since deceased and Sukhamoy Sarker, since deceased being Refugees displaced from East Pakistan (Now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation.

AND WHEREAS the Governor of the State of West Bengal with the intent to rehabilitate the Refugees from East Pakistan now Bangladesh acquired the said land measuring about 3 Cottah 11 Chittack, be the same a little more or less,

12/01/2017

lying and situated in E.P.No. 229 S.P.No. 1157, C.S. plot No. 28(P), Mouza-Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South), under the Provision of L.D.P. Act, 1948 / L.A. Act-I of 1894, including the said plot under the occupation of the said deceased.

AND WHEREAS the Governor of the State of West Bengal decided to Gift the said plot of land in favour of the said occupier namely Sudhir Kumar Sarkar, since deceased, Sunil Kumar Sarkar, since deceased, Sushil Kumar Sarkar, since deceased and Sukhamoy Sarker, since deceased, so as to confer absolute right, title, interest in the said land where they have been residing peacefully with their family members for a long time more fully described in the Schedule there under written.

AND WHEREAS the Governor of The State of West Bengal executed an indenture of Gift dated 24th August 1993, in favour of the said Sudhir Kumar Sarkar, since deceased, Sunil Kumar Sarkar, since deceased, Sushil Kumar Sarkar, since deceased and Sukhamoy Sarker, since deceased, in respect of homestead land measuring about 3 Cottah 11 Chittack, be the same a little more or less, lying and situated in E.P. No. 229 S.P. No. 1157, C.S. plot No. 28(P), Mouza- Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South), which was duly registered in the office of the Additional District Registrar at Alipore, and recorded in Book No.I, Volume No. V, Pages from 261 to 264, being No.366 for the year 1993.

AND WHEREAS by virtue of the aforesaid Deed of Gift, said Sudhir Kumar Sarkar, since deceased, Sunil Kumar Sarkar, since deceased, Sushil Kumar Sarkar, since deceased and Sukhamoy Sarker, since deceased became the owners in respect of the said land measuring about 3 Cottah 11 Chittack, be the same a little more or less, lying and situated in E.P. No. 229, S.P. No. 1157, C.S. plot No. 28(P), Mouza- Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South), but during their life time they mutated the said plot of land in their mother's name i.e. Sailabala Sarkar, since as owner in the records of the then Calcutta Municipal Corporation now known as Kolkata Municipal Corporation and the said property known and numbered as K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station

Reddy

Jadavpur, Kolkata – 7000 32, District- South 24-Parganas, Assessee No.23-096-03-0237-0, K.M.C, Ward No. 96, and seized and possessed by constructing A pucca dwelling house thereon and by paying the taxes thereto.

AND WHEREAS during enjoyment of the said property Sudhir Kumar Sarkar, son of late Surendra Kumar Sarkar died intestate on 13.10.1996 leaving behind his wife Gita Sarkar, since deceased, who also died intestate on 14.03.2017 and one son namely Subrata Sarkar, since deceased, who also died on 15.12.2017 as his legal heirs and/or successors according to Hindu Succession Act.1956.

AND WHEREAS said Subrata Sarkar died intestate on 15.12.2017, leaving behind his wife Bhabani Sarkar, since deceased, who also died on 13.11.2023, one daughter namely Susmita Chakraborty Sarkar and one son namely Sudipta Sarkar as his only legal heirs and/or successors according to Hindu Succession Act. 1956.

AND WHEREAS during enjoyment of the said property Sunil Kumar Sarkar, son of late Surendra Kumar Sarkar, died intestate on 01.12.1999, as bachelor, leaving behind his brothers namely Sudhir Kumar Sarkar, (predeceased) Sushil Kumar Sarkar and Sukhamoy Sarker as his legal heirs and/or successors according to Hindu Succession Act.1956. Be it noted that his father Surendra Kumar Sarkar died *on 1.12.1967* and mother namely Sailabala Sarkar died *on 24.11.1984*. After death of said Sunil Kumar Sarkar his three brothers (one pre-deceased and 2(two) alive at the time of death of Sunil Kumar Sarkar) became the joint owners in respect of the schedule property mentioned herein below, now enjoyed by their legal heirs. *22/*

AND WHEREAS during enjoyment of the said property Sushil Kumar Sarkar, son of late Surendra Kumar Sarkar died intestate on 11.05.2023 leaving behind his wife Sree Sarkar, and two daughters namely Sumita Das and Sucharita Dutta as his legal heirs and/or successors according to Hindu Succession Act.1956.

