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# পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

AP 398272

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

District Sub-Register-III  
Alipore, South 24-pargana

21-08-23

## **DEVELOPMENT AGREEMENT**

This **Development Agreement** is made on this the 18<sup>th</sup> day of  
August, 2023 Two Thousand Twenty Three.

12119

14 AUG 2023

Rs. 100/- Date.....

Name : ..... B. C. LAHIRI ..... Advocate  
Address : ..... ALIPUR JUDGE COURT  
KOL-27

Vendor : .....  
Alipore Collectorate, 24Pgs. (South)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipore Police Court, Kol-27

Sanjil Thakur



10101



Kajal Ghosh



10099

Kalpana Kannan



10100

Basanti Roy



10098

Debasish Ghosh

## BETWEEN

(1) **SMT KRISHNA KARMAKAR (PAN NO – CIYPK0116M) (AADHAR NO. 3815 0947 9862)**, Wife of Late Nirmal Karmakar, by faith - Hindu, by occupation- Housewife, by Nationality - Indian, residing at **580/1, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (2) **SMT BASANTI ROY (PAN NO – BXUPR7648F) (AADHAR NO. 8498 4620 5392)**, Wife of Saileswar Roy, Daughter of Late Nirmal Karmakar, by faith -Hindu, by occupation- Housewife, by Nationality - Indian, residing at **23, Subhash Sarani, Natun Bazar, Post Office and Police Station- Bansdroni, Kolkata- 700070** (3) **SRI DEBASISH GHOSH (PAN- AWAPG 5585E) (AADHAR NO. 3237 6056 5460)**, son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at **Manasa Bari, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (4) **SRI KAJAL GHOSH (PAN- BMPPG 4460A) (AADHAR NO. 3264 8697 2523)**, son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at **113, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (5) **SRI SAGAR GHOSH (PAN- ALSPG3826H) (AADHAR NO. 4520 7536 6012)**, son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at **Manasa Bari, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata-700070**, Hereinafter jointly called and referred to as the "**OWNERS**" (which expression unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors and administrators, legal representative and assigns) of the **FIRST PART**.

AND

**SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO-8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation=



10096

SMRITI CHHABDI



10102

Rakesh Lunder  
S/o Purwadhi Lunder  
Alipore Police Comt  
Mxt-27



Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070**, hereinafter referred to as the "**DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors and administrators, legal representative and assigns) of the **SECOND PART.**

**WHEREAS** one **Nirmal Karmakar**, Son of **Chittaranjan Karmakar** of **41, Harish Chatterjee Street, Kolkata- 700026** purchased from **Prasanta Kumar Paul**, son of **Jyotindra Nath Paul** of 73/1, Bhupen Roy Road, Kolkata- 700034, Dist. 24 pgs(s) and became absolute owner of **ALL THAT** piece and parcel of land measuring **1 Cottah 8 Chittack more or less** together with structure standing thereon comprised in **Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. 1460/1674, Khatian No. 252**, within The Kolkata Municipal Corporation, Ward No. 113 and got mutation from KMC known and numbered as **Municipal Premises No. 580/1, PirPukur Road, Assessee No. 311131905810, Kolkata- 700070**, Sub Registry office at Alipore , District – South 24 Parganas and the said Deed was registered in the Office of **Additional District Sub-Registrar at Alipore** and **Recorded in Book No. I, Volume No. 8, Pages from 385 to 394, Being No. 230, For the Year 1998.**

**AND WHEREAS** said **Nirmal Karmakar** died intestate on **17.05.2012** (**Certificate No. 0252425**) leaving behind his Wife **SMT KRISHNA KARMAKAR** and One daughter namely **SMT BASANTI ROY** Owner no. 1 & 2 herein as his only legal heirs and successors to inherit his above mentioned property.

**AND WHEREAS** the above **SMT KRISHNA KARMAKAR** and **SMT BASANTI ROY** Owner no. **1 & 2** herein mutated their names before the then Calcutta Municipal Corporation now the Kolkata Municipal



Corporation in respect of the said property known and numbered as  
**Municipal Premises No. 580/1, PirPukur Road, Kolkata- 700070,**  
**Assessee No. 311131905810.**

**AND WHEREAS** one **Amitava Ghosh**, Son of **Nripendra Chandra Ghosh of 15, East Road, Kolkata- 700032** purchased from **Manik Das**, son of Jamini Kumar Das of **Bansdroni H.L. Sarkar Road Farm, Dist. 24 pgs(s)** and became absolute owners of **ALL THAT** piece and parcel of land measuring **4 Cottah 13 Chittack 13 Sq.Ft more or less** together with structure standing thereon comprised in **Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. 1460/1674, Khatian No. 252, within The Kolkata Municipal Corporation, Ward No. 113** and obtained mutation certificate from the Kolkata Municipal Corporation known and numbered as **Municipal Premises No. 847, PirPukur Road, Kolkata- 700070**, Sub Registry office at Alipore, District – South 24 Parganas and the said Deed was registered in the Office of **Sub-Registrar at Alipore** and Recorded in **Book No. I, Volume No. 156, Pages from 169 to 173, Being No. 6429, For the Year 1975.**

**AND WHEREAS** said **Amitabha @ Amitava Ghosh** died intestate on **19/02/2013 (Certificate no. 0373530)** leaving behind his Wife **GOURI GHOSH** and Three Sons namely **(1) SRI DEBASISH GHOSH (2) SRI KAJAL GHOSH (3) SRI SAGAR GHOSH** as his only legal heirs and successors to inherit his property.

