

02/17/24

T-2157/2024



पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-II
• Hooghly, South 24-Parganas

15 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the

15th day of February 2024 (Two Thousand Twenty Four);

BETWEEN

20 DEC 2023

284338

No. Rs. Date

Name :- Santaunu Bar, Advocate

Address :- Bidhannagar Court, KOL-61

Vendor -

I. CHAKRABORTY

6B, Dr Rajendra Prasad Sarani
Kolkata-700 001



Identified by me
Rajendra Ch. Chakraborty
Advocate
Alipore Judge Court.
Kolkata - 700027.

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Alipore, South 24 Parganas
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SRI BARUN KANTI BORAL, PAN-AITPB6893K,
Aadhaar No. 5668 6707 7149, Mobile No. 9830947282, son of
 Late Jitendranath Boral, by faith Hindu, by Nationality Indian, by
 occupation Service residing at Sabuj Pally, Ward No. - 03, near
 Pump House, Police Station - previously Garia, Presently
 Narendrapur, Rajpur Sonarpur Municipality, Kolkata - 700152,
 District South 24 Parganas, hereinafter referred to as the
DONEE (Which expressions shall unless repugnant to the
 context be deemed to mean and include his heirs, executors,
 administrators, successor's interest and representatives and
 assigns) of the **FIRST PART.**

AND

M/S. UNIQUE CONSTRUCTIONS, a Partnership Firm having
PAN - AAHFU5853C, having its office at 121, Mahatma Gandhi
 Road, P.O.- Haridevpur, P.S. - Haridevpur, Kolkata- 700082,
 District South 24 Parganas, represented by its Partners namely
 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur
 having **PAN - ALSPS6244D**, Aadhaar No.- 2832 1308 5242, by
 Nationality - Indian, by faith Hindu, By Occupation Business,
 residing at 5/37, Paschim Putiary, P.S- Haridevpur, P.O.-
 Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM**
BANERJEE son of late Benoy Kumar Banerjee having PAN -
AGUPB1533F, Aadhaar No.- 9612 0082 5574 by Nationality -
 Indian, by faith Hindu, By Occupation Business, residing at 26,
 Panchanantala Road, P.S. - Haridevpur, P.O.- Paschim Putiary,



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Kolkata- 700041, Dist.- South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS all the singular number will import plural and vice-versa, and similarly the masculine gender will denote feminine gender and vice- versa.

AND WHEREAS one Mr. Kali Kumar Naskar, son of Late Swarup Chandra Naskar, while being seized and possessed of **ALL THAT** piece and parcel of Shali land measuring more or less 08 Decimals, equivalent to 04Cottahs13Chittaks out of Total land area measuring 73 decimals of land in C.S. Dag No. 153,corresponding to R.S. Dag No. – 170, under C.S. Khatian – 192, corresponding to R.S. Khatian No. 430, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, within P.S. & Sub-Registry office at Sonarpur, District 24 Parganas, presently within District – South 24 Parganas, by virtue of a registered Deed of Conveyance Sold, conveyed and transferred for a valuable consideration to Sri Bijoy Krishna Mondal, son of Late Ram Narayan Mondal, and the said deed has been registered S.R. Baruipur, recorded in Book No. I, Volume No. 63, pages from 63 to 67, being No. 2625, for the year 1933,and paying Khajana for the said land upon mutation the same in his name in the Office of the B.L. & L.R.O.



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AND WHEREAS while said Sri Bijoy Krishna Mondal, @ Bijoy Kumar Mondal, son of Late Ram Narayan Mondal, by virtue of the aforesaid registered Deed while being owned, seized, possessed and sufficiently entitled to **ALL THAT** piece and parcel of Shali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, within P.S. & Sub-Registry office at Sonarpur, District 24 Parganas, presently within District - South 24 Parganas, by virtue of a registered Deed of Conveyance Sold, conveyed and transferred for a valuable consideration to Sri Rabindra Chandra Sengupta, son of Rama Nath Sengupta, and the said deed has been registered S.R. Baruipur, recorded in Book No. I, Volume No. 41, pages from 242 to 248, being No. 3730, for the year 1962, and paying Khajana for the said land upon mutation the same in his name in the Office of the B.L. & L.R.O.

AND WHEREAS while said Sri Rabindra Chandra Sengupta, son of Rama Nath Sengupta, by virtue of the aforesaid registered Deed while being owned, seized, possessed and sufficiently entitled to **ALL THAT** piece and parcel of Shali land measuring more or less 08 Decimals, equivalent to 04 Cottahs



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13 Chittaks out of Total land area measuring 73 decimals of land in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, within P.S. & Sub-Registry office at Sonarpur, District 24 Parganas, presently within District - South 24 Parganas, by virtue of a registered Deed of Conveyance Sold, conveyed and transferred for a valuable consideration to Smt. Sudha Rani Halder, wife of Sri Malayendu Halder, and the said deed has been registered D.R. Alipur, recorded in Book No. I, Volume No. 20, pages from 01 to 06, being No. 34, for the year 1968, and paying Khajana for the said land upon mutation the same in her name in the Office of the B.L. & L.R.O.

AND WHEREAS while said Smt. Sudha Rani Halder, wife of Sri Malayendu Halder, by virtue of the aforesaid registered Deed while being owned, seized, possessed and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, within P.S. & Sub-Registry office at Sonarpur, District 24 Parganas, presently within District



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- South 24 Parganas, together all easementary right over and along the 8' feet wide Southern side road presently physically 28' feet wide Southern side road for ingress egress and all other purposes, by virtue of a registered Deed of Conveyance Sold, conveyed and transferred for a valuable consideration to Sri Jitendranath Boral, son of Late Kali Charan Baral, and the said deed has been registered on 29/10/1986 in the Office of the A.D.S.R. Sonarpur, recorded in Book No. I, Volume No. 73, pages from 177 to 184, being No. 5654, for the year 1986, and paying Khajana for the said land upon mutation the same in his name in the Office of the B.L. & L.R.O.

AND WHEREAS be it mentioned the Smt. Lilaboti Boral, wife Sri Jitendranath Boral died on 01/02/1991.

