

04798/25

5-4807 25



## পশ্চিমবঙ্গ পুস্তিক্ষেত্র বিষয়ের অংগাল WEST BENGAL

AU 956269

certified that the document is admitted as registration. The signature sheets and the instrument were attached with the document.

For  $\lambda \in \mathbb{C} \setminus \{0\}$ ,  $\lambda \neq \lambda_1, \lambda_2$ , we have

18 JUN 2025

## DEVELOPMENT AGREEMENT

**THIS DEED OF AGREEMENT** made this the 18<sup>th</sup> day of June, Two Thousand Twenty Five (2025);

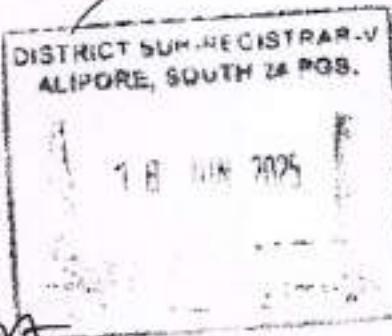
## BETWEEN

10827

11/06/25

to..... M/s Sashikram construction  
of..... 2035 M. h. d. no.  
Rudeas..... u.

4  
Garrison Day  
Station Master  
Alipore Police Court  
South 24 Pgs., Kurnool



Arijit patra  
S/o B.R. patra  
Alipore police Court  
Kolr. 27

**SRI SOUMEN DAS** having PAN BHIPD5082R, Aadhaar No. 5548 5064 4175, son of Sri Shambhu Nath Das, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 15/1, Naskar Para Road, Post Office - Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, hereinafter called, mentioned and referred to as the "**LANDOWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART**.

#### A-N-D

**M/S. SUSHOVAN CONSTRUCTION**, a Proprietorship Firm, having its registered Office at 2035, Mahatma Gandhi Road, Post Office & Police Station - Haridevpur, Kolkata - 700082, represented by its Sole Proprietor - **SRI PRADIP SAHA**, having PAN ASBPS2103H, Aadhaar No. 5360 9375 3305, son of Late Narayan Pada Saha, by Religion - Hindu, by Nationality - Indian, by Occupation -Business, residing at 2035, Mahatma Gandhi Road, Post Office & Police Station - Haridevpur, Kolkata - 700082,, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include his heirs executors, successors-in-office, administrators, legal representatives and/or permitted assigns and/or permitted nominee or nominees) of the **OTHER PART**.

**WHEREAS** one Amulya Charan Rajak (Das) was the recorded owner of ALL THAT piece and parcel of Bagan land measuring more or less .21 Satak in R.S. Dag No. 135, R.S. Khatian No. 1332 and another land measuring more or less .16 Satak, in total .37 satak in R.S. Dag No. 134, R.S. Khatian No. 600 both land are lying and situated at Mouza - Haridevpur, Touzi No. 236, Re. Sa. No. 35, J. L. No. 25, formerly under South Suburban Municipality now within the limits of the Kolkata Municipal Corporation (S.S. Unit), Police Station Behala, Kolkata -700041 in the District of South 24-Parganas. And thereafter said Amulya Charan Rajak (Das) were been recorded in the office of B.L. & L.R.O. as L.R. Dag N. 135, L.R. Khatian No. 3142 land measuring 0.1575 satak nature as Bagan and other land measuring 11 satak nature in



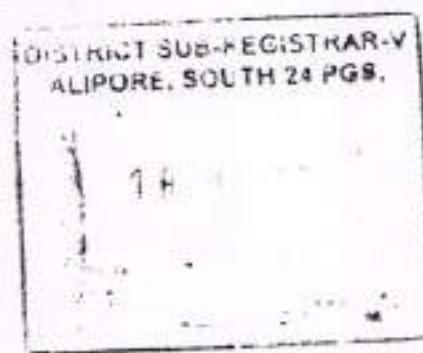
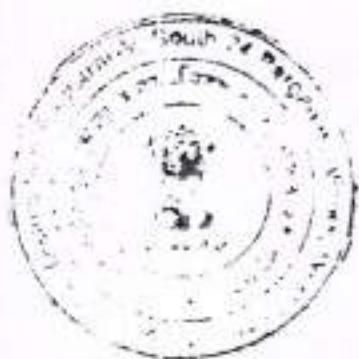
DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24-PG.

Bastu and recorded in L.R. Dag No. 134, L.R. Khatian No. 3764, in total land measuring 26.75 Satak more or less.

**AND WHEREAS** while possessing and enjoying the said landed property, said Amulya Charan Rajak (Das) died intestate leaving behind his only wife Smt. Nikunja Bala Das, four sons Sri Gopal Chandra Das, Sri Biswanath Das, Sri Sambhu Nath Das, Sri Bimal Das and three daughters namely Smt. Renu Bala Das, Smt. Kanan Bala Das and Smt. Kajal Bala Das, as his only legal heirs and successors who inherited all the properties of their father Amulya Charan Rajak (Das), since deceased, according to Hindu Succession Act and they became the 1/8<sup>th</sup> share joint owners of ALL THAT piece and parcel of Bagan land measuring more or less .15 $\frac{3}{4}$  Satak out of .21 Satak in R.S./L.R. Dag No. 135, R.S. Khatian No. 1332, L.R. Khatian No. 3142 and another land measuring more or less .11 Satak out of .16 Satak, in R.S./L.R. Dag No. 134, R.S. Khatian No. 600, L.R. Khatian No. 3764, in total land measuring 26.75 Satak more or less both land are lying and situated at Mouza - Haridevpur, Touzi No. 236, Re. Sa. No. 35, J. L. No. 25, formerly under South Suburban Municipality now within the limits of the Kolkata Municipal Corporation (S.S. Unit), Police Station Behala, Kolkata -700041 in the District of South 24-Parganas.