AND WHEREAS during enjoyment of the said property, Minu Sarker wife of Sukhamoy Sarker (since deceased), died intestate on 22.10.2020, leaving behind her husband namely Sukhamoy Sarker, since deceased and only son namely *22/*

Suman Sarker as her only legal heirs and/or successors according to Hindu Succession Act.1956. Subsequently on 27.11.2020 said Sukhamoy Sarker died intestate leaving behind his son namely Suman Sarkar, as his legal heirs and/or successors according to Hindu Succession Act.1956.

AND WHEREAS after demise of Sudhir Kumar Sarkar, Sunil Kumar Sarkar, Sushil Kumar Sarkar, Sukhamoy Sarker, Gita Sarkar, Subrata Sarkar, Minu Sarker, Bhabani Sarkar, the party of the first part namely, Susmita Chakraborty Sarkar, Sudipta Sarkar, Sree Sarkar, Sumita Das, Sucharita Dutta, Suman Sarkar became the joint owners of the schedule "A" property and enjoyed the same peacefully. But yet not mutated their names in the record of the K.M.C.

AND WHEREAS the owners have decided to develop the said land and construct a building thereupon through the developer on the terms and conditions hereunder contained. After completion of Corporation papers and documents.

AND WHEREAS the Developer has offered to develop the said land of the owners and to promote constructions of a multi storied building thereupon at his own cost, on terms and conditions hereunder contained and the land owners accepted the said offer and both the parties entered into a Development Agreement dated 17.01.2024 and the same was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2024,pages form 3388 to 3421, being No. 160100044 for the year 2024. And also executed a Development Power of Attorney on 17.01.2024, which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2024,pages form 3439 to 3462, being No. 160100048 for the year 2024.

AND WHEREAS due to changed circumstances both the parties decided to construct the said building after obtaining sanction building plan from the Kolkata Municipal Corporation and finally they decided to cancel the said Development Agreement. Accordingly by a Deed of Cancellation executed on2025, they cancelled the said Development Agreement executed on 17.01.2024, which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2024,pages being No. 1601..... for the year 2025 and similarly on the same day by executing a Deed of revocation, cancelled the said Development Power of Attorney, which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2024,pages being No. 1601..... for the year 2025.

13/01/25

AND WHEREAS now the party of the first part and the party of the second part have decided to enter this fresh Development Agreement and the owners also have agreed to executed a Development Power of Attorney, General Power of Attorney for the purpose of development of the schedule property.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH that in pursuance of the said offer and acceptance of the said proposal and in consideration of the Developer agreeing and undertaking to construct a three storied building on the land of the said premises of the owners, at his own costs and expenses in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and the owners above named hereby engage and appoint the Developer as the sole party to carry on the works of development and to promote the construction of a multi storied building on the land of the owners' property described in the SCHEDULE "A" hereunder with full powers given in the power of Attorney executed simultaneously with these presents and hereunder undertake to perform all and every obligation and covenants of the owners as appearing hereinafter. The construction cost of the owners' allocation/share as stated in this Development agreement would be deemed to be the consideration for the undivided impartible proportionate share in the land comprised in the said premises and in proportion to the built up area of the flats/spaces comprised in the Developer's share/allocation as the same shall bear in relation to the total super built up area in the said proposed building.

1. The owners contribution would be the entire land as mentioned in the schedule "A" here under.
2. The developer hereby agree and undertake to develop the owners' said land by constructing a new three storied building in accordance with the sanctioned plan to be obtained by the developer from the Kolkata Municipal Corporation and as per specification mentioned in SCHEDULE "B" hereunder written.

1. DEFINITION

A. OWNERS: Unless there is anything repugnant to the subject or context shall mean **(1) SMT. SUSMITA CHAKRABORTY SARKAR**, daughter of Late Subrata Sarkar , by faith – Hindu, by occupation-House wife, by Nationality- Indian **(2) SRI SUDIPTA SARKAR** son of Late Subrata Sarkar, by faith – Hindu, by occupation- Service, by Nationality- Indian, all are residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station –

rsay

Jadavpur, Kolkata – 7000 32, **(3) SMT. SREE SARKAR** wife of Late Sushil Kumar Sarkar, by faith – Hindu, by Occupation- House wife, by Nationality Indian, **(4) SMT. SUMITA DAS**, daughter of Late Sushil Kumar Sarkar and wife of Sri Arabinda Das, by faith – Hindu, by Occupation-House wife, by Nationality- Indian, residing at 550/B, Rabindra Sarani, Post Office- Bagbazar, Police Station- Shyampukur, Kolkata – 700003, **(5) SMT. SUCHARITA DUTTA** daughter of Late Sushil Kumar Sarkar and wife of Arnab Dutta, by faith-Hindu, by Occupation- House wife, by Nationality – Indian, all are residing at 39, Maharaja Tagore Road, Post Office – Dhakuria, under Police Station – Late, Kolkata -700031, **(6) SRI SUMAN SARKAR**, son of Late Sukhamoy Sarker by faith – Hindu, by Occupation- Service, by Nationality Indian, residing at 2/50, Bijoygarh Colony, Post Office- Jadavpur University, under Police Station- Jadavpur, Kolkata- 700032, and their heirs, executors, administrators and legal representatives.

