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I-823/2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 8-103912

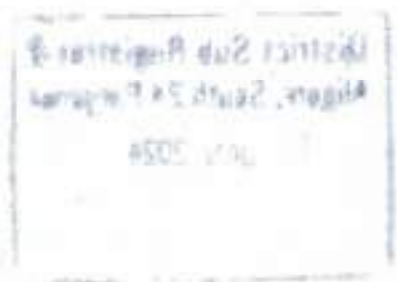
Certified that the document is admitted
 Registration. The signature sheets and the
 endroement sheets attached with the
 document are the part of this document.

District Sub-Register-II
 Alipore, South 24-Parganas

19 JAN 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 19th day of
 January Two Thousand Twenty Four BETWEEN



009538

18 DEC 2023

Date
No.
of
Rupees

S. CHAKRABORTY (Adv.)
Alipore Judges Court, Kolkata-27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

document and the part of this document
endorsement sheets attached with the
Registration. The signature sheets and the
document has the document is attached.

District Sub-Registrar-2
Alipore South 24 Pgs.

18 JAN 2024



Sr. Rahman
By Sr. Rahman
Alipore Judges Court

Kol-27

District Sub Registrar-2
Alipore, South 24 Parganas
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SRI RAJESH KUMAR SAHANI son of Sri Saudagar Sahani having PAN-BJHPS4919R, AadhaarNo - 858946515046 & Mobile No-6290591013 by faith Hindu, by Nationality - Indian, by occupation Business, residing at Pratima Sunshine, 1810 Nayabad, Kolkata-700099, P.O- Mukaundapur, P.S- Panchasayer, hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and included his heirs, executors, legal representatives, administrators and assigns), of the **ONE PART**.

AND

M/S PRATIMA BUILDER a proprietorship firm having its office at 946, Nayabad, Kolkata-700099, P.O.- Mukundapur, P.S. -Panchasayer and 1810, Nayabad, Kolkata-700099, P.O.- Mukundapur, P.S. -Panchasayer represented by its proprietor **SRI PANKAJ KUMAR CHOWDHURY** son of Sri Sravan Kumar Chowdhury, having PAN -AIRPC7851N, Aadhaar No - 863463711498, Mobile No -9831712947 by faith Hindu, by occupation Business, by Nationality Indian, residing at 219/D, Picnic Garden Road, Kolkata-700039, P.O -Tiljala, P.S-Kasba hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators assign / assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Conveyance dated 13.09.2023 made between Sri Sunit Banerjee therein described as the Vendor and Sri Rajesh Kumar Sahani therein described as the purchaser and for the Consideration mentioned therein, the said vendor sold transferred and Conveyed unto the said purchaser **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad, Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, of Mouza - Nayabad, J.L. No - 25, Touzi No-56 within the limits of Kolkata Municipal Corporation, Ward No-109, P.S. Panchasayer, District - South 24 Parganas and the said Kobala was registered and recorded in Book No - 1, Volume No - 1602-2023, pages- 436688 to 436707, Being No - 160213153, for the year 2023 in the office of D.S.R-II, Alipore.



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AND WHEREAS by virtue of the said Indenture of Conveyance dated 13.09.2023 the said Sri Rajesh Kumar Sahani is the owner of ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad, Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. Khatian No -3168, of Mouza - Nayabad, J.L. No - 25, Touzi No-56 within the limits of Kolkata Municipal Corporation, Ward No-109, P.S. Panchasayer, District - South 24 Parganas

AND WHEREAS Sri Rajesh Kumar Sahani the Vendor herein became the absolute owner of the land measuring 3 Cottahs 15 Chittaks 27 sqft more or less being premises No- 1315, Nayabad, Kolkata- 700099 and comprised in R.S Dag No- 191, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. Khatian No -3168, of Mouza - Nayabad, J.L. No -25, Touzi No-56, P.S. Panchasayer more fully described in the SCHEDULE-`A` hereunder written.