**AND WHEREAS** thereafter said Smt. Nikunja Bala Das, Smt. Renu Bala Das, Smt. Kanan Bala Das and Smt. Kajal Bala Das were jointly enjoyed and possessed of ALL THAT piece and parcel of undivided 4/8<sup>th</sup> share of Bagan land measuring more or less **.08 Satak out of 15 $\frac{3}{4}$  Satak** in R.S./L.R. Dag No. 135, R.S. Khatian No. 1332, L.R. Khatian No. 3142 and another undivided 4/8<sup>th</sup> share land measuring more or less **.05 $\frac{1}{2}$  Satak out of .11 Satak**, in R.S./L.R. Dag No. 134, R.S. Khatian No. 600, L.R. Khatian No. 3764 both land are lying and situated at Mouza - Haridevpur, Touzi No. 236, Re. Sa. No. 35, J. L. No. 25, formerly under South Suburban Municipality now within the limits of the Kolkata Municipal Corporation (S.S. Unit), Police Station Behala, Kolkata -700041 in the District of South 24-Parganas.

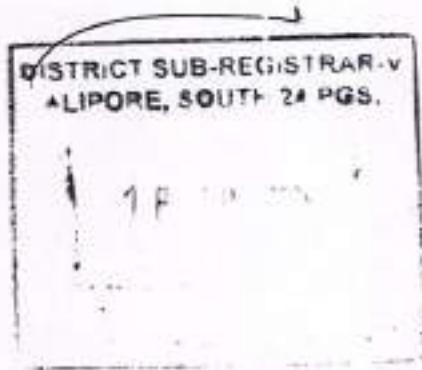
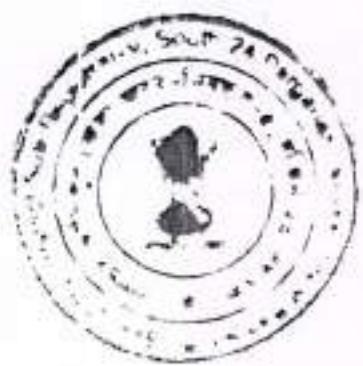
**AND WHEREAS** due to love and affection said Smt. Nikunja Bala Das, Smt. Renu Bala Das, Smt. Kanan Bala Das and Smt. Kajal Bala Das gifted their sons and brothers of ALL THAT piece and parcel of undivided Bagan land measuring more or less **.08 Satak** in R.S./L.R. Dag No. 135, R.S. Khatian No. 1332, L.R. Khatian No. 3142, and another undivided land measuring more or less **.05 $\frac{1}{2}$  Satak, in total .13 $\frac{1}{2}$  Satak equivalent to 7 Cottahs**



**22½ Square Feet more or less** in R.S./L.R. Dag No. 134, R.S. Khatian No. 600, L.R. Khatian No. 3764, both land are lying and situated at Mouza - Haridevpur, Touzi No. 236, Re. Sa. No. 35, J. L. No. 25, formerly under South Suburban Municipality now within the limits of the Kolkata Municipal Corporation (S.S. Unit), Police Station Behala, Kolkata -700041 in the District of South 24-Parganas unto and in favour of Sri Gopal Chandra Das, Sri Biswanath Das, Sri Sambhu Nath Das, Sri Bimal Das by a registered Deed of Gift (written in Benali) on 05<sup>th</sup> September, 1986 at the office of District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 320, Pages from 213 to 221, Deed No. 16137, for the year 1986.

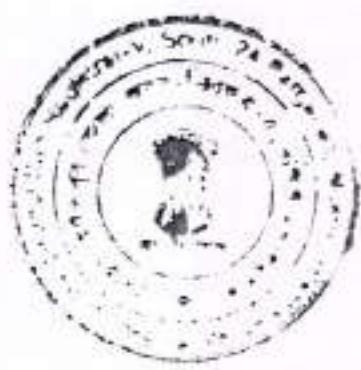
**AND WHEREAS** thereafter said Sri Gopal Chandra Das, Sri Biswanath Das, Sri Sambhu Nath Das, Sri Bimal Das jointly sole and absolute owners of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 26.75 satak, comprised in R.S./L.R. Dag Nos. 135 & 134 under R.S. Khatian Nos. 1332 & 600, L.R. Khatian Nos. 3142 & 3764 lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur under Police Station formerly Behala thereafter Thakurpukur now Haridevpur within the limits of the Kolkata Municipal Corporation in Ward No. 115, A.D.S.R. at Behala, D.S.R. at Alipore, in the District of South 24-Parganas, partly by way of inheritance and partly by virtue of the aforesaid registered Deed of Gift on 05<sup>th</sup> September, 1986 being Deed No. 16137 and they jointly seized and possessed of the said inherited and gifted of undivided land by paying taxes and rents to the competent authority without any lets or hindrances, free from all encumbrances.