B. DEVELOPER : Shall mean **M/S. R.D. Construction**, a proprietorship firm having its office at 2/170A, Bijoygarh, Post Office- Jadavpur University, Police Station- Jadavpur, Kolkata - 700032, represented through its proprietor namely **RAJIB DEBNATH**, son of Madhab Debnath of 2/170A, Bijoygarh, Post Office- Jadavpur University, Police Station- Jadavpur, Kolkata – 700032, and its successors-in-office, respective heirs, executors, administrators, legal representatives and assigns.

C. TITLE DEEDS : Shall mean all the documents relating to the owners's property described in SCHEDULE "A" hereunder written.

D. PREMISES : Shall mean K.M.C. premises No.74/2/77, Sri Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas,, belonging to the owners absolutely.

E. BUILDING: Shall mean the three storied building or buildings to be constructed on the said premises.

F. COMMON FACILITIES AND AMENITIES: Shall include side corridors, stair way, stair case, passage ways, pump room, overhead water tank, top roof including the space of the chillekotha, water pump and motor and other facilities which may be mutually agreed upon by the parties and required for the establishment location enjoyment provisions, maintenance and/or management of the building.

G. SALEBLE SPACE: Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

Bay

H. OWNERS ALLOCATION : Shall mean 50% of the constructed area consisting of two flats at ground floor one North-East Corner, being No. 1, measuring about 380 Sq.ft., built up area another also at ground, South-East side being No.2, measuring about 430 Sq.ft. and entire 2nd floor consisting of four flats out of which one being No.9, South-East corner, measuring about 380 Sq.ft., Built up area, one flat being No. 10, South-West corner, measuring about 420 Sq.ft. built up area, one flat being No. 11, North-East corner, measuring about 510 Sq.ft. built up area and another being No. 12, North-West corner, measuring about 435 Sq.ft. be the same a little or less, of the three storied building being premises being No. **K.M.C. premises No.74/2/77, Sri Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas**, now within the jurisdiction of Kolkata Municipal Corporation ward No. 96, together with undivided proportionate share of land .

I. DEVELOPER ALLOCATION: Shall mean 50% of the constructed area consisting of two flats at ground floor one on North-West side and another on South-West side and, entire 1st floor and one office room at ground floor, North-West corner of the three storied newly constructed building, at **K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas**, and ~~also a flat on the~~ ^{half} roof of 2nd floor, as per provision of law, now within the jurisdiction of Kolkata Municipal Corporation ward No. 96 , together with undivided proportionate share of land of the said premises.

J. THE ARCHITECT: Shall mean such persons who may be appointed by the developer for both designing and planning the building on the said premises.

2. **THE OWNERS DECLARES** as follows:

- i) That they are absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.
- ii) That the said premise is free from all encumbrances and the owners has a good marketable title in respect of the said premises.
- iii) That the said premise is free from all encumbrances, charges, liens, lispendens, attachments trusts, acquisitions, requisitions.
- iv) That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation Act.1976).

**3. THE OWNERS AND THE DEVELOPER DO HEREBY
DECLARE AND COVENANT WITH EACH OTHER AS
FOLLOWS:**

- i) That the owners hereby grant exclusive right to the developer and the developer doth hereby agree to undertake new construction of the proposed three storied building at its own cost and expenses.
- ii) That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the developer other than an exclusive license or right to the developer to do or refrain from doing the acts and things in terms hereof end to deal with the developers allocation.
- iii) That the owners executed a Development Power of Attorney on the same day for the purpose of completing the construction of the building also for pursuing and following up the matter with K.M.C. and other authorities and also to received consideration amount from the intending purchaser(s) in respect of the Developer Allocation.
- iv) That upon completion of the construction of the building developer shall at the first instance put the owners in peaceful possession of the owners' allocation according floor basis together with the rights in common area and facilities and amenities before delivering possession of any part or portion out of Developer's share of allocation in the new building to any buyer or any person.
- v) That the owners and the developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the other and neither party shall not in any way interfere with or disturb the quiet and peaceful possession of the other.
- vi) That in so far as necessary all dealings by the developer in respect of the building including agreement for sale or transfer concerning developer's allocation shall be in the name of the owners for which purpose the owners undertake to give the developer a Development power of attorney in any manner required by the developer PROVIDED HOWEVER that the Developer shall be accountable to the intending purchaser of flats in respect of their allocation for all money or advance so received by them the same shall not create any financial liability upon the owners in any manner whatsoever and the Developer indemnify the owners in respect of any loss and damages for such