**AND WHEREAS** said **GOURI GHOSH** died intestate on **27/02/2020 (Certificate no. 0036742)** leaving behind her Three Sons namely **(1) SRI DEBASISH GHOSH (2) SRI KAJAL GHOSH (3) SRI SAGAR GHOSH** Owner no. **3,4 & 5** herein as her only legal heirs and successors to inherit her property.



**AND WHEREAS** the above named (1) **SRI DEBASISH GHOSH** (2) **SRI KAJAL GHOSH** (3) **SRI SAGAR GHOSH** mutated their names before the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation in respect of the said property which was then known and numbered as **Municipal Premises No. 847, PirPukur Road, Kolkata-700070, Assessee No. 311131910324**.

**AND WHEREAS** for better enjoyment the First part herein amalgamated the above two plots and the said deed was registered in the office of **DSR-III, at Alipore and recorded in Book No-I, Volume No. 1603-2023, pages from 96569 to 96591, Being No. 03212 for the year 2023** and first part herein became joint owners of **ALL THAT** piece and parcel of land measuring **6 Cottah 5 Chittack 13 SQ.FT more or less** together with 500 sq.ft Asbestos shed structure standing thereon with cemented floor Being **Plot-C**, comprised in Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. **1460/1674**, Khatian No. 252, within The Kolkata Municipal Corporation, Ward No. 113 and mutated the said land subsequently renumbered as **KMC Premises No. 847, PirPukur Road, Kolkata-700070, Assessee No. 311131910324**, Sub Registry office at Alipore, District - South 24 Parganas and they paid taxes regularly to the appropriate authority and they had in peaceful possession, occupation enjoyment over the said property and said property free from all encumbrances.

**AND WHEREAS** the Owners/First Party herein decided to develop the aforesaid property by erecting Three /partial Four storied building thereon consisting of several flats and other space as per the Building Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation.

**AND WHEREAS** accordingly the Owners/First Party herein approached the Developer / Second Party herein to construct the



“Building” on the said property as per the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

**AND WHEREAS** the Developer/Second Party after discussion with the Owners/First Party herein have agreed to undertake the Development work on the said plot of land and as per the Building plan to be sanctioned by the Kolkata Municipal Corporation with works specification as mentioned herein below in FIFTH SCHEDULE.

**AND WHEREAS** the Developer is fully satisfied with the title of the said property belonging to the OWNERS after conducting by the Developer the necessary and detailed searches and investigation in the concerned offices and courts and further observed and considered the specific measurement of the said land, the present condition and status of the said land as it is now and having meticulously considered the said land with its present status as perfectly feasible to construct Three /partial Four storied building thereon in terms of this agreement and the Developer has represented to be completed to and capable enough both technically and financially of constructing the proposed building on the said land uninterrupted more or less the Developer upon execution and registration of this Development Agreement shall stand ceased from making any issue or issues in connection with and in relation to the present condition and status of the said land as it is now.

**AND WHEREAS** to avoid future complications the parties hereto have agreed to enter into this Development Agreement by incorporating the terms and conditions of the Development of the said premises which are recorded now.



**NOW THIS DEVELOPMENT AGREEMENT WITNESSESTH AND ITS  
IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as  
follows:-**

**ARTICLE-I, DEFINITION**

**OWNERS-** shall mean (1) **SMT KRISHNA KARMAKAR (PAN NO - CIYPK0116M) (AADHAR NO. 3815 0947 9862)**, Wife of Late Nirmal Karmakar, by faith -Hindu, by occupation- Housewife, by Nationality - Indian, residing at **580/1, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (2) **SMT BASANTI ROY (PAN NO - BXUPR7648F) (AADHAR NO. 8498 4620 5392)**, Wife of Saileswar Roy, Daughter of Late Nirmal Karmakar, by faith -Hindu, by occupation- Housewife, by Nationality - Indian, residing at **23, Subhash Sarani, Natun Bazar, Post Office and Police Station- Bansdroni, Kolkata- 700070** (3) **SRI DEBASISH GHOSH (PAN- AWAPG 5585E) (AADHAR NO. 3237 6056 5460)**, son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at **Manasa Bari, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (4) **SRI KAJAL GHOSH (PAN- BMPPG 4460A) (AADHAR NO. 3264 8697 2523)**, son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at **113, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (5) **SRI SAGAR GHOSH (PAN- ALSPG3826H) (AADHAR NO. 4520 7536 6012)**, son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at **Manasa Bari, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata-700070** and their legal heirs and successors.