AND WHEREAS Sri Jitendranath Boral, son of Late Kali Charan Boral, being the absolute lawful owner seized, possessed and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, within P.S. & Sub-Registry office at Sonarpur, District 24 Parganas, presently within District - South 24 Parganas, together all easementary right over and along the

For the purpose of the above, the following is to be observed:-

1. The above is to be observed in the case of the following:-

2. The above is to be observed in the case of the following:-

3. The above is to be observed in the case of the following:-

4. The above is to be observed in the case of the following:-

5. The above is to be observed in the case of the following:-

6. The above is to be observed in the case of the following:-

7. The above is to be observed in the case of the following:-

8. The above is to be observed in the case of the following:-

9. The above is to be observed in the case of the following:-

10. The above is to be observed in the case of the following:-



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8' feet wide Southern side road presently physically 28' feet wide Southern side road for ingress egress and all other purposes, mutated his name in the record of B.L. & L.R.O. and the said property became under L.R. Khatian No. - 133/2, and L.R. Dag No. - 188, in his name and upon mutation for the said property in the office of the Rajpur Sonarpur Municipality became known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, and constructed thereon a single storied brick built tin shed structure measuring about 300 sq. ft. and died intestate on 05/01/2015 leaving behind his one son namely Sri Barun Kanti Boral, the Donee therein and two (02) daughters namely 01) Smt. Dipa Roy, and 2) Smt. Biva Sukul, the Donors therein, under the provisions of Laws of Inheritance and Hindu Laws and they jointly became the owners of the above referred property i.e. **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur



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Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, together all easementary right over and along the 8' feet wide Southern side road presently physically 28' feet wide Southern side road for ingress egress and all other purposes, and the said property mentioned in the **FIRST SCHEDULE** herein below and paying taxes regularly in the concerned municipal office and each of the owners have **ALL THAT** undivided $1/3^{\text{rd}}$ share right, title and interest of the above referred property equivalent to 01 Cottah 09 Chittaks 30sq. ft. of land and 100 square feet of tin shed brick walls structure out of the total **ALL THAT** piece and parcel of land measuring more or less 04 Cottahs 13Chittaks together with an tin shed brick walls structure measuring 300 square feet therein out of total land area measuring 73 decimals of land.

AND WHEREAS on demise of said Smt. Lilaboti Boral, and Sri Jitendranath Boral his/her legal heirs Sri Barun Kanti Boral, Smt. Dipa Roy, and Smt. Biva Sukul voluntarily declared before the Ld. Judicial Magistrate that they are the absolute joint owners of the above referred property, by virtue of laws of inheritance and Hindu laws.

AND WHEREAS the then Donee is the full blooded brother of the full blooded the then Donors and in consideration of love and affection the then Donors expressed their desire to Gift **ALL THAT** undivided $2/3^{\text{rd}}$ share right, title and interest of



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the above referred property equivalent to 03 Cottah 03 Chittaks 15 sq. ft. of land and 200 square feet of tin shed brick walls structure out of the total **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, together all easementory right over and along the 8' feet wide Southern side road presently physically 28' feet wide Southern side road for ingress egress and all other purposes, to their brother and the said the then Donee having known the desire of the then Donors, the then DONEE has agreed to accept the said gifted property which is morefully mentioned and described in the **SECOND SCHEDULE** there under written.

AND WHEREAS said 1) Smt. Dipa Roy, and 2) Smt. Biva Sukul, the then Donors by virtue of a registered Deed of Gift



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gifted, transferred their undivided $2/3^{\text{rd}}$ share right, title and interest of **ALL THAT** undivided $2/3^{\text{rd}}$ share right, title and interest of the above referred property equivalent to 03 Cottah 03 Chittaks 15 sq. ft. of land and 200 square feet of tin shed brick walls structure out of the total **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No. - 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, in favour of the then Donee, presently the owner herein namely **Sri Barun Kanti Boral**, and the said deed has been registered in the office of the A.D.S.R., Garia, South 24 Parganas, and recorded in Book No. I, Volume No. 1629-2022, Pages 202832 to 202856, Being No. 162906919, for the year 2022 and the owner herein by virtue of the above said registered Deed of Gift and by virtue of laws of inheritance being the legal heirs and successors of Smt. Lilaboti Boral, wife Sri Jitendranath Boral,

became the exclusive owner of **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 13 Chittaks out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, together all easementory right over and along the 8' feet wide Southern side road presently physically 28' feet wide Southern side road for ingress egress and all other purposes.

AND WHEREAS the party of the first part and second part herein jointly decided to construct a multi storied building at the Schedule A property and entered into a registered Development Agreement which was executed and registered in the office of the A.D.S.R. Garia; recorded in Book No. I, Volume No. 1629-2023, pages 5815 to 5865, being No.162907471 for the year, 2022 and subsequently the owner First Party herein has executed and registered a Development Power of Attorney,



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appointing the Second Party as the Constituted Attorney to perform necessary acts deeds, things in respect of the said Schedule A property and the said Registered Development Power of Attorney was registered in the office of the A.D.S.R. Garia, recorded in Book No. I, Volume No. 1629-2023, pages 5354 to 5368, being No.162907472 for the year, 2022

AND WHEREAS the party of the first part and second part herein jointly while measuring the said Schedule A Property the physical measurement of the land area became 4 Cottach, 9 Chitak, 22 sq. ft. of the Schedule A property and both the parties herein decided to cancel the said registered Development Agreement which was executed and registered in the office of the A.D.S.R. Garia, recorded in Book No. I, Volume No. 1629-2023, pages 5815 to 5865, being No.162907471 for the year, 2022. Wherein the terms and conditions are mentioned therein, and the said Registered Development Agreement was cancelled vide Deed No. 2154 of 2024 recorded in Book No. 1, Volume No. 1602 - 2024 registered in the office of the D.S.R, II, Alipore South 24 Paraganas

AND WHEREAS the party of the first part and second part herein jointly decided to cancel the said registered Development Power of Attorney which was executed and registered in the office of the A.D.S.R. Garia, recorded in Book

to present the following facts and figures in relation to the land revenue of the district for the year 1923-24. The total area of the district is 1,00,000 acres. The total revenue for the year is Rs. 10,00,000. The revenue is divided into three parts: land revenue, house tax, and other taxes. The land revenue is Rs. 8,00,000, the house tax is Rs. 1,00,000, and the other taxes are Rs. 1,00,000. The land revenue is further divided into three parts: land tax, land improvement, and land development. The land tax is Rs. 6,00,000, the land improvement is Rs. 1,00,000, and the land development is Rs. 1,00,000. The house tax is Rs. 1,00,000 and the other taxes are Rs. 1,00,000.