AND WHEREAS the Developer is engaged in the business of developing and promoting and sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all the responsibilities regarding preparation and sanction of plan for construction and engagement Engineers, Masons and labors and also utilization of resources for building materials and supervision during the course of construction of the proposed building and to procure prospective purchasers of flats, except those meant for the owners by virtue of this agreement and other spaces to be built as per the sanctioned plan.

AND WHEREAS the owner has approached the Developer to develop the said property and to commercially exploit the same for construction and on the terms and conditions hereinafter appearing.

AND WHEREAS at or before the execution of this agreement the said owner has represented and assured the Developer as follows :



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- a) That the said premises is free from all encumbrances charges , liens, lispensens ,attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owner nobody has any right , title , interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

AND WHEREAS relying on the aforesaid representation and believing the same to be true and acting on the faith thereof the Developer has agreed to develop the said premises for the consideration and on the terms and conditions as hereinafter appearing.

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

1. In this Agreement unless it is contrary or repugnant to the context or meaning , the following expressions will have the meaning given against each of them :

a) **PREMISES** : shall mean all that piece and parcel of land measuring measuring 3 Cottahs 15 Chittaks 27 sqft more or less together with structure standing thereon being premises No- 1315, Nayabad , Kolkata-700099 , P.S. Panchasayer more fully and particularly described in the Schedule - " A " hereunder written .

b) **PLAN** : shall mean the building plan applied for and, awaiting sanction by the Kolkata Municipal Corporation including the elevation, design, drawings and specification of the building as prepared by the Architect with variation therein ,if any , made with the approval of the Architect and the Kolkata Municipal Corporation.

c) **BUILDING** : shall mean the residential building to be constructed at the said premises with necessary additional structures as may be decided by the Developer but in accordance with the plan/plans to be sanctioned by the Kolkata Municipal Corporation.

d) **OWNER** : shall mean Sri Rajesh Kumar Sahani and his heirs , executors ,legal representatives , administrators and assigns.



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e) DEVELOPER: shall mean M/S PRATIMA BUILDER a proprietorship firm having its office at 946, Nayabad , Kolkata-700099 , P.O.- Mukundapur , P.S. –Panchasayer and 1810, Nayabad , Kolkata-700099 , P.O.- Mukundapur , P.S. –Panchasayer represented by its proprietor SRI PANKAJ KUMAR CHOWDHURY and his heirs, executors ,legal representatives , administrators and assigns.

f) COMMON FACILITIES : shall mean and include the parts and equipments provided and /or reserved in the said land and/or in the said new building for common use and enjoyment and fully described in the schedule - D hereunder written.

g) OWNERS' ALLOCATION : shall mean entire first floor flat ,entire fourth floor flat and two covered car parking space together with undivided proportionate share in the land comprised in the said property and attributable to the Owner's allocation more fully and particularly described in the Schedule -' B 'hereunder written.

h) DEVELOPER'S ALLOCATION : shall mean remaining total constructed area except entire first floor flat, entire fourth floor flat and two covered car parking space together with undivided proportionate share in the land comprised in the said property and attributable to the Developer's allocation more fully and particularly described in the Schedule -' C 'hereunder written.

i) COMMON EXPENSES : shall mean the expenses for common purpose including those mentioned in the Schedule -'E' hereunder written.

J) CONSTRUCTED SPACE : shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.

k) ARCHITECT : shall mean any qualified person or persons or firm s appointed or nominated by the Developer, as the Architects for construction of the said building.

2. This Agreement has commenced and / or shall be deemed to have commenced on and with effect from (hereinafter called THE



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7A. After the sanction of the building plan the owner and developer shall execute a supplementary agreement for demarcation of their shares if required .

8. The owner shall be liable to deliver vacant , peaceful possession. to the developer and to demolish the same for construction of the proposed new building .

9. Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same , the developer being entitled to remaining of the total constructed area except entire first floor flat, entire fourth floor flat and two covered car parking space in the said property forming part of Developer's allocation shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Developer's allocation for which no further consent of the Owner shall be required, It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owner and the Owner shall sign and execute such agreements papers and documents as may be necessary or be required.