**AND WHEREAS** thereafter said Sri Gopal Chandra Das, Sri Biswanath Das, Sri Sambhu Nath Das, Sri Bimal Das while jointly seized and possessed of the said undivided landed property measuring about 26.75 Satak with a view to avoid future disturbances, hindrances and annoyances, they metes and bounds their said landed property amongst themselves by virtue of a registered Bengali Deed of Partition dated 05.09.1986 duly registered in the office of The District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 317, Pages from 143 to 144, Being No. 16142, for the year 1986 and accordingly in the basis of the said registered Deed of Partition, said **(1) Sri Gopal Das** has been allotted of **ALL THAT** piece and parcel of land measuring 2 Cottahs 2 Chittaks 2 Square Feet more or less out of 26.75



Satak lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, comprised in R.S. Dag No. 135 under R.S. Khatian No. 1332, appertaining to R.S. Dag No. 134 under R.S. Khatian No. 600, under Police Station - Thakurpukur now Haridevpur within the limits of the Kolkata Municipal Corporation in Ward No. 115, A.D.S.R. at Behala, D.S.R. at Alipore, in the District of South 24-Parganas, which is fully mentioned therein and marked as Plot No. 'A', (2) **Sri Biswanath Das** has been allotted of ALL THAT piece and parcel of land measuring 3 Cottahs 10 Square Feet more or less out of 26.75 Satak lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, comprised in R.S. Dag No. 135 under R.S. Khatian No. 1332, appertaining to R.S. Dag No. 134 under R.S. Khatian No. 600, under Police Station - Thakurpukur now Haridevpur within the limits of the Kolkata Municipal Corporation in Ward No. 115, A.D.S.R. at Behala, D.S.R. at Alipore, in the District of South 24-Parganas, which is fully mentioned therein and marked as Plot No. 'B', (3) **Sri Sambhu Nath Das** has been allotted of ALL THAT piece and parcel of land measuring 4 Cottahs 06 Chittaks 33 Square Feet more or less out of 26.75 Satak lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, comprised in R.S. Dag No. 135 under R.S. Khatian No. 1332, appertaining to R.S. Dag No. 134 under R.S. Khatian No. 600, under Police Station - Thakurpukur now Haridevpur within the limits of the Kolkata Municipal Corporation in Ward No. 115, A.D.S.R. at Behala, D.S.R. at Alipore, in the District of South 24-Parganas, which is fully mentioned therein and marked as Plot No. 'C' and (4) **Sri Bimal Das** has been allotted of ALL THAT piece and parcel of land measuring 4 Cottahs 07 Chittaks 37 Square Feet more or less out of 26.75 Satak lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, comprised in R.S. Dag No. 135 under R.S. Khatian No. 1332, appertaining to R.S. Dag No. 134 under R.S. Khatian No. 600, under Police Station - Thakurpukur now Haridevpur within the limits of the Kolkata Municipal Corporation in Ward No. 115, A.D.S.R. at Behala, D.S.R. at Alipore, in the District of South 24-Parganas, which is fully mentioned therein and marked as Plot No. 'D'.

**AND WHEREAS** in pursuance to the above after got the above mentioned landed property measuring about **4 Cottahs 06 Chittaks 33 Square Feet** said Sri Sambhu Nath Das while seized and possessed of the same duly mutated his name in the records of The Kolkata Municipal Corporation and



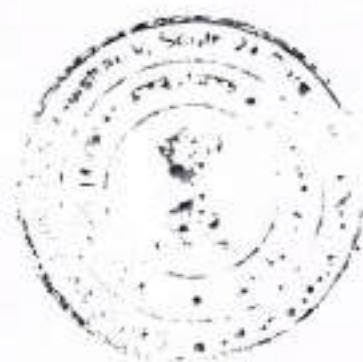
DISTRICT SUP. REGISTRAR-V  
ALIPORE, S. 10TH, A. 2008.

1 E 11 772

property known and numbered as KMC **Premises No. 11B, NASKAR PARA ROAD**, Police Station – Thakurpukur now Haridevpur, Kolkata-700041 and he has been paying Corporation taxes in his name in the records of KMC **Assessee No. 41-115-09-0417-5**.

**AND WHEREAS** thus said Sri Sambhu Nath Das became the absolute owner of **ALL THAT** piece and parcel of land measuring **4 Cottahs 06 Chittaks 33 Square Feet** more or less lying and situated at Mouza – Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana – Khaspur, comprised in R.S. Dag No. 135 under R.S. Khatian No. 1332, appertaining to R.S. Dag No. 134 under R.S. Khatian No. 600, within the limits of the Kolkata Municipal Corporation in Ward No. 115 vide Assessee No. 41-115-09-0417-5, being Municipal **Premises No. 11B, NASKAR PARA ROAD**, Police Station – Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. at Behala, D.S.R. at Alipore in the District of South 24-Parganas and accordingly said Sri Sambhu Nath Das constructed a brick built partly tile and partly asbestos shed structure, having total area more or less 650 Square Feet with cemented floor finished over the said and at his own costs, expenses and efforts.

**AND WHEREAS** thereafter said Sri Sambhu Nath Das have already gifted of **ALL THAT** piece and parcel of land measuring 2 Cottahs 5 Chittaks 33 Square more or less together with brick built partly Asbestos shed measuring about 685.731 Square Feet and partly asbestos shed measuring about 463.53 Square Feet, out of 4 Cottahs 06 Chittaks 33 Square Feet more or less lying and situated at Mouza – Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana – Khaspur, comprised in **R.S. Dag No. 135 land measuring 1 Cottah 7 chittaks 38.3 sq. Ft** under R.S. Khatian No. 1332, appertaining to **R.S. Dag No. 134 land measuring 13 chittaks 39.7 sq. Ft** under R.S. Khatian No. 600, within the limits of the Kolkata Municipal Corporation in Ward No. 115 vide Assessee No. 41-115-09-0417-5, being Municipal **Premises No. 11B, NASKAR PARA ROAD**, Police Station – Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. at Behala, D.S.R. at Alipore in the District of South 24-Parganas to his son - **SRI SOUMEN DAS (LANDOWNER HEREIN)** by a registered Deed of Gift on 16<sup>th</sup> November, 2022 at the office of District Sub-Registrar-II at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1602-2022, Pages from 545697 to 545721, Deed No. 160214931, for the year 2022.