**DEVELOPER-** shall mean **SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO-8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality-



Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070** and their legal heirs and successors.

**THE SAID PROPERTY** - shall mean **ALL THAT** piece and parcel of land measuring **6 Cottah 5 Chittack 13 SQ.FT more or less** together with 500 sq.ft Asbestos shed structure standing thereon with cemented floor Being **Plot-C**, comprised in Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. 1460/1674, Khatian No. 252, within The Kolkata Municipal Corporation, Ward No. 113, **KMC Premises No. 847, PirPukur Road, Kolkata- 700070, Assessee No. 311131910324**, Sub- Registry office at Alipore, District – South 24 Parganas.

**BUILDING**- shall mean Three /partial Four storied building to be constructed on the said property as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation by the said Developer with its own cost and effort and after demolition of the existing structure.

**OWNER'S ALLOCATION** - OWNERS will get **ALL THAT (1) one 2BHK** flat measuring about **900 sq.ft** more or less super built up area on **1<sup>st</sup> floor**, one **North-West** front side **(2) one 2BHK** flat measuring about **900 sq.ft** more or less super built up area on **2<sup>nd</sup> floor**, one **North-West** front side, **(3) one 2BHK** flat measuring about **900 sq.ft** more or less super built up area on **3<sup>rd</sup> floor**, one **North-West** front side, **(4) one 2BHK** flat on the **Fourth floor (South-East-West side)** measuring **600 sq.ft** super built up area approx **(5) one 2BHK** flat on the **Fourth floor (South-East-West side)** measuring **600 sq.ft** super built up area approx **(6) one 2BHK** flat on the **Fourth floor (South-East-West side)** measuring **600 sq.ft** super built up area approx and **50%** share of car parking space on the Ground Floor (**South-East** side) and **50% share of shop space** which includes **three** shop rooms



i.e. (i) One shop room on the **Ground Floor (North-West side)** measuring **110 sq.ft** super built up area approx (ii) One shop room on the **Ground Floor (North/Black top road facing)** measuring about **110 sq.ft** super built up area more or less (iii) One shop room on the **Ground Floor (North/Black top road facing)** measuring about **110 sq.ft** super built up area more or less and a sum of **Rs. 1,00,000/- (Rupees One Lakh only)** as forfeiture money to be paid by the Developer to the Owners at the time of this agreement AND Developer shall pay shifting charges of **Rs. 7000/-** per month to each Owner no. 3 to 5 till delivery of possession in the new building,

(7) **ALL THAT** one **2BHK** flat on Second floor South-East facing with balcony, measuring **700 sq.ft.** Super built up area more or less and (8) **ALL THAT** one **1BHK** flat on 3<sup>rd</sup> floor measuring **400 sq.ft.** super built up area more or less with balcony and one car parking space measuring **120 sq.ft.** on the ground floor (**Southern side**) of the proposed building to be constructed on the said land together with undivided proportionate share in the land and the owners herein shall pay a sum of **Rs. 75,000/- (Rupees Seventy Five Thousand only)** as forfeiture money to the Developer at the time of taking possession of said owner's allocation.

The OWNERS shall be lawfully entitled to uninterrupted use and enjoy the common areas, facilities, advantages, benefits, privileges and amenities attached with and available in the said proposed Three /partial Four storied be constructed on the said land at **KMC Premises No. 847, PirPukur Road, Kolkata- 700070.**

**DEVELOPER'S ALLOCATION-** Developer will get remaining share of total F.A.R and/or total constructed area of said proposed Three /partial Four storied building (except Owner's allocation) together with undivided proportionate share of right and interest in the said land,



morefully and particularly described in the **Third Schedule** written hereunder.

The Developer shall arrange to demolish the existing structure and the Developer shall be lawfully entitled to uninterrupted use and enjoy the common areas, facilities, advantages, benefits, privileges and amenities attached with and available in the said proposed Three /partial Four storied building be constructed on the said land at **KMC Premises No. 847, PirPukur Road, Kolkata- 700070.**

**ENGINNER/ARCHITECT**- Shall mean such person or persons may be appointed by the Developer for supervising the construction of the building and act as per The Kolkata Municipal Corporation building rules.

**BUILDING PLAN**- Shall mean such plan prepared by the Architect appointed by the Developer and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer.

**COMMON EXPENSES**- shall mean and include proportionate share of the cost, charges and expenses for maintenance upkeep, repair and replacement of the common parts, common amenities morefully and particularly mentioned in the Fifth Schedule hereunder written.

**COMMON AREAS AND COMMON FACILITIES** : shall include corridors, stairways, passageways, on the Ground Floor, water, pump and motor and ultimate Roof (Roof of the building as the Building Plan duly sanctioned by The Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment location, enjoyment provision, maintenance and/or management of the building which shall always remain as join property of the OWNERS herein.



**SALEABLE SPACE:** the Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats within the Developer's Allocation as specified above.