9A. The space in the new building shall be enjoyed by the owner in the manner as detailed below:

- a. Entire first floor.
- b. Entire fourth floor flat .
- c. Two car parking space in the ground floor.

10. Both the Owner and Developer shall be entitled to sell/ transfer and /or enter into agreement for sale or transfer in respect of their respective allocations and to receive realize and collect all money receivable thereof.

11. The Owner shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of other flat occupiers their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale.



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the developer and the Developer will be at liberty to dispose the same and appropriate the sale proceeds thereof. The Owner shall have no objection or he will not be able to demand or claim anything for the said demolished building material. Demolition of the old building shall be at the risk and responsibility of the Developer. Owner shall not in any way be responsible for such demolition.

19. During the continuance of the agreement and until such time the new building is completed the owner shall not prevent the developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises nor shall cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except in such instance when the Owner have reason to believe that the Developer is not carrying out its obligation in terms of this agreement.

20. The building shall be of uniform construction with best available standard and 1st class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the occupiers of the building/buildings.

21. That the Owner apart from receiving their allocated portion of proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in SCHEDULE – “D” herein below.

22. Save the Entire first floor flat, entire fourth floor flat and Two car parking space in the ground floor to the Owner, the Developer shall have the exclusive right to deal with the remaining constructed area or proportion of the proposed, building, including its right to all common areas and facilities provided in the said building and proportionate undivided share of land and shall have the right to enter into any agreement with prospective purchasers as may be chosen and selected by the Developer, for transfer, sale, grant, lease of the portion of the building for or at such price and at such consideration and in such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.



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23. That with the execution of these presents the Owner shall remain liable to execute and register power of attorney in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the owner before all authorities for sanction of the plan, submit application on behalf of the Owner for procuring the building materials and /or otherwise to pursue to fulfill the above objectives

24. The Owner shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owner for smooth and expeditious construction of the proposed building use and occupation thereof

25. The Owner shall also authorize the Developer by the proposed Power Of Attorney to do all other acts, deeds and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority or sanction of the Government, Public or any statutory body, as may be required for the construction of the proposed buildings provided that the Developer shall bear all costs and expenses for all such documents, letter, papers, memorandum etc. shall deposit requisite fees wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Owner for the same.

26. That the Owner hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer and thereafter shall be payable by the Owner and the Developer .

27. That the time period for the construction of the proposed new building shall be subject to, regarding availability of building materials and such other Government or statutory impositions relating to their availability and also subject to "FORCE MAJEURE" condition, like, flood, earthquake, water, storm, tempest, civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure".



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28. That prior to actual construction work is taken up in hand by the Developer the Owner undertake to make out a good and marketable title to the said premises, free from all encumbrances, charges, mortgage, lease, demands liabilities liens and lispensens or attachment or whatsoever kind or nature of the building.

29. The map/maps, plan/ plans, specification, drawings etc. in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developer and the costs and expenses for the same shall be borne and paid by the Developer, and the Developer is hereby authorized by the Owner to appoint Architects, Engineers etc. of its own choice to get the works done and completed with expedition, such costs and expenses shall be from part of the expenses of development of the said premises.

30. Simultaneously with the execution of the agreement the Owner shall make over the original documents of title of the said property to the Developer as and by way of security for the due observance and performance of the owner covenant and obligation under this agreement

31. The construction and development work shall be made and undertaken by the Developer strictly in accordance with the plans, specification and drawings duly approved by the Kolkata Municipal Corporation and other appropriate bodies and/or authorities at the instance of the Developer for and on behalf of the owner.

32. Notwithstanding anything contained elsewhere in this agreement it is hereby expressly made clear that owner and/or any person or persons claiming under them shall not any reason or in any manner whatsoever interfere with or hinder prohibit inject or stop the Developer and/or its men, agents, servants, nominees and representatives from carrying out the Development of the said property in terms of this agreement, including in the construction and/or selling of the spaces of the said building. It is further hereby made clear that the decision of the developer concerning all matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.



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33. That after the construction of the proposed building is fully completed the owner and the Developer jointly shall cause Owner's Association or Society or a Syndicate to be formed or established by the occupiers including the owner and the Developer shall handover the control and management of the said building to the said body.