msd

agreement including the loss of live and property during the construction

- vii) That owners shall execute the deed of conveyance or conveyances or long term lease in favour of the developer or its nominee or nominees in such part or parts of their allocation as shall be required by the developer and all costs and expenses including stamp duty and registration charges shall be borne and paid by the developer or its nominee or nominees.
- viii) That the developer shall complete the said building at his own costs and shall construct and complete the new building at the said premises in accordance with the plan to be sanctioned by the K.M.C. authority and confirming to such specifications as are mentioned in the SCHEDULE "D" hereunder written and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto.
- ix) That the developer shall install in the said building at its own costs overhead reservoirs, electric wiring and other facilities as are required to be provided in the new building to be constructed and for sale of the flats or leasing out thereof on ownership basis and/or as mutually agreed.
- x) That the developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain temporary and permanent connections of drainage, sewerage and/or other facilities if any required for the construction or enjoyment of the building at his own costs.
- xi) That developer shall at its own costs and expenses and without creating any financial or other liability on the owners for making the building plan and any amendment thereto or modification thereto made or causes to be made by the developer provided however no alteration or modification shall be made in the owners' allocation without the consent of the owners as per sanction plan in writing provided further if such alteration or modification is caused at the instance of the appropriate authorities.
- xii) That as from the date of signing the agreement the municipal rates and taxes as also other outgoing in respect of the said premises and till such time as the possession of the said owners' allocation is made shall be borne and paid by the developer.

sdg

- xiii) That the owners shall jointly entitled to get the salvage materials of the old building absolutely and the Developer shall not raise any claim or demand in any manner whatsoever.
- xiv) That there is no question of creation of right, title and interest in the said property in favour of the Developer by virtue of these Agreement.

4. **IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER WHICH IS AS FOLLOWS:**

- i) That as soon as the construction of the building is completed in all respect the owners will get their 50% allocation from the Developer of the total built up area in the said building and the developer shall give written notice to the owners requiring the owners to take possession of their allocation which will fall in the owners allocation in the building and after 30 days from the date of service of such notice and at all time thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoing and impositions whatsoever payable in respect of the owners' allocation.
- ii) That the owners and the developer shall punctually and regularly pay the rates and taxes to the concerned authorities in respect of their respective allocations and keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the same may be consequent upon the fault made by either of them.
- iii) That the owners shall not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said building in terms of this agreement.
- iv) That neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which as may cause any nuisance annoyance or hazard to the other purchaser/purchasers of the apartments or the building.
- v) That neither the party shall make any structural alteration in their respective allocation without the pervious consent of the other provided however such alteration shall always be made with the approval of the appropriate authority as required for the purpose.
- vi) It has been further agreed by and between the parties that the owners on their own risk demolish and existing building and entire sale proceed will be received in respect of the debris by the land owners.

sdg

5. **THE OWNERS HEREBY AGREES AND COVENANT WITH THE DEVELOPER AS FOLLOWS:**

- i) Not to cause any interference or hindrance in the construction of the said building at the said premises by the developer subject to inspection of construction work.
- ii) That the owners will execute and register this agreement as and when it will be required by the developer at the costs and expenses of the developer.
- iii) Not to do any act deed or thing whereby the developer may be prevented from selling assigning and/or disposing of any of the developers allocated portion in the building at the said premises after the developer putting the owners unto peaceful possession of his share of allocation in the building.
- iv) Not to let out grant lease mortgage and/or charges of the said premises or any portion thereof without the consent in writing of the developers during or the period of construction.
- v) To remain bound to execute all agreements for sale or lease out or transfer concerning developers allocation and shall remain bound to execute a Power of attorney which will remain in force till the selling and registering conveyance of flats of the developer's allocation empowering the developer or developers agent to execute all such agreement for sale or transfer and on behalf of the owners concerning developers allocation of the building at the said premises. The owners shall have no right, claim over the consideration money or earnest money received by the developer in respect of developer allocation which will be received by them from the intending buyers.

6. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS AS FOLLOWS:-**

- i) To complete the entire construction of the building in all respect within 24 months from the date of sanction of the building plan by the K.M.C. and at that time the owners will hand over the vacant and khas possession of the schedule property to the developer as it whereas basis or actual condition, with an option to extend another six months in case of force majeure. Time shall be the essence of the contract. If not complete within the extending period in that event the developer shall pay a sum of Rs. 1,000/- (Rupees one thousand only) to the owners per month.
- ii) Not to transfer and/or assign the benefits of this agreement or any portion thereof without the consent in writing of the owners.