The following table shows the details of the land revenue for the year 1923-24. The table is divided into three parts: land tax, land improvement, and land development. The land tax is Rs. 6,00,000, the land improvement is Rs. 1,00,000, and the land development is Rs. 1,00,000. The house tax is Rs. 1,00,000 and the other taxes are Rs. 1,00,000.



The following table shows the details of the land revenue for the year 1923-24. The table is divided into three parts: land tax, land improvement, and land development. The land tax is Rs. 6,00,000, the land improvement is Rs. 1,00,000, and the land development is Rs. 1,00,000. The house tax is Rs. 1,00,000 and the other taxes are Rs. 1,00,000.

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No. I, Volume No. 1629-2023, pages 5354 to 5368, being No.162907472 for the year, 2022 and the said Registered Development Power of Attorney was cancelled vide Deed No.46...f.. 2024 recorded in Book No. 1, Volume No. 1602 – 2024 registered in the office of the D.S.R, II, Alipore South 24 Paraganas

AND WHEREAS due to the dilapidated condition of the **SCHEDULE – A**, property the present Owner is now desirous of the development of his aforesaid property but owing to stringency of fund he was in search of a competent person or developer who has experience in such development work by investing its own capital, knowledge and experience.

AND WHEREAS the Developer hereto having learnt the same has proposed to undertake to develop the aforesaid property by demolishing the existing structure and erecting a G+ III storied building upon the aforesaid premises in accordance with building plan to be sanctioned by The Rajpur Sonarpur Municipality with a consideration of that the Owner will get in the proposed G+ III storied building **ALL THAT** piece and parcel of residential flat area **1723 sq.ft.** out of that 1527 sq.ft on the 2nd floor on the ground floor totaling to 824 sq.ft. on the ground floor out of which two car parking space (up down) measuring about 310 Sq.ft. and office area **515 sq.ft.** on the ground floor together with the proportionate share of land underneath and together with right to use and enjoy all

The District Sub-Registrar, Alipore, has received a letter from the District Sub-Registrar, South 24 Parganas, dated 15.12.2023, regarding the registration of a document. The document is a deed of gift of a portion of the land situated in the village of ... and the District Sub-Registrar, Alipore, is requested to register the same.

The District Sub-Registrar, Alipore, has examined the document and found that it is a valid deed of gift. The document is signed by the donor and the donee, and it is attested by two witnesses. The District Sub-Registrar, Alipore, is requested to register the same.

The District Sub-Registrar, Alipore, has received a letter from the District Sub-Registrar, South 24 Parganas, dated 15.12.2023, regarding the registration of a document. The document is a deed of gift of a portion of the land situated in the village of ... and the District Sub-Registrar, Alipore, is requested to register the same.



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common area, facilities and amenities attached at the said proposed G+III storied building in **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 9 Chittaks, 22 sq. ft. out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, mentioned as **SCHEDULE A** property and the Owner has agreed to such proposal of the Developer from the said to be erected of G + III storied building according to sanction building plan of Rajpur Sonarpur Municipality upon the **SCHEDULE - 'A'** property, the **Owners allocation** is more particularly described in the **SCHEDULE - "B"** written hereunder, **AND** the **Developer** shall get remaining part or portion equivalent to **ALL THAT** piece and parcel of residential flat entire 1st floor consisting of several flats, 702 sq.ft+ 504 sq.ft + 825 sq.ft = 2031 sq.ft., entire 3rd floor consisting of several flats 702 sq.ft+ 504 sq.ft + 825 sq.ft = 2031 sq.ft. and 504 Sq.ft. on



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the 2nd floor Eastern side on the Ground floor two Car parking spaces on the South Eastern side measuring about 310 sq.ft. and North side Office area on the Ground floor 437 sq.ft. together with the proportionate share of land underneath and together with right to use and enjoy all common areas, facilities, and amenities attached at the proposed G + III storied building to be constructed upon the property of **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 9 Chittaks, 22 sq ft. out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, mentioned as **SCHEDULE - 'A'** property more particularly described in the **SCHEDULE - 'C'** written hereunder as the Developer's allocation hereunder written and both the parties hereto have mutually agreed upon to enter into this **DEVELOPMENT AGREEMENT** on the terms and conditions as follows :-



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**NOW THIS AGREEMENT WITNESSETH AND BOTH
THE PARTIES HAVE AGREED** as follows :-

1. The developer shall construct G + III storied building in accordance with the Rajpur Sonarpur Municipality sanctioned building plan including its all amendments and rectifications specifications attached therewith at the cost of the developer and the developer has been prima-facie satisfied about the marketable title of the Owners as above set forth.
2. The Owner shall hand over the vacant and peaceful possession of **SCHEDULE - 'A'** property unto and in favour of the Developer free from all encumbrances and lispendens for the construction of the said proposed G + III storied building within 10 days from the date of registration of this Development Agreement and Development Power of Attorney for the purpose of demolition of the existing structure and construction of the proposed G+III storied residential building thereon.
3. The Developer shall at its' own cost, obtain sanctioned plan rectified or amendments building sanctioned plan from the Rajpur Sonarpur Municipality after due approval of the Owner by depositing all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owner within 03 (three) months from the date of registration of this Development Agreement and



Development Power of Attorney and the Developer shall be entitled to all refunds of fees from the Rajpur Sonarpur Municipality. After getting the plan sanction from the Rajpur Sonarpur Municipality and/or any other competent authority, the Developer may enter into Agreement for Sale with any intending purchaser/purchasers and take advance/booking amount in respect of the Developer's Allocation as mentioned in the **SCHEDULE - 'C'** hereunder.

4. The Developer, after completion of the construction of the said new G+III storied building within next 24 months from the date of sanction building plan and if required the Developer will complete construction within next additional six months from 24 months and shall deliver undisputed possession of the Owners' allocation more particularly described in the **SCHEDULE "B"** written hereunder as the Owners' allocation in a habitable condition.
5. The Owner hereto shall give License to the Developer for construction of the said G + III storied building and also deliver the possession of the vacant land with existing construction free from all encumbrances together with all the copies of original documents and title deeds to the Developer within 10 days from the date of registration of this Agreement and Development Power of Attorney.

Government of India, Ministry of Agriculture and Irrigation, New Delhi. The subject of the letter is the request for the release of the land records of the village of [Name of Village] in the [Name of District] District. The records are required for the purpose of [Name of Project/Institution]. The records are being requested for the purpose of [Name of Project/Institution]. The records are being requested for the purpose of [Name of Project/Institution].