### **ARTICLE-II**

The Owners shall pay only the rates and taxes including arrears in respect thereof in connection with the said existing structure and land at the First Schedule Premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes and utility bills in respect of the said property from the date of taking over the possession of the said premises from the Owners herein as it is condition till the date of handing over of the said Owners Allocation of flats and the Owners herein in liable to pay the rates and taxes in respect of the Owner's Allocation of the building from the date of taking over the said allocation effectively complete in all respect in the manner aforesaid. After allotment of Owners allocation to the Owners, the Developer shall be responsible and liable for payment of rates and taxes including discharge of any statutory liabilities in respect of the Developer' Allocation in the proposed Three /partial Four storied building.

The Developer shall handover the possession of the Owners allocation in the proposed Three /partial Four storied building to be constructed on the said premises within 24 months from the date of receiving vacant possession of First Schedule land from all Owners/dwellers/Occupants.

If the Developer fails to complete construction and/or complete the said Building during the said period, then in that case the Owners



shall extent **6 (six)** months as grace period for completion of construction.

The Owners shall handover original copy of all deeds and documents including Tax receipt of the KMC and Mutation Certificate, Government Revenue receipt in respect of the First Schedule property to the Developer at the time of execution hereof and after selling of Developer's allocation the Developer shall return all documents to the Owners.

The Owners undertake to execute and register a Development Power of Attorney only in favour of the Developer herein for the purpose of or in connection with and in relation to development of the First Schedule land and construction thereupon the proposed residential Ground plus Three /partial Ground plus Four storied building limits upto conducting the necessary negotiation with the intending buyers in respect of the residential flat/units under the Developer's Allocation excluding the Owners Allocation, unilateral right to sign and execute any agreements for sale or Deed or Deeds of Conveyance in favour of the intending buyers/transferees in respect of the Developer's Allocation.

The ultimate roof of the building shall be the common for all occupants of the building including Owners.

The Developer shall have right to negotiate with the intending buyers for sale and transfer of the residential flats/units in respect of the Developer's Allocation.

The OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land. The Developer has inspected and/or made necessary searches and satisfied about the marketability of title of the OWNERS enters into this Agreement.



The said land is free from all encumbrances, charges, liens, lis pendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the OWNERS have good and marketable title in respect of the said land.

### **ARTICLE-III**

The OWNERS hereby grant subject to what has been hereunder provided exclusive right to the Developer to build construct, erect and complete the said new Ground plus Three /partial Ground plus Four storied building or buildings on the said land strictly according to the plan to be sanctioned by Kolkata Municipal Corporation and to commercially exploit the same by entering into an Agreement for Sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned as per terms and conditions of this Agreement.

To get all applications, plans and other papers and documents signed by the OWNERS as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the OWNERS at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, PROVIDED HOWEVER THAT the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall construct Ground plus Three /partial Ground plus Four storied building on the said land at its own costs.

Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the OWNER of the said land or any part thereof to the Developer or as creating any right, title or



interest in respect thereof of the Developer but to commercially export the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter stated.

#### **ARTICLE-IV**

The OWNERS shall execute Development Power of Attorney to construct proposed building and for sale and registration of Deed of Conveyance of Developer's allocation for receiving earnest money, consideration amount from the intending Purchaser/ Purchasers of the Developer's allocation and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the building and also for pursuing and following up the matter with Kolkata Municipal Corporation, W.B.S.E.D.C. Ltd/**CESC** and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer's allocation subject to fulfilment of the terms and conditions as mentioned in this agreement.

#### **ARTICLE-V**

##### **POSSESSION**

Simultaneously with the execution of this Agreement the OWNERS will put the Developer in physical possession of the said land for proposed construction of the new building subject to payment of outstanding KMC taxes till handover possession in the newly building by the Developer to the OWNERS.

#### **ARTICLE-VI**

##### **SPACE ALLOCATION**

The Developer shall at first on completion of the new building put OWNERS in undisputed vacant possession of the Owner's allocation as mentioned below in the said new building as Owner's allocation



together with the all rights in common to the common portion within the stipulated period of **24** months from the date of receiving vacant possession of First Schedule land from all Owners/ dwellers/ Occupants complete in all respect upto the satisfaction of the OWNERS.

After the allocation to the OWNERS and to Developer of its allocation in the manner herein hereto provided all common passage, corridors shall belong to the parties herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.

The Developer shall be exclusively entitled to sale/transfer the Developer's allocation in the new 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 OWNERS and the OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation provided the Developer shall first handover the possession to the OWNERS of their allocation upto their satisfaction. It is to be mentioned that unless and until the possession of the Owner's allocation is not been handed over or delivered to the Owners herein by the Developer herein, the Developer shall have no right to deliver the possession to its intending purchasers or its nominees and/or assignees from its allocation.

That during construction work if any dispute arises regarding title of the schedule property/land in that case the Developer shall not pay any compensation to the OWNERS .