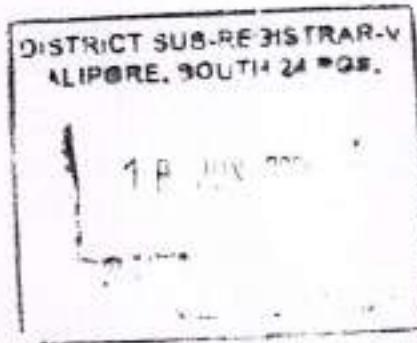
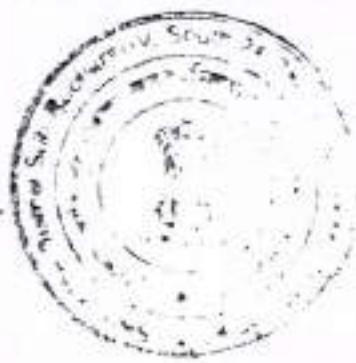
DISTRICT SUB-REGISTRAR-N  
ALIPORE, SOUTH 24 PGS.

18/10/1972

**AND WHEREAS** after such by way of gift, said SRI SOUMEN DAS, the Landowner herein, recorded his name in the office of the Kolkata Municipal Corporation and the said land measuring 2 Cottahs 5 Chittaks 33 Square more or less together with brick built partly Asbestos shed measuring about 685.731 Square Feet and partly asbestos shed measuring about 463.53 Square Feet became known and numbered as **PREMISES NO. 11B/1, NASKAR PARA ROAD**, within **the limits of the Kolkata Municipal Corporation** being **ASSESSEE NO. 411150911465 under Ward no. 115, Kolkata - 700041**, and started paying taxes to the office of the Kolkata Municipal Corporation without any let or hindrance whatsoever.

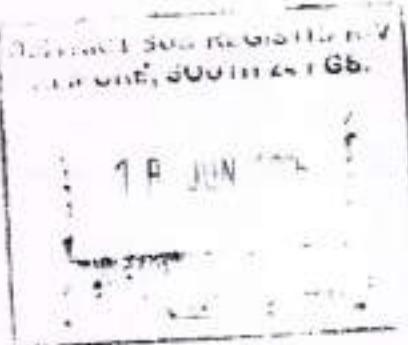
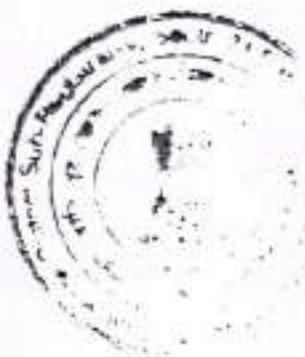
**AND WHEREAS**, after gifted, thereafter said Sri Sambhu Nath Das is the absolute owner of **ALL THAT remaining land measuring about 2 Cottahs 1 Chittaks** more or less together with a brick built partly Asbestos shed measuring about 463.53 Square Feet comprised under R.S./L.R. Dag No. 135 appertaining R.S. Khatian No. 1332, now L.R. Khatian No. 3142 lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, within the limits of the Kolkata Municipal Corporation in Ward No. 115 vide Assessee No. 41-115-09-0417-5, being Municipal **Premises No. 11B, NASKAR PARA ROAD**, Police Station - Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. at Behala, D.S.R. at Alipore in the District of South 24-Parganas and he have been enjoyed and occupied the said remaining landed property and paid all taxes, khajna etc. to the concerned authority and the said remaining landed property which is free from all encumbrances and he have enjoying the same without any disturbances or interruptions from any corner up-till-now.

**AND WHEREAS** due to love and affection, said Sri Sambhu Nath Das further gifted of **ALL THAT** piece and parcel of land measuring **2 Cottahs 1 Chittaks** more or less together with **brick built partly Asbestos shed measuring about 463.53 Square Feet** comprised in R.S./L.R. Dag No. 135 appertaining to **R.S. Khatian No. 1332, now L. R. Khatian No. 3142** lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, within the limits of the Kolkata Municipal Corporation in Ward No. 115 vide Assessee No. 41-115-09-0417-5, being Municipal **Premises No. 11B, NASKAR PARA ROAD**, Police Station - Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. at Behala, D.S.R. at Alipore in the District of South 24-Parganas to



his son - SRI SOUMEN DAS (LANDOWNER HEREIN) by a registered Deed of Gift on 14<sup>th</sup> May, 2025 at the office of District Sub-Registrar-V at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1630-2025, Pages from 85825 to 85848, Deed No. 163003654, for the year 2025.