See

- v) Any notice required to be given by either of the parties to the other of them shall without prejudice to any other mode of service available be deemed it have been served in delivered by hand and duly acknowledged of sent by pre paid registered post with acknowledgement due to the land known or recorded and address of the said party concern.
- vi) The developer and the owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/association and/or any other organization who will be in charge of such management of the affairs of the building or buildings.
- vii) As and from the date of completion of the building the developer and/or its transferees and the owners and/or his transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax, Municipal taxes and other taxes payable in respect of respective flats or spaces.
- viii) The owners shall deliver or cause to be delivered to the developer all the original, title deeds relating to the said premises simultaneously with the execution of these presents and will allow inspection of the original or produce the same before any authority as and when the same will be required and shall return to the owners association.
- ix) The owners shall remain bound to register several conveyance or deed of lease in favour of the prospective buyer of lessee flats and other units concerning the developers' allocation and in all such conveyance the developer shall join as confirming party provided. More over that the owners /vendors in all such conveyance shall not claim and/or be entitled to receive any payment or consideration money from the developer in respect of developer's allocation, the entire transaction relating to conveyances as aforesaid have been agreed to be done as early as possible from the date of delivery of possession of the owners' allocation to the owners.
- x) All the flat owners of the said proposed building shall have the exclusive common right title and/or interest in respect of the roof of the proposed building after its construction.
- xi) The land owners shall entitled to get the entire sale proceed of the demolished building materials.

3201

- xii) The Developer shall arrange three temporary tenanted accommodation for the land owners out of which Rs.10,000/- to legal heirs of Bhabani Sarkar of Rs. 4000/- to Sree Sarkar and others, Rs.4000/- to Suman Sarkar per month.

8. LIQUIDATED DAMAGES AND PENALTY:

- a. The parties hereto shall not be considered to be liable for any obligation under these presents if the performances of the relative obligations prevented by the existence of the force major conditions i.e. flood, earthquake, riot, war, Storm, Civil Commotion, unforeseen litigation strike and/or any other act or commission beyond the control of the parties hereto.
- b. In the event the developer is prevented from proceedings with the construction work during the continuance of such construction or prevented from starting the construction by any action the part of the owners agents servant representatives or any person claiming any right under the owners, than and in that case the developer shall also be entitled to claim damages and losses which the developer may suffer but the developer right to sue for specific performance of contract shall remain unaffected.
- c. In case any dispute and differences arise between the parties hereto regarding committing any breach of any terms or obligations to be observed by any party under this agreement or regarding construction, interpretation, determination of rights, duties, determination of compensation/liabilities touching these presents, the same shall be referred to arbitration under the Arbitration and Reconciliation Act, 1996.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 3(three) Cottah 11(Eleven) Chittack , along with a two storied structure measuring about 700 Sq.ft. standing thereon, ground floor measuring about 350 Sq. ft. and first floor measuring about 350 Sq.ft., lying and situated in E.P.No. 229 S.P.No. 1157, C.S. plot No. 28(P), Mouza- Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South now known as Kolkata Municipal Corporation and the said property known and numbered as K.M.C. premises **No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50,Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas, Assessee No.210960338492, K.M.C, Ward No. 96, which is butted and bounded in the manner as follows:-**

ON THE NORTH : By 3025mm wide K.M.C. Road ;
ON THE SOUTH : By 2/52, Bijoygarh Colony;

sdw

ON THE EAST : By 2/63 & 2/64, Bijoygarh Colony & 2/48, Bijoygarh Colony;
ON THE WEST : By 8 feet wide Colony Road;

SCHEDULE "B" ABOVE REFERRED TO

(owners' allocation)

Shall mean 50% of the constructed area consisting of two flats at ground floor one North-East Corner, being No. 1, measuring about 380 Sq.ft., built up area another also at ground, South-East side being No.2, measuring about 430 Sq.ft. and entire 2nd floor consisting of four flats out which one being No.9, South-East corner, measuring about 380 Sq.ft., Built up area, one flat being No. 10, South-West corner, measuring about 420 Sq.ft. built up area, one flat being No. 11, North-East corner, measuring about 510 Sq.ft. built up area and another being No. 12, North-West corner, measuring about 435 Sq.ft. be the same a little or less, of the three storied building being premises being No. K.M.C. premises No.74/2/77, Sri Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas, now within the jurisdiction of Kolkata Municipal Corporation ward No. 96, together with undivided proportionate share of land .

SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPERS' ALLOCATION)

Shall mean 50% of the constructed area consisting of two flats at ground floor one on North-West side and another on South-West side and, entire 1st floor and a office room at ground floor, North West corner of the three storied newly constructed building, at K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas, and also a ^{half} flat on the roof of 2nd floor, as per provision of law, now within the jurisdiction of Kolkata Municipal Corporation ward No. 96 , together with undivided proportionate share of land of the said premises.