In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the OWNERS however that such dealing shall not in any manner fasten or create any financial liability upon the OWNERS. The Owners also shall not be in any way



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SOUTH 24 PGS ALIPORE

18 AUG 2023

responsible financially or otherwise to third party for booking of any flats/units of the Developer's allocation. The Developer will have the responsibility/liability out of any accident during the period of construction.

### **ARTICLE-VII**

#### **(CONSIDERATION)**

In consideration of the OWNERS having agreed to permit the Developer to commercially exploit the said land in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and the Developer agreed to allocate to the OWNERS all that the property mentioned in the OWNER'S allocation stated above.

### **ARTICLE-VIII**

#### **(BUILDING)**

The Developer shall at its own costs construct, erect and complete the proposed Ground plus Three /partial Ground plus Four storied building at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with good and standard materials as may be specified by the Architects from time to time.

Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.

The Developer shall install/erect in the said proposed building at the own costs viz, as per the specification and drawing provided by the Architect, pump or water storage reservoir, overhead tanks, septic tank, permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other



facilities as are required to be provided in a residential and/or Ground plus Three /partial Ground plus Four storied building having self contained apartments constructed for sale of flats therein on Ownership basis as mutually agreed herein.

The Developer shall at its costs and expenses and without creating any financial liability upon the OWNERS construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Kolkata Municipal Corporation.

All costs charges and expenses including architects fees for the sanction of the plan shall be borne/ discharged by the Developer.

## **ARTICLE-IX**

### **(Common facilities)**

The Developer shall pay and bear all shares of property taxes in respect of the said land until the possession letter of and handing over possession to all the OWNERS of the proposed building.

As soon as construction of the proposed building is completed the Developer shall give written notice to the OWNERS, requiring the OWNERS to take possession of the OWNER'S allocation in the building having been completed in all respect.

The OWNERS and the Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time.



Any transfer or any part of the OWNERS or Developer's allocation in the proposed building shall be subject to other, provision hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the connection facilities in the new building.

The OWNERS shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement.

#### **ARTICLE-X**

##### **(OWNER'S OBLIGATION)**

To make out a marketable title in respect of the said property free from all encumbrances, charges, liens, lis pendentes, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer.

The OWNERS hereby agree and covenant with the Developer not to act or to cause any interference or hindrance in the construction based on the said terms of this Agreement.

The OWNERS agreed and covenants with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building subject to the Owner's allocation will be handed over first.



ARTICLE-XI**(DEVELOPER'S OBLIGATION)**

The Developer hereby agrees and covenants with the OWNERS not to violate or contravene any of the provisions of rules applicable for construction of the said building and as well as rules by the Kolkata Municipal Corporation.

The Developer at its own cost and expenses will complete the construction of the proposed building/buildings within 24 months from the date of receiving vacant possession of First Schedule land from all Owners/dwellers/Occupants. The period may be extended subject to force majeure or other unavoidable circumstances. The OWNERS shall not pay any amount for such constructional work.

The Developer hereby agree and covenant with the OWNERS not to do any deed or thing whereby the OWNER are prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the said proposed building at the said premises.

The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allocated flat/allocation from the intending Purchaser or Purchasers at its sole discretion but at the sole responsibility and sole financial liability of the Developer and same shall be enjoyed by the Developer. The OWNERS are not in any way liable to the Third Party and intending purchasers of the flats financially and otherwise.

That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developer and the OWNERS shall not interfere in any way with the construction of the said building complex.



**(DEVELOPER'S INDEMNITY)**

The Developer hereby undertake to keep the OWNERS indemnified against all third party claims, accident during construction, liabilities of others and actions arising out of any sort of act omission or commission of the Development in relation to the construction of the said building.

The Developer hereby undertakes to keep the OWNERS indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

**ARTICLE-XII****(TITLE DEEDS)**

The original documents in respect of the said property shall be kept with the Developer who shall hold such documents during the substance of this Agreement and the Developer shall have liberty to ask the OWNERS to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes.

After transfer Developer's allocation portion to any third party the Developer will hand over the original copy of the title deed to the OWNERS from whom received and the intending Purchaser/ Purchasers shall get a Xerox copy of the same.

That the Developer shall have the right to sale the debris which would come out from the existing structure thereupon the said premises.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARMALAI AIRPORE

18 AUG 2023

**ARTICLE-XIV****(MISCELLANEOUS)**

The OWNERS and the Developer have entered into the Agreement purely as a construct and nothing contained herein shall be deemed to be constructed as a Partnership between the Developer and the OWNERS.

The Developer shall frame scheme for the management and administration of the said property and/or regulation and the OWNERS hereby given their consent to abide by the same.

Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivers by hand and duly acknowledge or sent registered post to the registered office of the Developer.

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

That neither partly shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.

That the OWNERS shall be liable to pay the corporation tax from the date of taking over the possession of his allocation from the Developer and to pay the proportionate share of corporation tax in respective of their allocation till mutation and separation of their allocation at the office of Kolkata Municipal Corporation with his name.