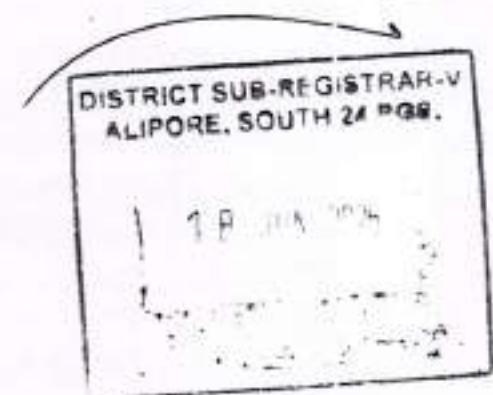
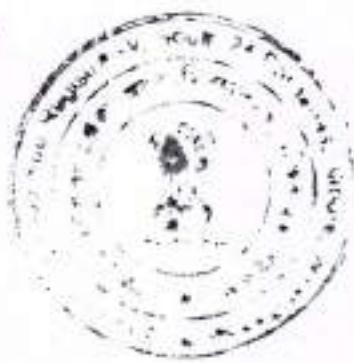
**AND WHEREAS** after getting the aforesaid two different deed of gifts, said SRI SOUMEN DAS (LANDOWNER HEREIN) **is the absolute owner of ALL THAT** piece and parcel of land measuring **2 Cottahs 5 Chittaks 33 Square** more or less together with brick built partly Asbestos shed measuring about 685.731 Square Feet and partly asbestos shed measuring about 463.53 Square Feet, lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, comprised in **R.S. Dag No. 135 land measuring 1 Cottah 7 chittaks 38.3 sq. Ft** under R.S. Khatian No. 1332, appertaining to **R.S. Dag No. 134 land measuring 13 chittaks 39.7 sq. Ft** under R.S. Khatian No. 600, within the limits of the Kolkata Municipal Corporation in Ward No. 115 vide Assessee No. **411150911465**, being Municipal **Premises No. 11B/1, NASKAR PARA ROAD**, Police Station - Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. at Behala, D.S.R. at Alipore in the District of South 24-Parganas by the aforesaid registered Deed of Gift which was duly registered on 14<sup>th</sup> May, 2025 at the office of District Sub-Registrar-V at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1630-2025, Pages from 85825 to 85848, Deed No. 163003654, for the year 2025 **AND of ALL THAT** piece and parcel of land measuring **2 Cottahs 1 Chittaks** more or less together with **brick built partly Asbestos shed measuring about 463.53 Square Feet** comprised in **R.S./L.R. Dag No. 135** appertaining to **R.S. Khatian No. 1332, now L. R. Khatian No. 3142** lying and situated at Mouza - Haridevpur, J. L. No. 25, Re. Sa. No. 35, District Collectorate Touzi No. 236, Pargana - Khaspur, within the limits of the Kolkata Municipal Corporation in Ward No. 115 vide Assessee No. 41-115-09-0417-5, being Municipal **Premises No. 11B, NASKAR PARA ROAD**, Police Station - Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. at Behala, D.S.R. at Alipore in the District of South 24-Parganas by the aforesaid registered Deed of Gift which was duly registered on 14<sup>th</sup> May, 2025 at the office of District Sub-Registrar-V at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1630-2025, Pages from 85825 to 85848, Deed No. 163003654, for the year 2025, **in total land measuring 4 Cottahs 6 Chittaks 33 Square Feet more or less with structure.**



**AND WHEREAS** thereafter said SRI SOUMEN DAS, the Landowner herein, recorded his name in the office of the Kolkata Municipal Corporation and the said land measuring **2 Cottahs 5 Chittaks 33 Square** more or less together with brick built partly Asbestos shed measuring about 685.731 Square Feet and partly asbestos shed measuring about 463.53 Square Feet **PLUS** land measuring **2 Cottahs 1 Chittaks** more or less together with brick built partly Asbestos shed measuring about **463.53 Square Feet**, **IN TOTAL** land measuring **4 Cottahs 6 Chittaks 33 Square Feet** more or less together with tile shed and asbestos shed **1612.791 Square Feet** more or less structure standing thereon became known and numbered as **PREMISES NO. 11B, NASKAR PARA ROAD**, within **the limits of the Kolkata Municipal Corporation** being **ASSESSSEE NO. 41-115-09-0417-5 under Ward no. 115, Kolkata - 700041**, and started paying taxes to the office of the Kolkata Municipal Corporation without any let or hindrance whatsoever.

**AND WHEREAS** according to the Kolkata Municipal Corporation Act, amalgamation on the same premises does not have to be registered in deed, therefore, according to Kolkata Municipal Corporation premises, Sri Soumen Das amalgamated on 16/06/2025 has also chosen one of the premises of the two parts land through this i.e. **Premises No. 11B, NASKAR PARA ROAD**.

**AND WHEREAS** at present said SRI SOUMEN DAS is the absolute owner of **ALL THAT** piece and parcel of bastu land measuring **2 Cottahs 5 Chittaks 33 Square Feet Together with brick built partly tile shed and partly asbestos shed having area more or less 685.731 + 463.53 Square Feet = 1149.261 Square Feet with cemented floor** **PLUS** bastu land measuring **2 Cottahs 1 Chittaks** together with a brick built partly asbestos shed measuring about **463.53**, in total land measuring **4 Cottahs 6 Chittaks 33 Square Feet** together with tile shed and asbestos shed **1612.791 Square Feet** more or less structure standing thereon which is recorded as R.S./L.R. Dag No. 135, 134, R.S. Khatian No. 1332, 600, L.R. Khatian No. 3142, lying and situated under Mouza - Haridevpur, Pargana - Khaspur, J. L. No. 25, Re. Sa. No. 35, Touji No. 236 within the limits of the Kolkata Municipal Corporation **PREMISES NO. 11B, NASKAR PARA ROAD**, vide **ASSESSSEE NO. 41-115-09-0417-5 under**



Ward no. 1115, Kolkata - 700041, Police Station -Thakurpukur now Haridevpur in the District of South 24-Parganas.