The records are being requested for the purpose of [Name of Project/Institution]. The records are being requested for the purpose of [Name of Project/Institution]. The records are being requested for the purpose of [Name of Project/Institution].



The records are being requested for the purpose of [Name of Project/Institution]. The records are being requested for the purpose of [Name of Project/Institution]. The records are being requested for the purpose of [Name of Project/Institution].

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6. The Owner shall also give a Registered Development Power of Attorney in favour of the Developer to facilitate the construction work of the said new G + III storied building including to sell flat or flats, car parking/ covered garage/ shop room /office space the constructed portion allocated in favour of the developer excluding the areas of the Owners' allocation to any intending purchaser/ purchasers at their/its own discretion.
7. The Owner shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats, car parking/ covered garage/ shop room /office space to any intending purchaser/purchasers, save and except the said constructed area to be allotted to the Owner. The Developer will also be entitled to enter into an agreement for sale of its /their allocated portion to any intending purchaser / purchasers.
8. The Owner shall not interfere into the construction work of the said G+III storied building, provided the developer shall proceed with the construction work as per Sanction Plan and the Owners shall be entitled to make inspection of his allotted portion in which the developer shall be bound to give best quality materials as described in the **SCHEDULE - 'F'** written hereunder.
9. Before entering into this Development Agreement the Developer has checked, verified all the necessary deeds



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and documents and caused all necessary searches and due diligence in respect of the **SCHEDULE - 'A'** property and being fully satisfied with unencumbered and absolute the right title interest of the Owner and the clear marketability of the property had agreed to enter into this Agreement. That during the construction of the proposed new G+ III storied building if any litigation crops up in respect of the title of the property in that event, the Owner shall, at his own cost, clear such litigation and/or negotiate with the litigants and settle the disputes within a reasonable time and make the aforesaid property free from such encumbrances and lis-pendens. Be it mentioned here that the time required (if for setting such litigation shall be added with the time limit for completion of the building by the Developer as mentioned herein.

10. The Developer shall expend and bear all expenses of the cost of building materials, sanitary works and fittings, electric works and fittings, labour charges fees for plan sanction and all other necessary and ancillary charges which are necessary for the construction of the said new G + III storied building including installation of electric motor lifting water pump and common electric meter for the common spaces and purposes at its own cost of the **SCHEDULE 'A'** property.



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11. The Developer shall complete the said new G + III storied building with first class building materials as mentioned in the **SCHEDULE - F**, written hereunder in accordance with the rectified or amendments of Rajpur Sonarpur Municipality sanctioned building plan and specifications within next 30 months from the date of sanctioned building plan.
12. The Developer shall be entitled to rectify and amend the building plan, in respect of developer's allocation and get the same sanctioned from Rajpur Sonarpur Municipality. as and when necessary without obtaining prior consent of the Owners save and except the Owners allocation.
13. The Developer shall, at its own cost, appoint Architect, LBS and Advocates, the labours, watchman, Masons etc. for the said construction work of the G + III storied building and accordingly **Mr. Bibhas Chandra Majumder**, Advocate is and has been appointed by the developer for carrying on all the legal acts, deeds and things as may be required by the Developer for development of the property and selling the Developer's Allocation.
14. The Developer shall be liable for any dispute save and except such disputes related to the title of the owner and/or any agreement for sale in respect of the Developer's Allocation with the third party without

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impleading and/or involving the Owners during the period of the said construction work of the said G + III storied building and thereafter.

15. The Developer shall be entitled to fix sign-board or hoarding for the purpose of advertisement of the sale of the flat or flats, car parking/ covered garage/ shop room /office space of its share.
16. **The OWNER do hereby declares as follows :-**
 - a) The said property, described in the **SCHEDULE-"A"** written hereunder is free from all encumbrances and lis-pendens.
 - b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and a clearance is to be obtained from the competent authorities.
 - c) There is no bar for and on behalf of the Owner to enter into this agreement or otherwise to transfer his property.
 - d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owners subject to the clearance to be obtained from the Kolkata Improvement Trust, KMDA, and Urban Land Ceiling Department.
17. **The Developer do hereby declare as follows :-**
 - a) The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several

impending order from the Government during the period 1915 and 1916. The work of the said 12-13 Government and District.

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self-contained flat or flats to be constructed into the said new G + III storied building.

- b) After completion of the said G+III storied building, Owner will get the **Schedule B** portion as the owners allocation together with the proportionate share of land underneath and together with right to use and enjoy all common area, facilities and amenities attached at the said proposed G+III storied building in the SCHEDULE A property together with the undivided proportionate share of land underneath and along with all easement and quasi-easement right annexed to the and said proposed G+ III storied building together with right to use and enjoy all common areas, facilities, amenities attached at the said G+ III storied building to be constructed at Rajpur Sonarpur Municipality Holding no . - 656 (Panchpota), within ward no. 03, within P.S Sonarpur, District South 24 Parganas, as the Owners' allocation as mentioned in the **SCHEDULE - "B"** written hereunder of the newly constructed building shall be delivered to the Owners without any dispute.
18. The Owner, at the request of the Developer shall join himself in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the flat or flats, car parking/ covered garage/ shop room

/office space of the Developer's allocation in favour of the intending purchaser/ purchasers and the Developer shall be at liberty to own and possessed its allocation on the project for sale or dispose of the same to any prospective purchaser/purchasers at a consideration money as may the Developer at its discretion think fit and proper.

19. The Owner shall indemnify and/or keep indemnified the Developer from any third party claim in respect of the title of the **SCHEDULE-"A"** property simultaneously, the Developer shall also indemnify or keep indemnified the Owner against any third party claim or dispute during the period of the construction of the said new G + III storied building and/or any other claim, if made, by the purchasers of the flats and the Owner shall co-operate with the Developer in every respect for the construction of the said G + III storied building, provided the said construction shall be made as per the sanction Plan of the Rajpur Sonarpur Municipality. and /or any amendment thereto.
20. The Developer is hereby authorized to sell the flat or flats, car parking/ covered garage/ shop room /office space to any intending purchaser/ purchasers, from developer's allocation only as specifically mentioned in the **SCHEDULE 'C'** written hereunder for realizing the construction cost of the said new G+III storied building.



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The Developer shall not deal with the Owner's Allocation as per **SCHEDULE 'B'** written hereunder, in any manner whatsoever.