34. That after the formation of the body of occupiers, as set out in the clause proceeding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the Developer and thereafter, the Developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.

35. This agreement shall subsist and remain revocable till the work of construction of building at the said property is completed and the Owner's Allocation is made over to the owner by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and/or registered.

36. The Developer undertakes to construct the building in accordance with the sanctioned plan.

37. The owner and the Developer have entered into the agreement purely on principal or principal basis and nothing contained stated herein shall be deemed to construct as a partnership or as a joint venture between the owner and the Developer and the owner and the Developer shall in any manner constitute as association of persons. Each party shall keep the other indemnified from and against the same.

38. The Owner or the Developer or any their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.

39. The Owner shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or



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their nominee and/or assignees in the record of the Kolkata Municipal Corporation.

40. The owner or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management/ society/ association.

41. The Owner or the Developer or any of their transferees shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridor or any other common portion or portion of the said building .

42. The Developer will be responsible for all local affairs and he will settle up all problems at his own cost and if necessary owner will join their hands of co-operation in that respect.

43. The construction of the building in the said premises will be made by the Developer at its own cost and they are to bear the responsibility of all payments to all concerned including labours, masons and for building materials that will be required for such construction.

44. Only Courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this agreement.

45. A General Power of Attorney is to be given by the owner to the Developer for the sale of undivided share of land in order to get purchaser(s) for the flat , cost of which will be borne by the developer and for pursuing the sanctioning of the building plan .

46. After completion of the building Developer and Owner shall take possession of their shares simultaneously.

SCHEDULE - "A"

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad , Kolkata-700099 and



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comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. Khatian No -3168, of Mouza - Nayabad, J.L. No - 25 , Touzi No-56 within the limits of Kolkata Municipal Corporation, Ward No-109, P.S. Panchasayer, District - South 24 Parganas and the said property is butted and bounded by :

ON THE NORTH	:	Plot No-264 & 265.
ON THE SOUTH	:	30 ft wide K.M.C. Road.
ON THE EAST	:	20 ft wide K.M.C. Road.
ON THE WEST	:	Plot No-242/A.

SCHEDULE - "B"

(Owners' Allocation)

- Entire first floor.
- Entire fourth floor
- Two car parking space in the ground floor.

SCHEDULE - "C"

(Developer's Allocation)

Rest constructed area except entire first floor, Entire fourth floor and Two covered car parking space in the ground floor.

SCHEDULE - "D"

(Types of Construction & Specification)

FOUNDATION : The building is designed on R.C.C Footing and frame.

WALLS : All the external walls shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 125x75 mm thick brick wall with both side cement plaster.

DOORS : All doors shall be of flash door with door screen as per owners choice . All fittings such as M.S. hinges ,with handle, aluminum tower bolt , Godrej lock, door stopper, vision aperture shall be provided to main door. Each internal door shall have Hazbolt and one chitkini

WINDOW : All the windows shall be Aluminum frame of 4 mm . thick glass panels, and covered with steel grill .



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FLOORING : All the flooring shall be white marble floor for rooms, Kitchens, and bathrooms. All the toilets shall have 1.5 m height glazed tiles on all sides. All kitchen shall have 1 mm high glazed tiles on all sides with a cooking platform (4'-0") with 'L' shape shelf 7'-0" on outside & 4'-0" on another black stone along with a steel sink and paved in granite or green marble to be provided.

INTERNAL FINISH

TO WALLS : All internal walls, ceiling of rooms verandah, kitchen cum dining, living and toilets shall be in plaster of paris.

EXTERNAL PAINTING : All external walls will be painted with 1 coat primer with 2 coats of weather coat.