**AND WHEREAS** now said Landowner herein namely SRI SOUMEN DAS intend to raise a **multi storied Building** consisting of different self-contained flats/units etc. on her said premises through a Developer on "Joint Venture Basis".

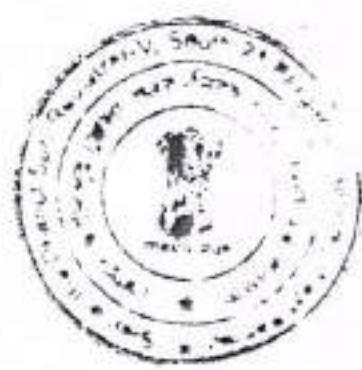
**AND WHEREAS** the said Landowner have interested to construct a **multi** storied building on her said plot of land measuring 4 Cottahs 6 Chittaks 33 Square Feet more or less together with tile shed and asbestos shed 1612.791 Square Feet more or less structure standing thereon, mentioned in the **First Schedule** hereunder written through an experienced and expert, financially sound Developer and **M/S. SUSHOVAN CONSTRUCTION**, the Developer herein, coming to know the same, have agreed to construct such building at its own cost and own risk.

**NOW THIS AGREEMENT WITNESSETH as follows:-**

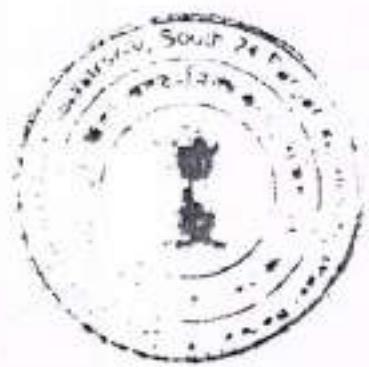
**ARTICLE (I) : DEFINITION**

Unless in this present there is something in this subject or context consistent therewith.

- a) **PREMISES** shall mean the K.M.C. **PREMISES NO. 11B, NASKAR PARA ROAD, Police Station - Haridevpur, Kolkata - 700041 Ward No. 115, District - South 24-Parganas** (morefully and particularly described in the First hereunder written).
- b) **LAND** shall mean bastu land measuring 4 Cottahs 6 Chittaks 33 Square Feet more or less together with tile shed and asbestos shed 1612.791 Square Feet which in recorded as R.S./L.R. Dag No. 135, 134, R.S. Khatian No. 1332, 600, L.R. Khatian No. 3142, lying and situated under Mouza - Haridevpur, Pargana - Khaspur, J. L. No. 25, Re. Sa. No. 35, Touji No. 236 within the limits of the Kolkata Municipal Corporation **PREMISES NO. 11B, NASKAR PARA ROAD**, vide **ASSESSSEE NO. 41-115-09-0417-5 under Ward no. 1115, Kolkata - 700041**, Police Station -Thakurpukur now Haridevpur in the District of South 24-Parganas.



- c) **BUILDING** shall mean the proposed **Multi storied building** consisting of various residential flats/units and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate authorities thereto and or modification thereon.
- d) **OWNER** shall include **his** heirs, executors, administrators, legal representatives and/or assigns.
- e) **THE DEVELOPER** shall include its successors-in-interest and/or assigns.
- f) **COMMON AREA AND FACILITIES** shall mean the common areas and facilities to be provided in the building for the use of the occupiers of the flats/units.
- g) **OWNERS' ALLOCATION** : shall mean and include that the Developer herein shall handover 50% SHARE OUT OF TOTAL CONSTRUCTION AREA IN EACH FLOOR of the proposed multi storied building together with undivided proportionate share of land and all common facilities of the said **PREMISES NO. 11B, NASKAR PARA ROAD** according to the Sanction Building Plan.
- h) **DEVELOPERS' ALLOCATION** shall mean and include the balance constructed area i.e. 50% share of each floor to be sanctioned by the K.M.C. on the said plot of land except the Owner's Allocation portion to be allotted to the Owners towards the Owner's Allocation as per clause g) above and the proportionate interest in common area **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats and other spaces of the Developer's Allocation to the proposed buyers.
- i) **ARCHITECT** shall mean any qualified person or persons or firms appointed or nominated by the Developer for construction purpose of the said premises.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PARGANAS.

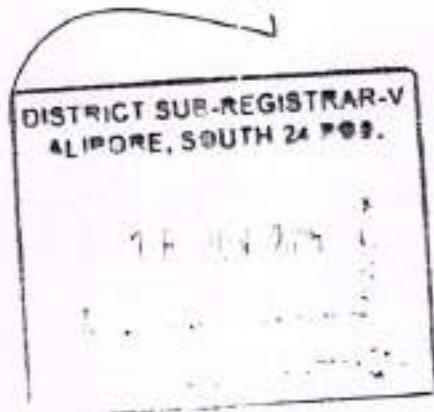
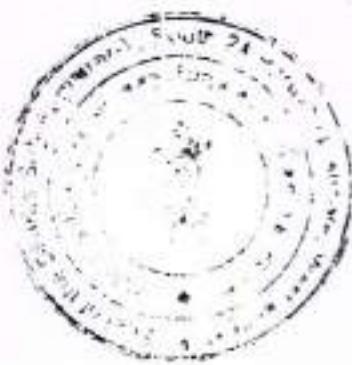
- j) **ROOF** shall mean and include the entire open space on the roof and/or top of the building. And roof treatment has to be done according to the Agreement.
- k) **ENCUMBRANCES** shall mean charges, liens, lispendense, claims, liabilities, trust, demands, acquisition and requisitions.
- l) **SINGULAR NUMBER** shall include the plural and vice-versa.