The Developer at its own risk and responsibility shall have the right to borrow money from any Bank or any financial institution without



encumbering the First Schedule property in any manner whatsoever and without creating any liability upon the OWNERS, for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility without encumbering the Owner's allocation in any manner whatsoever.

Developer/L.B.S/K.M.C will be the final authority for the drawing of the Building plan of proposed building and in that respect no other authority shall be entitled to interfere.

Electricity cost will be paid by Owners (before possession) and Purchasers in equal share.

District Courts of South 24 Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceeding arising out of these presents between the parties hereto.

#### ARTICLE-XV

#### FORCE MAJEURE

Shall mean and include earth quake, commotion, flood, riot, storm, heavy rain fall, and other natural calamities.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

#### **(DESCRIPTION OF THE ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of land measuring **6 Cottah 5 Chittack 13 SQ.FT more or less** together with 500 sq.ft Asbestos shed structure standing thereon with cemented floor Being **Plot-C**, comprised in Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. 1460/1674, Khatian No. 252, within The Kolkata



Municipal Corporation, Ward No. 113, **KMC Premises No. 847, PirPukur Road, Kolkata- 700070, Assessee No. 311131910324**, Sub Registry office at Alipore, District – South 24 Parganas and butted and bounded as follows:

<b>On the North</b>	:	Pir Pukur Road 8.710 M.
<b>On the South</b>	:	Plot of Manatosh Pal & Plot of Shyamal Chakraborty
<b>On the East</b>	:	6ft Road (only for Owner of Plot-A herein i.e. SMT KRISHNA KARMAKAR, BASANTI ROY <b>AND</b> HIRALAL PRASAD), Plot of Hiralal Prasad Dag No. 1460/1674, Plot of Kanan & Others 180/1, Pirpukur Road
<b>On the West</b>	:	12ft wide black top Road

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(ALLOTMENT OF ALLOCATION TO THE OWNERS)**

The Developer shall provide the Owner's allocation in the Building to be constructed on the said premises (after demolition of the existing building standing thereon) in the following manner:

**ALL THAT (1) one 2BHK flat measuring about 900 sq.ft more or less super built up area on 1<sup>st</sup> floor, one North-West front side (2) one 2BHK flat measuring about 900 sq.ft more or less super built up area on 2<sup>nd</sup> floor, one North-West front side, (3) one 2BHK flat measuring about 900 sq.ft more or less super built up area on 3<sup>rd</sup> floor, one North-West front side, (4) one 2BHK flat on the Fourth floor (South-East-West side) measuring 600 sq.ft super built up area approx (5) one 2BHK flat on the Fourth floor (South-East-West side)**



measuring **600 sq.ft** super built up area approx **(6) one 2BHK** flat on the **Fourth floor (South-East-West side)** measuring **600 sq.ft** super built up area approx and **50%** share of car parking space on the Ground Floor (**South-East side**) and **50% share of shop space** which includes **three** numbers of shop rooms i.e. **(i)** One shop room on the **Ground Floor (North-West side)** measuring about **110 sq.ft** super built up area more or less **(ii)** One shop room on the **Ground Floor (North/Black top road facing)** measuring about **110 sq.ft** super built up area more or less **(iii)** One shop room on the **Ground Floor (North/Black top road facing)** measuring about **110 sq.ft** super built up area more or less and a sum of **Rs. 1,00,000/- (Rupees One Lakh only)** as forfeiture money to be paid by the Developer to the Owners at the time of this agreement AND Developer shall pay shifting charges of Rs. 7000/- per month to each Owner no. 3 to 5 till delivery of possession in the new building.

**(7) ALL THAT** one **2BHK** flat on Second floor South-East facing with balcony, measuring **700 sq.ft.** Super built up area more or less and **(8) ALL THAT** one **1BHK** flat on 3<sup>rd</sup> floor measuring **400 sq.ft.** super built up area more or less with balcony and one car parking space measuring **120 sq.ft.** on the ground floor (**Southern side**) of the proposed building to be constructed on the said land morefully described in First schedule hereunder written lying and situated at **KMC Premises No. 847, PirPukur Road, Kolkata- 700070** together with undivided proportionate share in the land and the owners herein shall pay a sum of **Rs. 75,000/- (Rupees Seventy Five Thousand only)** as forfeiture money to the Developer at the time of taking possession of said owner's allocation.



**THE THIRD SCHEDULE ABOVE REFERRED TO****(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER)**

Developer will get rest share of total F.A.R and/or total constructed area of said proposed Three /partial Four storeyed storied building (except Owner's allocation) including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with right to enter into Agreement for Sale or transfer of Flats, spaces within the Developer's Allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

The Ultimate roof of the Building shall be the common for all occupants of the Building including OWNER.

The Developer shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO****(DESCRIPTION OF THE COMMON PORTIONS)****I)** Areas:

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises, lift.
- c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.

**II)** Water, Pumping and Drainage.



- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of the Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

**III) Electrical Installations:**

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity.