21. The Owner shall pay all the rates and taxes upto the date of execution of this agreement and also the Developer shall pay the rates and taxes during the construction period, thereafter, the Developer shall pay the rates and taxes in respect of its allocation and also pay proportionate share of expenses and maintenance of the said G+III storied building and the Owner shall pay the rates and taxes including proportionate share of maintenance cost in respect of the Owners' allocation from the date of delivery of the possession of the same by issuing possession certificate.
22. If the Owner fails and/or neglects to handover the vacant possession of the said property free from all encumbrances within stipulated time, in that event, the Owner shall refund all the money so received and/or all the money spend by the developer for preparation of legal documents and other purposes to the Developer forthwith.
23. The Owner do hereby authorize the Developer to do and cause to be done on behalf of him in his name the acts, deed and things inter-alia as follows :



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- a. To supervise, manage and conduct all sorts of affairs administration in respect of all affairs, transaction and properties which the Owner has as more fully described in the **SCHEDULE 'A'** hereunder and all letters, correspondences arising of or in relation to the Owner in respect of the **SCHEDULED 'A'** Property.
- b. To prepare/rectify/amend/modify the building plan for the Development of the said property and to sign the said amended plan if required on behalf of the Owner and to submit the same to the CESC Ltd. / WBSEB, and other concerning authority for obtaining sanction of the same and to submit proposal from time to time for the amendment of such plan to the said Rajpur Sonarpur Municipality and other concerning authority for the purpose of obtaining sanction of the same.
- c. To do all acts for obtaining sewerage connections, water connection, electric connection from CESC Ltd./ WBSEB, and all other permission from the concerning authorities which may be time to time required for the development of the proposed buildings and/or the land and/or the construction of the building relating to the **SCHEDULE - A** premises.
- d. To make necessary representations to the Rajpur Sonarpur Municipality, CESC Ltd./ WBSEB, Fire brigade, Land Ceiling Authorities, Police Authority and /or other

It is requested that the necessary steps be taken to ensure that the property is properly maintained and that the same is not allowed to fall into disrepair. The property is situated in a prominent position and it is therefore essential that it should be kept in good order at all times.

The property is situated in a prominent position and it is therefore essential that it should be kept in good order at all times. The property is situated in a prominent position and it is therefore essential that it should be kept in good order at all times. The property is situated in a prominent position and it is therefore essential that it should be kept in good order at all times.

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authority or authorities and concerns for obtaining necessary permissions as required in law for installing electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and Collector of the Rajpur Sonarpur Municipality and also to the other concerning authorities in respect of fixation of taxes and its hearing to the above said authority in respect of the **SCHEDULE 'A'** written hereunder.

- e. To negotiate on terms and conditions with the intending Purchaser or purchasers and to enter into agreement for sale of flat as per sanction FAR/ allocation in respect of Developer's Allocated portion, as they/its shall deem fit and proper as per the terms and conditions of this agreement. They/its will present the same to any Registering Authority and /or Notary Public to submit its execution relating to the Developer's Allocation as per this agreement in respect of the **SCHEDULE "A"** property.
- f. To execute deed of sale in respect of the undivided proportionate share of land relating to the said flats in respect of the Developer's Allocation as per this agreement in favour of any Purchaser or purchasers and to present the deed or deeds before the Registrar to admit execution of the deed or deeds executed by him on

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behalf of the Owner relating to the Developer's Allocation portion as per this agreement in respect of the **SCHEDULE "A"** property.

- g. To file any suit, claim before any Court of Law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of Law or to move in Supreme Court to file objection and to sign and verily plaint, written statement, application and objection in any nature, swearing affidavit in connection with the said **SCHEDULE-"A"** property after consulting with the Owner, for the purpose of smooth running and completion of the project.
- h. After consulting with the Owner, to engage, constitute and appoint an Advocate or Advocates, Vakil, Pleader, Mukhtar, Revenue Agent or any other Practitioner or conduct all sorts of cases appeals, revision and other matters or affirms and to take defend all sorts of legal proceedings suits, claims, demand, etc. arising in course of or in relation to the aforesaid matters the cost will be borne by him.
- j. To apply to Courts and Officers for inspection and for copies documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation.
- k. To accept service of summons if any, notices or writ issued by any Court of Law or offices against us and to

of the Court relating to the property's location
 as per the agreement in favour of the
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To the any court before any Court of Law, District
 and Second Appeal and Miscellaneous Appeal in any
 Court of Law or to move in any Court of Law in the
 objection and to sign and verify plaint, written statement,
 application and objection in any nature, seeking
 affidavit in connection with the said SCHEMATICALLY
 property after consulting with the Court for the purpose
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After consulting with the Court, to engage, nominate
 and appoint and Authorize or Authorize Vakil, Advocate
 District Revenue Agent or any other person to
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 Appeal in any Court of Law or to move in any Court of Law
 for the purpose of smooth running and completion of the project.



To the Court of Law, District, Second Appeal and Miscellaneous
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 for the purpose of smooth running and completion of the project.

To the Court of Law, District, Second Appeal and Miscellaneous
 Appeal in any Court of Law or to move in any Court of Law
 for the purpose of smooth running and completion of the project.

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give evidence etc. on behalf of the Owner in Courts and places as may be required by law relating to the **SCHEDULED** property.

1. The Developer can also issue letters/notices and/or submit application on behalf of the Owner to the concerning Authority e.g. Rajpur Sonarpur Municipality, K.M.D.A. C.E.S.C. Ltd./ WBSEB, K.I.T, Land Ceiling Authority etc. for sanction of sewerage connection, electric connection or for some, other purpose which may be required for development and/or construction of building in the **SCHEDULE "A"** property.
- m. To ask, receive and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and some of money now due or owing to and payable in respect of the Developer's Allocation in terms of this agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers.
24. Both the parties hereto including their respective nominee or nominees shall abide by the rules and regulations and / or common restrictions mentioned herein for the enjoyment of the common parts and

give evidence as to the fact of the death of the deceased and the place of his burial, by the finding of the Court.

The Court has also to consider the evidence of the witnesses who have been examined on behalf of the deceased and the evidence of the witnesses who have been examined on behalf of the respondent. The Court has also to consider the evidence of the witnesses who have been examined on behalf of the deceased and the evidence of the witnesses who have been examined on behalf of the respondent.

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portions of the said proposed G + III storied building to be constructed upon the said property and also pay their respective proportionate share of maintenance as provided herein.