#### **ARTICLE (II) : DEVELOPER**

The Developer herein shall develop the premises on the terms herein agreed and in the manner as follows:-

- a) By obtaining necessary sanction and the permission of the building plan from the K.M.C. and/or other appropriate Govt. Authorities or departments.
- b) By erecting and constructing the said proposed multi- storied building on the said land consisting of various residential flats.
- c) The Developer shall obtain sanction of the Building Plan from the Kolkata Municipal Corporation in the names of the Owners herein and the total cost and expenses relating to sanction of the said Building Plan will be solely and exclusively borne by the Developer herein. The Developer shall construct, erect and complete the Owners' Allocation as well as the said entire Building in accordance with the sanctioned plan and shall be bound to hand over the **Owner's Allocation** in complete habitable condition within **18 months from the date of sanction of the Building Plan** with common facilities, amenities on the land and the Developer herein unless prevented by natural calamities or disturbances like flood, earthquake, riot and legal dispute. The Owners' Allocation will be constructed and completed by the Developer with the materials as mentioned in the Schedule - "E" hereunder written.
- d) By allotting the Owners' Allocation in the manner as stated in this Agreement.

AND the Landowner will enter a General Power of Attorney for sale purpose after complete the proposed building in favour of the Developer herein.



e) That by virtue of this Agreement, the Developer herein shall have every right to enter into any Agreement for Sale or Deed of Sale or any kind of Deeds/Indenture for sale, convey and transfer of his exclusive allocation i.e. the Developer's Allocation to and in favour any intending purchaser(s) as per its own choice and the Developer herein shall have right to receive earnest money or entire consideration from the intending purchaser(s) either by Cash or Cheque or any other mode of currency against sale/convey and transfer of its allocation i.e. Developer's Allocation and the said consideration money will exclusively be for the Developer herein. But the Developer herein shall **never sell, convey and transfer** the Owners' allocation of the said Premises.

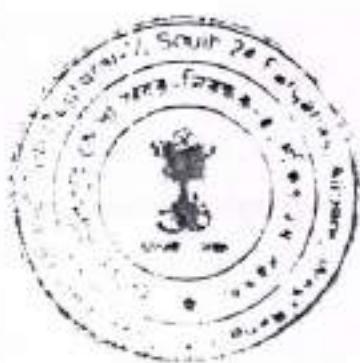
3) That by virtue of this Agreement, the Developer herein shall have every right to get sanction of the Building Plan from the Competent Authority in the name of the Owner herein and all other applications, papers and documents referred to hereinabove shall be submitted by or in the name of the Owner and the entire cost and liabilities will be borne by the Developer herein, to which the Owner shall have no responsibilities.

### **ARTICLE (III) : TITLE**

i) The Owner hereby declare that they are the absolute Owner in respect of the said premises and the same is free from all encumbrances, acquisitions and requisitions and has good and marketable title in respect thereof and there is no impediment of any nature in the development of the said premises and/or entrusting of the work of development to the Developer in the manner as herein agreed. Further the Owner also declares that the whole premise is in their possession and there is no tenant/ s or occupier/s other than the Owner and his family members at the said premises.

ii) The Owner have also represented that the said premises is not affected by the provision of urban land Ceiling arid Regulation Act, 1976.

iii) The Owner shall handover the Xerox copy of the title deed in respect of the said premises to the Developer on accountable receipt before sanctioning of the plan and the Owner will be bound to produce the original title deeds to the Developer for inspection to the intending buyers of the flats as and when required, at the costs of the Developer with due notice.



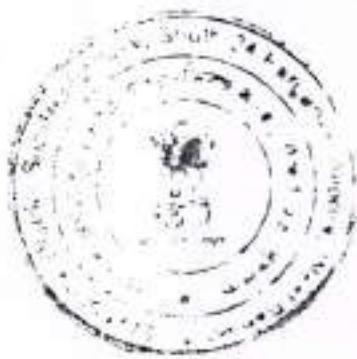
DISTRICT SUBS-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

11 30

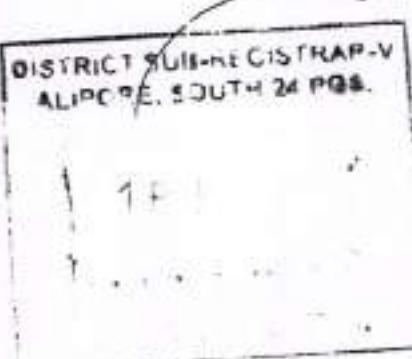
- iv) The Owner agreed that after the execution of this Agreement along with the power of attorney, the Owner will not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said premises or portion thereof.
- v) The Owner hereby also undertake that the Developer shall be entitled to construct and complete the said building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owner or any person or persons lawfully claiming through or under the Owner and the Owner undertake to indemnify and keep the Developer indemnified against all loss, damages and costs charges and expenses incurred as a result of any breach of this undertaking.
- vi) The Developer undertake to construct the building strictly in accordance with the sanctioned plan and undertake to pay any damages, penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation, without making liable the Owner.
- vii) In carrying out the said Development work and/or construction of the said building herein agreed that the Developer undertake to indemnify and keep the Owner indemnified from and against all Third Party's claims or compensations and action due to any act or commission of the Developer or any accident in or related to the construction of the Building.