SANITARY & PLUMBING : All the internal horizontal soil waste water pipes shall be of 50 mm and 100mm Dia C.I pipes jointed in cement. All the vertical soil, bend and waste water pipes shall be 50 mm, 100 mm, dia C.I polythene pipes joint with mortar and exposed to walls. All the rainwater pipes shall be 100 mm dia in good quality asbestos/polythene. All the water supply pipes shall be within (oriplast & G.I) concealed to walls. All the sanitary and toilet of 1 no. white European Commode with low-down cistern, 1 no. colored pedestal basin would be provided at dining cum living room. Shower with and hot water provision bathroom fitting such as top cock, bib cock, pillar cock etc. will be in C.P. Brush.

ELECTRIFICATION : All the internal wiring shall be concealed in polythene conduit, all wires, shall be of coppers, all switch boards of M.S. flash with walls with Acrylic cover and all switches of standard brand. bed room shall be provided with 2 nos. of light points plus 1 no. fan point plus 1 No. 5 Amp. plug point and 1 no. night lamp point, 1 A.C point each, Dining space shall be provided with 2 nos. fan point, 1 nos. 15 Amps and 1 no. 5 Amp plug point. 1 no. calling bell point. Kitchen shall be provided with 1 no. light point 1 no. 15 Amp plug point and 1 no exhaust point, 1 Aqua guard point, 1 Chimney point, 1 micro-oven point verandah shall be provided with 1 no. light point. 1 no. 15 amp. Plug point. A.C point, one gazer point in toilet.



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WATER SUPPLY : Each flat shall be provided with water supply line from synthetic overhead water tank .Over head water tank shall be filled up by water from underground (semi) water reservoir for all the flats , stored water will be supplied from Corporation water supply .

GENERAL : All the internal approach roads shall be of cement concrete (Jhama) and on edge of 75 mm. brick point , brick boundary wall up to a height of 5'-0'' with both side plaster . Building shall be provided with separate water line. Each flat shall have separate CESC meter and the cost of the same shall be borne by the purchaser. Any addition or alteration shall be subject to approvals of the Architects and the requisite cost shall be borne by the Purchaser in advance. Maintenance of the flat/flats at proportionate cost will be managed by the flat owner. Extra cost is to be paid in advance to the Developer.

SCHEDULE - "E"

(Common Area and Facilities)

- 1) The land measuring 3 Cottahs 15 Chittaks 27 sqft more or less being K.M.C. premises No- 1315 , Nayabad , Kolkata- 700099, all easement and equal easement rights and appurtenances belonging hereto .
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.
- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.
- 9) Lighting in the common space , passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Roof of the building.
- 13) Lift.
- 14) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owner of the respective flats.



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SCHEDULE - "F"

(common expenses)

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular the main water pipes , waste water pipes , water lines , water tanks etc . of the building and also electric lines for common lights and pump.
- b) The cost of cleaning and lightning the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the owner and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.
- d) The cost of maintaining, servicing , substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and /or outgoing as are incurred by the owner and/or service organization for the common purposes.

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

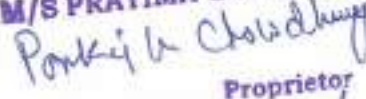
WITNESSES :

1) Subhendu Bikas Ghosh
112 K.H. Ghat Road
Kolkata - 700082

2) Sr. Ruhamaiah
Alipore Judge Court
Kod-27



(Rajesh Kumar Sahni)

SIGNATURE OF THE OWNER**M/S PRATIMA BUILDER**

Proprietor**SIGNATURE OF THE DEVELOPER**

Drafted & prepared as per
instruction of Owner & Developer :

Subhendu Bikas Ghosh
Advocate
WB/689/83

Alipore Judge Court
Kolkata - 700027.