**IV) Others:** Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owner.

**V) Roof :** Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat OWNERS as common.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE  
BUILDING)**

**STRUCTURE AND FOUNDATION :**

Building designed on R.C.C. foundations with Ambuja/Ultratrac cement confirming to Kolkata Municipal Corporation Rules or as per sanction Plan, floor and Design.



**FLOORING****FLOORING & SKIRTING :**

All rooms and verandah will have Vitrified Tiles finished all around with dado, stairs will have Marble finish.

**TOILETS :**

All toilets will be provided with pipe for General water, standard white basin, pan or commode, all toilets walls will have glaze tiles upto 4' height all around and 5'-6' height in bath in area and floor will have Marble finished.

**KITCHEN**

Kitchen will have One black stone shelf and one Steel sink and floor will have caste in Marble finished.

**DOORS & DOORS FRAME :**

All doors will have and wooden frame and 1 1/2 'thick flush door having commercial ply, Main Entrance door will be Wooden door, Collapsible gate on the ground floor.

**WINDOW FRAME & GRILLS.**

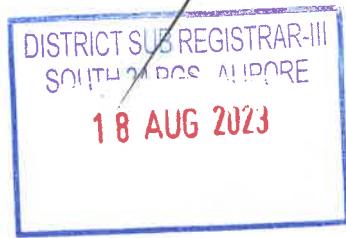
All window frames shall be made of Aluminum and shutters with M.S. Grills of suitable design with 3mn smoke Glass.

**INTERNAL WALLS:**

Plaster walls finished with Putty. Bricks work will be done as per KMC Plan.

**EXTERNAL WALLS :**

External walls to be two coated with water proof cement paint such as Asian Paint with Weather Coat.



**STAIR CASE**

Plaster wall finished with white lime-wash.

**ELECTRICAL :**

All concealed wiring of Finolex/Havel's in every rooms, toilet, kitchen, living-cum-dining and veranda.

**BED ROOMS :**

1. One bracket light point.
2. One tube-light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 Pin Plug point on Switch Board.
6. One A.C line

**LIVING/DINING**

1. One tube light points.
2. One bracket light point.
3. One ceiling fan points.
4. One 5 Amp Point.
5. One 5 Pin Plug Point on Switch Board.
6. One Electric Cell Bell attached at Flats entrance.

**KITCHEN :**

1. One ceiling light point.
2. One exhaust fan point.



3. One 15 Amp Point.

4. Microoven point

5. Chimney point

**TOILET :**

1. One light point

2. One exhausts Point

3. Washing Machine point

**ELECTRIC METER :**

A separate electric meter shall be provided for each flat at the cost security deposits to be paid reimbursed by the intending buyers of flats holder.

The Developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recorded from the intending buyers or flats holder.

**PLUMBING :**

Concealed Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

**WATER :**

The Developer provides K.M.C water from underground reservoir.



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

**SIGNED, SEALED & DELIVERED**

By the parties hereto

in presence of : -

**WITNESSES : -**

1.

Panvej Ali Gazi  
Alipore Police Court  
KOL 27.

SMRCS18

Debasish Ghosh

Basanti Roy

Krishna Kanmakan

KATAGHOSH

**SIGNATURE OF THE OWNERS**

2.

Sehinder Roy  
23, Subhashnagar  
Bansdroni, kd-76

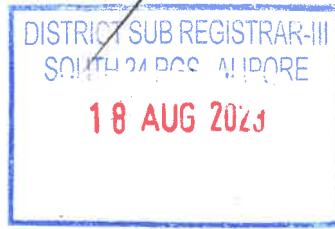


**SIGNATURE OF THE DEVELOPER**

**DRAFTED BY ME**

Rajesh Laskar  
MS 29/1/00  
RAJESH LASKAR

**ADVOCATE**



## MEMORANDUM OF CONSIDERATION

RECEIVED a sum of **Rs. 1,00,000/- (Rupees One Lakh) only** by cash today as per the terms of these presents.

**Total Rs. 1,00,000/- (Rupees One Lakh) only.**

*S. M. Chawla*

*Debasish Ghosh*

*Basanti Roy*

*Krishna Kaumata*

*Kajal Ghosh*

Signature of the Owners

## WITNESSES:

1.

2. *Subhendu Roy*  
*23, Subhash Sarani*  
*Bansdroni, kolkata*

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Right Hand					

*Smita Smita*

SIGNATURE.....



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SIGNATURE..... *Krishna Kannan*





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SIGNATURE..... *Debasish Ghosh*



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SIGNATURE..... *Kajal Ghosh*





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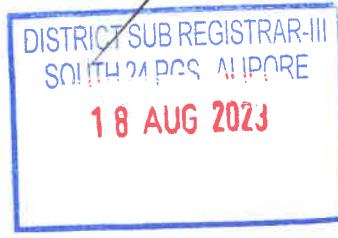
SIGNATURE..... Basanti Roy



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SIGNATURE..... Sanjil Rk





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SIGNATURE.....Rajesh Kumar



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Right Hand					

SIGNATURE.....