SCHEDULE "D" ABOVE REFERRED TO

(SPECIFICATION OF CONSTRUCTION)

TYPES OF STRUCTURE-

224

BRICK WALL -

Exterior brick wall shall be 8"5"/8" thick in cement mortar (1:6) and all partition walls shall be 3"5" thick in cement mortar (1:4).

PLASTER:

Exterior wall of average 3/4" thickness, whereas ceiling and interior wall of average 1/2" thickness.

WALL FINISH :

Interior shall have plaster of paris.

FLOORING:

Bed Rooms, Living Room, kitchen, dining, toilet and verandah will be provided with Marble /vitrified tiles flooring with glass strips having 4" skirting.

DOORS:

Sal wood frame of 4" x 2 1/2" section, door will be made of commercial flush and main door will be made by gummar wood.

WINDOWS AND GRILLS:

Aluminum sliding windows..

TOILETS:

- 1) All sides shall have 6' high white glazed tiles,
- 2) One European commode of white colour with P.V.C. Cistern.
- 3) One shower.
- 4) Two taps.

KITCHEN:-

- i) Raised cooking platform with black stone.
- ii) One steel sink with one Tap and one below.
- iii) Provision for exhaust fan.
- iv) The top of the cooking platform will be provided with 2' high white glazed tiles.

DRAWING / DINING:-

- I) One Basin will be fitted.
- II) One tap will be fitted with the Basin.

PLUMBING:

Each flat will be provided with a down come isolated valve. Outside pipes will be of Reliance pipe and concealed pipes to be used shall be H.D.P.E. (oriplast) other with G.I. fittings of I.S.I. mark.

ELECTRICALS:

Full conceal copper wiring with independent meter and independent main switch shall be provided in meter room. Each flat shall be provided with the followings:-

- i) One calling bell point.
- ii) One light point at toilet and one plug point at kitchen.

Bay

- iii) Two light points, one fan point, one plug point in each bed room, living room and dining room.
- iv) One/power point for T.V. and one power point for Refrigerator in living room and one light point in verandah.
- v) One A.C. Point in Bed room

WATER SUPPLY:

Water supply for 24 hours will be provided by corporation water with over head tank and underground Reservoir and pump motor

SANITATION:

There will be septic tank, surface drain.

PAINTING:

Exterior portion of the building would be snowcem paint/weather coat.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed his respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED

by the land owners at Kolkata

in presence of :

1. Biplob Chakraborty
3/62, Chittaranjan Colony,
P.O. - Jadavpur University
P.S. - Jadavpur,
Kolkata - 700032
2. Sunjoy Das
1/37/14/1 Rajoy Garh
Jadavpur - Kol-32

Susmita Sarkar
@ Susmita Chakraborty Sarkar

1. Susmita

Sudipta Sarkar
2. Sudipta Sarkar

Sree Sarkar
3. Sree Sarkar

Sumita Das
4. Sumita Das

Sucharita Dutta
5. Sucharita Dutta

Suman Sarkar
6. Suman Sarkar

Signature of Land owners

12/

SIGNED AND DELIVERED

by the Developer at Kolkata

in presence of:

1. *Biplab Dey*
2. *Sangroy Dey*

R. D. CONSTRUCTION
Rajib Debnath
Signature of Developer **Proprietor**

As per instruction of the
Parties drafted by me in my
chamber: -

RDY
Mr. Biplab Dey(WB/660/1992)
Advocate
The City Civil Court Bar Association
2 & 3 K. S. Roy Road
2nd floor, Kolkata 700 001.
(RAJIB DEBNATH)



Name Sumita Sarkar
Signature @ Sumita Chakraborty Sarkar

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name Sudipta Sarkar
Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name Sree Sarkar
Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name
Signature Sumita Das

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sacharita Datta*

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Suman Sarkar*

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *Kajib Debanta*Signature *Kajib Debanta*

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190320252045093109

GRIPS Payment Detail

GRIPS Payment ID:	190320252045093109	Payment Init. Date:	19/03/2025 09:31:01
Total Amount:	10007	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2149686739415	BRN Date:	19/03/2025 09:31:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAJIB DEBNATH
Mobile: 9831294305

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250450931108	Directorate of Registration & Stamp Revenue	10007
Total			10007

IN WORDS: TEN THOUSAND SEVEN ONLY.