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SPECIMEN FORM FOR TEN FINGERPRINTS

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					











Signature

Name

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Signature 

Name RAJESH KUMAR SAHANI

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Signature 

Name PANKAJ KUMAR CHOWDHURY

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Signature

Name



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180120242035328729

GRIPS Payment Detail

GRIPS Payment ID:	180120242035328729	Payment Init. Date:	18/01/2024 20:44:13
Total Amount:	10041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9688590246426	BRN Date:	18/01/2024 20:44:49
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: PANKAJ kumar chowdhury
Mobile: 9831712947

Payment(GRN) Details

Sl.No.	GRN	Department	Amount (₹)
1	192023240353287308	Directorate of Registration & Stamp Revenue	10041
Total			10041

IN WORDS: TEN 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



192023240353287308

GRN Details

GRN:	192023240353287308	Payment Mode:	SBI Epay
GRN Date:	18/01/2024 20:44:13	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9688590246426	BRN Date:	18/01/2024 20:44:49
Gateway Ref ID:	401830347675	Method:	State Bank of India UPI
GRIPS Payment ID:	180120242035328729	Payment Init. Date:	18/01/2024 20:44:13
Payment Status:	Successful	Payment Ref. No:	2000103912/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PANKAJ kumar chowdhury
Address:	219/d picnic garden road, West Bengal, 700039
Mobile:	9831712947
Email:	pankaj12as@gmail.com
Depositor Status:	Attorney of Claimant
Query No:	2000103912
Applicant's Name:	Mr D KOLEY
Identification No:	2000103912/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	18/01/2024
Period To (dd/mm/yyyy):	18/01/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000103912/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2000103912/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1602-00823/2024	Date of Registration	19/01/2024
Query No / Year	1602-2000103912/2024	Office where deed is registered	
Query Date	11/01/2024 3:24:48 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	D KOLEY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007047416, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 75,39,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 53/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1315, , Ward No: 109 Pin Code : 700099

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 15 Chatak 27 Sq Ft		75,12,748/-	Width of Approach Road: 30 Ft.,
Grand Total :				6.5588Dec	0 /-	75,12,748 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	


Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJESH KUMAR SAHANI Son of Mr SAUDAGAR SAHANI Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office	 19/01/2024	 Captured LTI 19/01/2024	 19/01/2024
1810 NAYABAD, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx9R, Aadhaar No: 85xxxxxxxx5046, Status :Individual, Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PRATIMA BUILDER 219/D PICNIC GARDEN ROAD, City:- , P.O:- TIALJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: Alxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PANKAJ KUMAR CHOWDHURY (Presentant) Son of Mr SRAVAN KUMAR CHOWDHURY Date of Execution - 19/01/2024 , , Admitted by: Self, Date of Admission: 19/01/2024 , Place of Admission of Execution: Office	 Jan 19 2024 12:29PM	 Captured LTI 19/01/2024	 19/01/2024
219/D PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1N, Aadhaar No: 86xxxxxxxx1498 Status : Representative, Representative of : PRATIMA BUILDER (as AS PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
SK RAHAMAN ALI Son of Late RUSTAM ALI ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/01/2024	19/01/2024	19/01/2024
Identifier Of Mr RAJESH KUMAR SAHANI, Mr PANKAJ KUMAR CHOWDHURY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr RAJESH KUMAR SAHANI	PRATIMA BUILDER-6.55875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr RAJESH KUMAR SAHANI	PRATIMA BUILDER-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160200823 / 2024

On 19-01-2024

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

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

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

Presented for registration at 12:25 hrs on 19-01-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr PANKAJ KUMAR CHOWDHURY .

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 75,39,748/-

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

Execution is admitted on 19/01/2024 by Mr RAJESH KUMAR SAHANI, Son of Mr SAUDAGAR SAHANI , 1810 NAYABAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by SK RAHAMAN ALI, , Son of Late RUSTAM ALI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Business

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

Execution is admitted on 19-01-2024 by Mr PANKAJ KUMAR CHOWDHURY, AS PROPRIETOR, PRATIMA BUILDER, 219/D PICNIC GARDEN ROAD, City:- , P.O:- TIALJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by SK RAHAMAN ALI, , Son of Late RUSTAM ALI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2024 8:44PM with Govt. Ref. No: 192023240353287308 on 18-01-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9688590246426 on 18-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 669506, Amount: Rs.50.00/-, Date of Purchase: 18/12/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2024 8:44PM with Govt. Ref. No: 192023240353287308 on 18-01-2024, Amount Rs: 10,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9688590246426 on 18-01-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 38760 to 38786

being No 160200823 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.01.29 12:15:19 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 29/01/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.