25. Both the Owner and the developer including their respective successors and nominees shall abide by all the terms and conditions and rules and regulations enumerated in this agreement.
26. The developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the developer to be perform and observe if it is prevented by any of the conditions which is beyond control of the developer such as fire, earth-quake, riot, civil commotion natural calamity, or any local problems to an extend of breach of law and order situation and any other unavoidable circumstances.
27. After completion of the said development work or so soon thereafter both the parties hereto or their nominees shall form a Society or Association for the purpose of carrying on maintenance of the building and its common parts, portion, areas, services, amenities and utilities and the said Society or Association will be form in accordance of W.B. Apartment Ownership Act.
28. The developer shall be entitled to obtain bank finance from any bank or financial institution for carrying on the

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construction work by creating a charge or mortgage over and in respect of the developer's allocation only and it is hereby expressly agreed and declared that in no event the Owner shall assume any financial liability and /or responsibility in respect of the such loan availed by the developer and the developer shall keep indemnified the Owner from such liability or claims in respect of the said loan. It is further agreed by and between the parties herein that the Developer shall not submit and/or mortgage the original title deeds of the SCHEDULE - 'A' property before any Banks of Financial Institutions and undertake to keep the land and the Owner's Allocation free from all encumbrances, charges, liens and lis-pendens.

29. All the original title Deeds and documents in respect of the SCHEDULE - 'A' property will be lying with the developer and the developer will be handover the relevant documents of title to the owners association of the flat owners, as and when required.
30. All the disputes and proceedings relating to this agreement shall be adjudicated before the competent court of law under whose jurisdiction the **SCHEDULE - A** property is lying and situated.
31. The developer herein responsible for all the litigations may be cropped at the time of construction for which the

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developer will bear the expenses for sorts out the same and the Owner of the **SCHEDULE 'A'** property will co-operate the Developer in regard of any dispute arises at the time of construction.

32. That the developer will provide the alternative shifting charges for the owner for accommodation from the date of handing over the physical possession of the **SCHEDULE 'A'** property by the owner to developer till the date of handing over the physical possession of the owner's allocation in the said G+ III storied building constructed in the **SCHEDULE 'A'** property in a habitable condition.
33. That after completion of the proposed building and issuance of the Completion Certificate by the Rajpur Sonarpur Municipality if require in that event the developer herein will handover all the documents of title in respect of the **SCHEDULE -'A'**, property in favour of the Association subject to provide the financial assistance by all the occupiers of the said premises.

SCHEDULE "A" REFERRED TO ABOVE

(Description of the entire property)

ALL THAT piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 9 Chittaks, 22 sq. ft. out of Total land area measuring 73 decimals of land together



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with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No. - 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas, which is delineated by RED border in the annexed Map or Plan, which is the part of this Deed and the said property is butted and bounded by :-

ON THE NORTH : Land of Pijush Kanti Chakraborty;

ON THE SOUTH : 27' feet wide Municipal Road;

ON THE EAST : Land of Biren Das and Tapan Chakraborty;

ON THE WEST : Land of Dharendra Nath Biswas, and Dilip Biswas;

SCHEDULE - B ABOVE REFERRED TO

(Owners' allocation)

ALL THAT piece and parcel of residential flat area 1723 sq.ft. out of that 1527 sq.ft on the 2nd floor on the ground floor totaling to 824 sq.ft. on the ground floor out of which two car parking space (up down) measuring about 310 Sq.ft. and office



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area 515 sq.ft. on the ground floor together with the proportionate share of land underneath and together with right to use and enjoy all common area, facilities and amenities attached at the said proposed G+III storied building in **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 9 Chittaks. 22 sq ft. out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 656 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas.

THE SCHELDULE - "C" ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT piece and parcel of residential flat entire 1st floor consisting of several flats, 702 sq.ft+ 504 sq.ft + 825 sq.ft = 2031 sq.ft., entire 3rd floor consisting of several flats 702 sq.ft+ 504 sq.ft + 825 sq.ft = 2031 sq.ft. and 504 Sq.ft. on the 2nd floor Eastern side on the Ground floor two Car parking spaces on the



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South Eastern side measuring about 310 sq.ft. and North side Office area on the Ground floor 437 sq.ft. together with the proportionate share of land underneath and together with right to use and enjoy all common areas, facilities, and amenities attached at the proposed G + III storied building to be constructed upon the property of **ALL THAT** piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 9 Chittaks, 22 sq. ft. out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. - 170, corresponding to L.R. Dag No. - 188, under C.S. Khatian - 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. - 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. - 686 (Panchpota) within Ward No. - 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonarpur, Kolkata - 700152, District - South 24 Parganas.

THE SCHEDULE "D" ABOVE REFERRED TO

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.

5. Staircase and staircase landing on the ground floor lift (4/5 persons) , lift landing , lift room , water motor room.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession.

SCHEDULE "E" REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the



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building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owners and the other occupier/purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.

2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the OWNERS of the flat and before formation of such Association by the OWNERS.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.

1. The above mentioned property is situated in the village of ...
 2. The property is owned by ...
 3. The property is situated in the village of ...
 4. The property is situated in the village of ...
 5. The property is situated in the village of ...
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 8. The property is situated in the village of ...
 9. The property is situated in the village of ...
 10. The property is situated in the village of ...



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 Alipore, South 24 Parganas
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9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities including lift.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

SCHEDULE - F ABOVE REFERRED TO :

(Common easements)

- 1) The purchasers shall be entitled to all rights, privileges, vertical and lateral supports, easements, quasi easements appendages and appurtenances whatsoever belonging or in appertaining to the said flat and the common parts of the building or therewith usually held, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified.
- 2) The right of way in common as aforesaid into and upon all common passages, entrances at all times and for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and the said entire property **PROVIDED ALWAYS** and it is hereby declared that nothing herein contained shall permit the purchasers or any person deriving title under the purchasers and/or their servants,

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He says that the current Congress is the most important in the history of the country, and that it is the only one that has the chance to pass a comprehensive immigration reform bill. He says that he is going to work with the Senate to pass a bill that will give a path to citizenship for the 10 million unauthorized immigrants who are living in the United States. He says that he is going to work with the Senate to pass a bill that will give a path to citizenship for the 10 million unauthorized immigrants who are living in the United States.

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

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agents and employees invitees to obstruct in any way by deposit of materials, rubbish or otherwise the free passage or other persons including the vendor properly entitled to such right of way as aforesaid along with such common passage and entrance as aforesaid.