### Major Information of the Deed

Deed No :	I-1603-12914/2023	Date of Registration	21/08/2023
Query No / Year	1603-2002117665/2023	Office where deed is registered	
Query Date	18/08/2023 11:25:23 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Madhurima Saha ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980463801, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 87,10,132/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,111/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pir Pukur Road, , Premises No: 847, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 5 Chatak 13 Sq Ft	80,000/-	85,75,132/-	Width of Approach Road: 28 Ft.,
	Grand Total :			10.4454Dec	80,000 /-	85,75,132 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	20,000/-	1,35,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	500 sq ft	20,000 /-	1,35,000 /-	
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#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Krishna Karmakar</b> Wife of Late Nirmal Karmakar 580/1, Pir Pukur Road, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Cixxxxxx6m, Aadhaar No: 38xxxxxxxx9862, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence
2	<b>Mrs Basanti Roy</b> Wife of Mr Sailswar Roy 23, Subhash Sarani, Natun Bazar, City:- Not Specified, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Bxxxxxxxx8f, Aadhaar No: 84xxxxxxxx5392, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence
3	<b>Mr Debasish Ghosh</b> Son of Late Amitava Ghosh Manasa Bari, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Awxxxxxxxx5e, Aadhaar No: 32xxxxxxxx5460, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence
4	<b>Mr Kajal Ghosh</b> Son of Late Amitava Ghosh 113, Pir Pukur Road, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Bmxxxxxxxx0a, Aadhaar No: 32xxxxxxxx2523, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence
5	<b>Mr Sagar Ghosh</b> Son of Mr Amitava Ghosh Manasa Bari, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Alxxxxxxxx6h, Aadhaar No: 45xxxxxxxx6012, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sanjib Thakur (Presentant )</b> Son of Mr Naresh Thakur P-11, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Afxxxxxxxx2f, Aadhaar No: 80xxxxxxxx2481, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Rajesh Laskar Son of Mr Nuruddin Laskar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			

Identifier Of Mrs Krishna Karmakar, Mrs Basanti Roy, Mr Debasish Ghosh, Mr Kajal Ghosh, Mr Sagar Ghosh, Mr Sanjib Thakur

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Karmakar	Mr Sanjib Thakur-2.08908 Dec
2	Mrs Basanti Roy	Mr Sanjib Thakur-2.08908 Dec
3	Mr Debasish Ghosh	Mr Sanjib Thakur-2.08908 Dec
4	Mr Kajal Ghosh	Mr Sanjib Thakur-2.08908 Dec
5	Mr Sagar Ghosh	Mr Sanjib Thakur-2.08908 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Karmakar	Mr Sanjib Thakur-100.00000000 Sq Ft
2	Mrs Basanti Roy	Mr Sanjib Thakur-100.00000000 Sq Ft
3	Mr Debasish Ghosh	Mr Sanjib Thakur-100.00000000 Sq Ft
4	Mr Kajal Ghosh	Mr Sanjib Thakur-100.00000000 Sq Ft
5	Mr Sagar Ghosh	Mr Sanjib Thakur-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160312914 / 2023**

**On 18-08-2023**

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

Presented for registration at 22:40 hrs on 18-08-2023, at the Private residence by Mr Sanjib Thakur ,Claimant.

**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 87,10,132/-

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

Execution is admitted on 18/08/2023 by 1. Mrs Krishna Karmakar, Wife of Late Nirmal Karmakar, 580/1, Pir Pukur Road, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mrs Basanti Roy, Wife of Mr Saileswar Roy, 23, Subhash Sarani, Natun Bazar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 3. Mr Debasish Ghosh, Son of Late Amitava Ghosh, Manasa Bari, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 4. Mr Kajal Ghosh, Son of Late Amitava Ghosh, 113, Pir Pukur Road, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 5. Mr Sagar Ghosh, Son of Mr Amitava Ghosh, Manasa Bari, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Mr Sanjib Thakur, Son of Mr Naresh Thakur, P-11, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr Rajesh Laskar, , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN- 700070, by caste Muslim, by profession Advocate



**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

**On 21-08-2023**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053.00/- ( B = Rs 1,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 900.00/-, by online = Rs 153/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 4:18PM with Govt. Ref. No: 192023240179330808 on 21-08-2023, Amount Rs: 153/-, Bank: SBI EPay ( SBEPay ), Ref. No. 4421005301629 on 21-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,011/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 12119, Amount: Rs.100.00/-, Date of Purchase: 14/08/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 4:18PM with Govt. Ref. No: 192023240179330808 on 21-08-2023, Amount Rs: 10,011/-, Bank: SBI EPay ( SBEPay), Ref. No. 4421005301629 on 21-08-2023, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2023, Page from 401102 to 401144  
being No 160312914 for the year 2023.**



*Debasish Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.09.29 17:48:12 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 29/09/2023**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**West Bengal.**