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

PAID





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



192024250450931108

GRN Details

GRN:	192024250450931108	Payment Mode:	SBI Epay
GRN Date:	19/03/2025 09:31:01	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2149686739415	BRN Date:	19/03/2025 09:31:28
Gateway Ref ID:	CHS8647187	Method:	State Bank of India NB
GRIPS Payment ID:	190320252045093109	Payment Init. Date:	19/03/2025 09:31:01
Payment Status:	Successful	Payment Ref. No:	2000747995/6/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAJIB DEBNATH
Address:	2/170A, BIJOYGARH, KOLKATA-700032
Mobile:	9831294305
Period From (dd/mm/yyyy):	19/03/2025
Period To (dd/mm/yyyy):	19/03/2025
Payment Ref ID:	2000747995/6/2025
Dept Ref ID/DRN:	2000747995/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000747995/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	10000
2	2000747995/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				10007

IN WORDS: TEN THOUSAND SEVEN ONLY.

PAID



Major Information of the Deed

Deed No :	I-1601-00620/2025	Date of Registration	19/03/2025
Query No / Year	1601-2000747995/2025	Office where deed is registered	
Query Date	13/03/2025 3:41:37 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831294305, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 1,45,000/-	Rs. 91,83,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,100/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



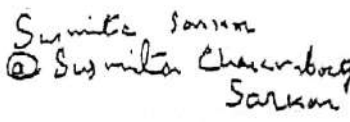


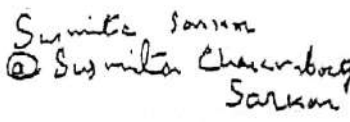


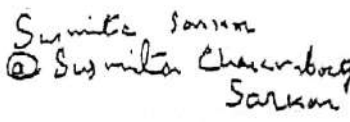


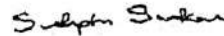


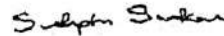


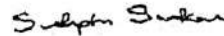









District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road (Bijoygarh Colony) , Premises No: 74/2/77 , Ward No: 096 Pin Code : 700032



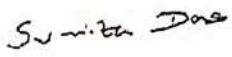


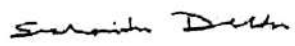


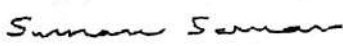
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 11 Chatak	1,40,000/-	85,18,125/-	Width of Approach Road: 10 Ft.,
Grand Total :				6.0844Dec	1,40,000 /-	85,18,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,000/-	6,65,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	5,000 /-	6,65,000 /-	

Land Lord 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> Smt SUSMITA SARKAR, (Alias: Smt SUSMITA CHAKRABORTY) Daughter of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19/03/2025</td> <td></td> <td>LTI 19/03/2025</td> <td>19/03/2025</td> </tr> </tbody> </table> <p>2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: JPxxxxxx2E, Aadhaar No: 87xxxxxxxx6375, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt SUSMITA SARKAR, (Alias: Smt SUSMITA CHAKRABORTY) Daughter of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured		19/03/2025		LTI 19/03/2025	19/03/2025
Name	Photo	Finger Print	Signature										
Smt SUSMITA SARKAR, (Alias: Smt SUSMITA CHAKRABORTY) Daughter of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured											
19/03/2025		LTI 19/03/2025	19/03/2025										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUDIPTA SARKAR Son of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19/03/2025</td> <td></td> <td>LTI 19/03/2025</td> <td>19/03/2025</td> </tr> </tbody> </table> <p>2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: EMxxxxxx7E, Aadhaar No: 49xxxxxxxx6883, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr SUDIPTA SARKAR Son of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured		19/03/2025		LTI 19/03/2025	19/03/2025
Name	Photo	Finger Print	Signature										
Mr SUDIPTA SARKAR Son of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured											
19/03/2025		LTI 19/03/2025	19/03/2025										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt SREE SARKAR Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19/03/2025</td> <td></td> <td>LTI 19/03/2025</td> <td>19/03/2025</td> </tr> </tbody> </table> <p>2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: FNxxxxxx7L, Aadhaar No: 63xxxxxxxx6460, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt SREE SARKAR Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured		19/03/2025		LTI 19/03/2025	19/03/2025
Name	Photo	Finger Print	Signature										
Smt SREE SARKAR Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured											
19/03/2025		LTI 19/03/2025	19/03/2025										