- 3) The right of protection of the said Flat by or from all other parts of the said building and entire property so far as he now protect the same.
- 4) The right of flow in common as aforesaid of gas, if any, electricity, water and waste or soil from and/or to the said flat through pipes, drains, wires and conduits lying or being in under or over the other parts of the building for the beneficial use occupation and enjoyment of the said flat.
- 5) If any deviation done by the any of the party / purchaser / occupier the said proportionate expenses to be borne by occupiers.
- 6) The owner will / may sign all the relevant documents for sanction of the building plan and will be obtain the same from the concerned Municipality.
- 7) The cost of installing transformer for the said project will be proportionately expenses for the same will bear by all the occupiers.



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with 24 paragraphs

District Court of the United States for the District of Columbia

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Alipore, South 24 Parganas
15 FEB 2024

IN WITNESSES WHEREOF both the parties set and subscribed their hands and sealed on this the day, month and year written above.

SIGNED, SEALED & SIGNED

In presence of WITNESSES :

1. *Nikhil Ch. Majumdar*
Advocate
Alipore Judges Court
Kolkata - 700027.
2. *Niharajana Bhatia*
Associate
Alipore Judges
Court Kolkata-27

Barun Kant. Boral.

SIGNATURE OF THE OWNER

UNIQUE CONSTRUCTIONS

Ashim Banerjee *Shiradkumar Sircar*
Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by me :

Nikhil Ch. Majumdar
Enrollment No - WBF-279/444/1998
Advocate

Alipore Judges' Court,

Kolkata - 700 027.

Computer typed by:

Sudip Saha
Alipore Judges' Court,
Kolkata - 700 027.

UNIQUE CONSTRUCTIONS

Partner

Partner



District Sub Registrar
Alipore, South 24 Parganas.

15 FEB 2024

SPECIFICATIONS OF CONSTRUCTION

ARCHITECTURAL WORK: All floors will be Constructed as per sanctioned plan duly approved by final authority and may be revised / changes for future requirement by you & prospective buyers.

TRUCTURE AND FOUNDATION: Building designed based on R.C.C. framed structure confirming to ISO Code of practice by E.S.E. and work will be done as per sanction structural plan.

EXTERNAL WALLS: All external Brick walls will have 200mm. thick with cement sand mortar & followed by 19mm thick Plaster with cement sand mortar. Paints will have primer with weather based aesthetically designed.

INTERNAL WALL: All internal Brick walls will have 125mm. & 75mm. thick with cement sand mortar and followed by 10 mm thick plaster to ceiling & 12 mm thick plaster to wall with cement & sand mortar. All Wall will have Putty finish.

FLOOR & SKIRTING: All Bed Rooms Floor & Skirting will have Vitrify tiles and Drawing/Dining Floor & Skirting will have Vitrify tiles, Balcony/Kitchen Floor & Skirting will have Mat finish tiles, Toilet & W.C Floor & Skirting will have anti-skid tiles/Marble and Stair Case will have Marble finish with skirting.

RECOMMENDATION OF WORK

RECOMMENDATION OF WORK. All works will be carried out as per programme plan that is approved by local authority and may be revised & amended for better improvement by you & prospective buyers.

TECHNICAL AND ESTIMATION - Building designed based on S.O.C. framed structure continuing to 120' Ground level by E.E. and work will be done as per attached structural plan.

EXTERNAL WALLS - All external brick walls will have 12" thick with corner sand mortar & followed by 12" thick brick with corner sand mortar. Walls will have 12" thick with corner sand mortar & followed by 12" thick brick with corner sand mortar.

INTERNAL WALLS - All internal brick walls will have 12" thick with corner sand mortar & followed by 12" thick brick with corner sand mortar. Walls will have 12" thick with corner sand mortar & followed by 12" thick brick with corner sand mortar.

FLOOR - All floors will be 4" thick concrete with 12" thick brick with corner sand mortar & followed by 12" thick brick with corner sand mortar. Walls will have 12" thick with corner sand mortar & followed by 12" thick brick with corner sand mortar.

CEILING - All ceilings will be 4" thick concrete with 12" thick brick with corner sand mortar & followed by 12" thick brick with corner sand mortar. Walls will have 12" thick with corner sand mortar & followed by 12" thick brick with corner sand mortar.



District Sub Registrar
Alipore, South 74 100
1 5 FEB 2024

TILES / MARBLE: Digital wall Tiles will be fitted Toilet wall upto a height of 6'-6" and digital tiles fittings to Kitchen will upto a height of 2'-6". Cooking Platform of kitchen will be finished by Green Marble.

DOORS & FRAMES: All doors will have Sal wood frame and 32mm thick water proof phenol bond flush door shutter. Main doors will have 32 mm water proof laminated flash type. Toilet/W.C. doors will be laminated P.V.C. type.

WINDOWS FRAME & GRILLS: All windows frames will have Aluminum & Sutter with Glass panel and designed M.S. Grills.

HAND RAIL: Stair hand rail will be made up by M.S. Grills with PVC Gripe

PUTTY & PAINT: All internal wall surface along with ceiling will be finished by Putty & external wall will be finished by Whether proof paint over a primer & Stair case inside wall will be finished by Putty.

ELECTRICAL WORK: Concealed type copper wiring with P.V.C. pipe & piano Type switches along with safety circuit breakers will be provided.

- All Bed Rooms will have 3 nos. light points, 1 no. Fan Point, 1 no. Plug point (5 Amp). 1 no. A.C point for any one Bed Room.



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1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation



District Sub Registrar-0
Alipore, South 24 Parganas
15 FEB 2024

- Drawing/Dining will have 3 nos. light points, 2 nos. fan (if necessary), 1 no. Plug point (5 Amp), 1 no. Power Plug point (15 Amp), 1 no. T.V point and 1 no. calling bell point,
- Kitchen will have 1 no. light point, 1 no. Exhaust point, 1 no. Plug point (5 Amp) & 1 nos. power Plug points (15 Amp).
- Toilet will have 1 nos. light points, 1 no. Exhaust point & 1 no. power points (15 Amp) and W.C. will have 1 no. light point, 1 no. Exhaust Fan.
- Balcony will have 1 no. light point & 1 no. Plug point (5 Amp)
- Loft will have 1 no. light point.

SANITARY & PLUMBING: All water line & waste / Soil line will be provided by P.V.C. (Supreme Branded) to Toilet/W.C./Kitchen.

1 no. of Stainless steel sink and 2 nos. C.P. bib cock of ISI branded to be provided to Kitchen.

1 no. porcelain Commode/Pan with Cistern along with 1 no. porcelain Basin & necessary C.P. Bib cock/ pillar cock/ Angular stop cock/Shower with Arm to Toilet

1 no. porcelain Commode/Pan with Cistern along with necessary C.P. Bib cock /Angular stop cock will be provided to W.C.

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District Sub Registrar-II
 Alipore, South 24 Parganas
 15 FEB 2024

Note: All pipe line will be concealed type.

OTHER FACILITIES :

- One Lift of Slandered company of 4 to 5 passenger's capacity will be provided.
- Semi under Ground water reservoir to be constructed & connected with K.M.C. water connection or Deep Tube-well connection which is any one.
- Submersible Pump for supplying of water to over head water Reservoir will be provided.
- Rain water line & sewerage system will be properly made.
- LED light points (as required) for common areas to be provided.
- Internal pathway and Car parking space will be finished by IPS.



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

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

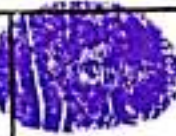
Name

Signature *Basim Kanti Boral*

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

Name

Signature *Ashim Ranjha*

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

Name

Signature *Shrinidhi Kulkarni*

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

Name

Signature



District Sub Registrar II
Alipore, South 24 Parganas
15 FEB 2024



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



140220242038375749

GRIPS Payment Detail

GRIPS Payment ID:	140220242038375749	Payment Init. Date:	14/02/2024 18:10:30
Total Amount:	7041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7163850955815	BRN Date:	14/02/2024 18:11:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Bibhas Chandra Majumder
Mobile: 9088480417

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240383757508	Directorate of Registration & Stamp Revenue	7041
Total			7041

IN WORDS: SEVEN 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



192023240383757508

GRN Details

GRN: 192023240383757508 Payment Mode: SBI Epay
GRN Date: 14/02/2024 18:10:30 Bank/Gateway: SBICPay Payment Gateway
BRN : 7163850955815 BRN Date: 14/02/2024 18:11:12
Gateway Ref ID: CHP0541588 Method: State Bank of India NB
GRIPS Payment ID: 140220242038375749 Payment Init. Date: 14/02/2024 18:10:30
Payment Status: Successful Payment Ref. No: 2000399804/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Bibhas Chandra Majumder
Address: Alipore Judges Court, Kolkata 700027
Mobile: 9088480417
Period From (dd/mm/yyyy): 14/02/2024
Period To (dd/mm/yyyy): 14/02/2024
Payment Ref ID: 2000399804/1/2024
Dept Ref ID/DRN: 2000399804/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000399804/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000399804/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1602-02157/2024	Date of Registration	15/02/2024
Query No / Year	1602-2000399804/2024	Office where deed is registered	
Query Date	13/02/2024 3:11:35 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIBHASH CH MAJUMDER ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240626917, Status : Advocate		
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. 59,92,265/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (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.- Sonarpur, Municipality; RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchpota, , Ward No: 3, Holding No:656 JI No: 42, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-188 (RS :-)	LR-133/2	Bastu	Shali	4 Katha 9 Chatak 22 Sq Ft		59,11,265/-	Width of Approach Road: 27 Ft.,
Grand Total :					7.5785Dec	0 /-	59,11,265 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BARUN KANTI BORAL Son of Late JITENDRANATH BORAL Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
SABUJ PALLY, City:- , P.O:- NARENDRAPUR, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx3K, Aadhaar No: 56xxxxxxxx7149, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIQUE CONSTRUCTIONS 121, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDVEPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MRINAL KANTI SUR (Presentant) Son of Late RADHABALLAV SUR Date of Execution - 15/02/2024 , , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office	Photo  Feb 15 2024 11:10AM	Finger Print  Captured LTI 15/02/2024	Signature  15/02/2024
5/37, PASCHIM PUTIARY, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4D, Aadhaar No: 28xxxxxxxx5242 Status : Representative, Representative of : UNIQUE CONSTRUCTIONS (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr ASHIM BANERJEE Son of Late BENOY KUMAR BANERJEE Date of Execution - 15/02/2024, Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office	 Feb 15 2024 11:15AM	 L71 15/02/2024	 15/02/2024
26, PANCHANANTALA ROAD, City:-, P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx3F, Aadhaar No: 96xxxxxxxx5574 Status: Representative, Representative of: UNIQUE CONSTRUCTIONS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIBHAS CH MAJUMDER Son of Late N K Majumder ALIPORE JUDGES COURT, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 15/02/2024	 15/02/2024	 15/02/2024
Identifier Of Mr BARUN KANTI BORAL, Mr MRINAL KANTI SUR, Mr ASHIM BANERJEE			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr BARUN KANTI BORAL	UNIQUE CONSTRUCTIONS-7.57854 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr BARUN KANTI BORAL	UNIQUE CONSTRUCTIONS-300.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, Ward No: 3, Holding No:556 JI No: 42, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 188, LR Khatian No:- 133/2		Seller is not the recorded Owner as per Applicant.

On 15-02-2024

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 11:07 hrs on 15-02-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr MRINAL KANTI SUR ..

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 59,92,265/-

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

Execution is admitted on 15/02/2024 by Mr BARUN KANTI BORAL, Son of Late JITENDRANATH BORAL, SABUJ PALLY, P.O: NARENDRAPUR, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service

Indetified by Mr BIBHAS CH MAJUMDER, ., Son of Late N K Majumder, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2024 by Mr MRINAL KANTI SUR, PARTNER, UNIQUE CONSTRUCTIONS, 121, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr BIBHAS CH MAJUMDER, ., Son of Late N K Majumder, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 15-02-2024 by Mr ASHIM BANERJEE, PARTNER, UNIQUE CONSTRUCTIONS, 121, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr BIBHAS CH MAJUMDER, ., Son of Late N K Majumder, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 14/02/2024 6:11PM with Govt. Ref. No: 192023240383757508 on 14-02-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 7163850955815 on 14-02-2024, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 952744, Amount: Rs.10.00/-, Date of Purchase: 20/12/2023, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2024 6:11PM with Govt. Ref. No: 192023240383757508 on 14-02-2024, Amount Rs: 7,020/-, Bank: SBI EPay (SBIPay), Ref. No. 7163850955815 on 14-02-2024, 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 79111 to 79163

being No 160202157 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.02.20 14:04:29 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 20/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.