4	Name	Photo	Finger Print	Signature
	Smt SUMITA DAS Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured	 19/03/2025
	550B, RANINDRA SARANI, City:- , P.O:- BAGHBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AQxxxxxx6Q, Aadhaar No: 68xxxxxxx5811, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Smt SUCHARITA DUTTA Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured	 19/03/2025
	39, MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AVxxxxxx7D, Aadhaar No: 39xxxxxxx4094, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	Mr SUMAN SARKAR Son of Late SUKHAMOY SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured	 19/03/2025
	2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: CGxxxxxx6D, Aadhaar No: 91xxxxxxx8392, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S R D CONSTRUCTION 2/170A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AQxxxxxx8E, Aadhaar No: 68xxxxxxx6274, 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> Mr RAJIB DEBNATH (Presentant) Son of Mr MADHAB DEBNATH Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office </td> <td>  Mar 19 2025 2:30PM </td> <td>  Captured LTI 19/03/2025 </td> <td>  19/03/2025 </td> </tr> </tbody> </table> <p>2/170A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx8E, Aadhaar No: 68xxxxxxxx6274 Status : Representative, Representative of : M S R D CONSTRUCTION (as SOLE PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr RAJIB DEBNATH (Presentant) Son of Mr MADHAB DEBNATH Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office	 Mar 19 2025 2:30PM	 Captured LTI 19/03/2025	 19/03/2025
Name	Photo	Finger Print	Signature						
Mr RAJIB DEBNATH (Presentant) Son of Mr MADHAB DEBNATH Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office	 Mar 19 2025 2:30PM	 Captured LTI 19/03/2025	 19/03/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIPLAB DEY Son of Late N C DEY CITY CIVIL COURT, City:- , P.O:- G P O, P.S.-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 19/03/2025	 Captured 19/03/2025	 19/03/2025

Identifier Of Smt SUSMITA SARKAR, Mr SUDIPTA SARKAR, Smt SREE SARKAR, Smt SUMITA DAS, Smt SUCHARITA DUTTA, Mr SUMAN SARKAR, Mr RAJIB DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUSMITA SARKAR	M S R D CONSTRUCTION-1.01406 Dec
2	Mr SUDIPTA SARKAR	M S R D CONSTRUCTION-1.01406 Dec
3	Smt SREE SARKAR	M S R D CONSTRUCTION-1.01406 Dec
4	Smt SUMITA DAS	M S R D CONSTRUCTION-1.01406 Dec
5	Smt SUCHARITA DUTTA	M S R D CONSTRUCTION-1.01406 Dec
6	Mr SUMAN SARKAR	M S R D CONSTRUCTION-1.01406 Dec

Transfer of property for S1

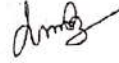
Sl.No	From	To. with area (Name-Area)
1	Smt SUSMITA SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft
2	Mr SUDIPTA SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft
3	Smt SREE SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft
4	Smt SUMITA DAS	M S R D CONSTRUCTION-116.66666667 Sq Ft
5	Smt SUCHARITA DUTTA	M S R D CONSTRUCTION-116.66666667 Sq Ft
6	Mr SUMAN SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft

Endorsement For Deed Number : I - 160100620 / 2025

On 18-03-2025

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 91,83,125/-



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 19-03-2025

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 13:05 hrs on 19-03-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr RAJIB DEBNATH .

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

Execution is admitted on 19/03/2025 by 1. Smt SUSMITA SARKAR, Alias Smt SUSMITA CHAKRABORTY, Daughter of Late SUBRATA SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr SUDIPTA SARKAR, Son of Late SUBRATA SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Smt SREE SARKAR, Daughter of Late SUSHIL KUMAR SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Smt SUMITA DAS, Daughter of Late SUSHIL KUMAR SARKAR, 550B, RANINDRA SARANI, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 5. Smt SUCHARITA DUTTA, Daughter of Late SUSHIL KUMAR SARKAR, 39, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 6. Mr SUMAN SARKAR, Son of Late SUKHAMOY SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr BIPLAB DEY, , Son of Late N C DEY, CITY CIVIL COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-03-2025 by Mr RAJIB DEBNATH, SOLE PROPRIETOR, M S R D CONSTRUCTION (Sole Proprietorship), 2/170A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr BIPLAB DEY, , Son of Late N C DEY, CITY CIVIL COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2025 9:31AM with Govt. Ref. No: 192024250450931108 on 19-03-2025, Amount Rs: 7/-, Bank: SBI EPay (SBIPay), Ref. No. 2149686739415 on 19-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 621, Amount: Rs.100.00/-, Date of Purchase: 03/03/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2025 9:31AM with Govt. Ref. No: 192024250450931108 on 19-03-2025, Amount Rs: 10,000/-, Bank: SBI EPay (SBlePay), Ref. No. 2149686739415 on 19-03-2025, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 621, Amount: Rs.100.00/-, Date of Purchase: 03/03/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2025 9:31AM with Govt. Ref. No: 192024250450931108 on 19-03-2025, Amount Rs: 10,000/-, Bank: SBI EPay (SBlePay), Ref. No. 2149686739415 on 19-03-2025, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 23628 to 23661
being No 160100620 for the year 2025.



Digitally signed by MD TABIS ANSARI
Date: 2025.03.20 15:00:01 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 20/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.