#### **ARTICLE (IV) : EXPLOIATION RIGHT**

- (i) The Developer shall prepare the plan for the construction of the building in consultation with and approval of the Owner and shall submit the same to the **Kolkata Municipal Corporation** for the necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the said **Multi storied** building in the said premises and also to get the same duly sanctioned and/or approved. The Developer in consultation with the Owner shall be entitled to cause all such changes from time to time or modification to be made in the plan as shall be required by the K.M.C. or the Govt. or any authority as aforesaid or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payment and liabilities required for the preparation and sanction of the plan as stated herein



DISTRICT LIBRARY CISTRAP-V  
ALIPORE, SOUTH 24 PGS.

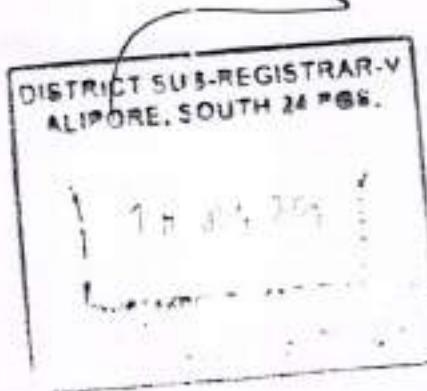
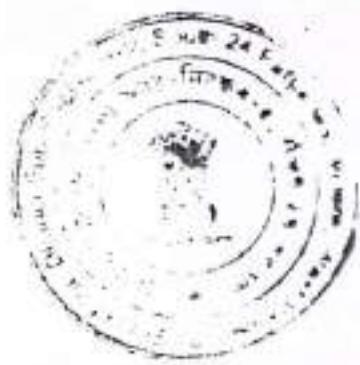


above shall be paid and borne by the Developer herein provided always that the Developer shall be entitled to all refunds and/or deposits made by the Developer in connection with obtaining sanctioned plan and other allied work done for the construction.

- (ii) The Owner shall sign such paper or papers including the swearing of affidavits as may be required for the sanction of the plan of the building, without prejudice to her interest.
- (iii) The Owner shall make over the vacant and peaceful possession of the aforesaid premises to the Developer after the sanction of the building plan, for materializing the Building Project.
- (iv) The Developer shall abide by all the laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to any complication and be responsible for any deviation, violation and the breach of any of the laws, by-laws, rules and regulations, to which the Owner shall have not liabilities.

#### **ARTICLE (V) : BUILDING**

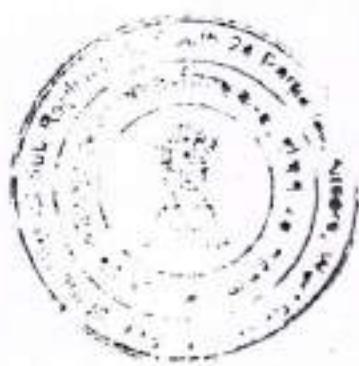
- i) The Developer shall at its own costs and risks construct the building in or upon the said land strictly in accordance with the sanctioned plan without any hindrance or disturbance by or on behalf of the Owner or any person claiming under them. The Developer shall ensure that the building conforms to class-I standard building, met with the best available materials and provided with facilities as specified in the **Third Schedule** hereunder written.
- ii) The Developer shall be entitled at its own costs to apply for and obtain temporary connection of water and electricity for construction of the building and other public utilities and facilities to the said premises and/or the said building in its own name or in the name of the Owner as it shall think proper. The Owner shall sign, execute and deliver all papers and application signifying their consent and approval to enable the Developer to obtain such public utility services and facilities. Cost for permanent connection of sewerage, electricity and water will be borne by the Developer of the newly constructed building.



- iii) The Developer hereby undertakes to start construction of the building immediately after getting of B.L.R.O. Mutation, sanctioned plan from K.M.C. In case of any unavoidable circumstances of happening beyond the control of the Developer then the time to start the construction work shall be extended. The Developer also undertake to complete the construction of the building diligently and expeditiously and to hand over the Owner's allocation to the Owner, complete in all respect, within **18 months** from the date of **sanction of the building plan** from the competent authority unless prevented by the circumstances beyond the control of the Developer.
- iv) Simultaneously to the execution of this present the Developer herein shall have the right to construct the building, appoint architects, engineers, contractors, agent etc. and to represent the Owner before K.M.C., Kolkata Municipal Corporation Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade or any other appropriate authority or authorities concerned in connection with the said development and to sign any application, scheme maps, drawing or any other writings in this behalf and to appear before the authority or authorities and to undertake the construction of the building.
- v) It will be the responsibility of the Developers to arrange for common water connection and electric connection.

**ARTICLE (VI):**  
**CONSIDERATION AND SPACE ALLOCATION**

- (i) In consideration of the premises the Developer shall allot to the Owner, the Owner's allocation free of all costs and it is agreed and made clear that the Developer shall be entitled to the Developer's allocation. It is made clear that the Owner will be provided first to take possession of the Owner's allocation in the newly constructed building in finished habitable condition.
- (ii) The Owner shall be entitled to transfer, mortgage, sell, assigns their share (Owner's allocation) without affecting the right or interest of the Developer in respect of its allocation (share) after taking possession of their share from the Developer.

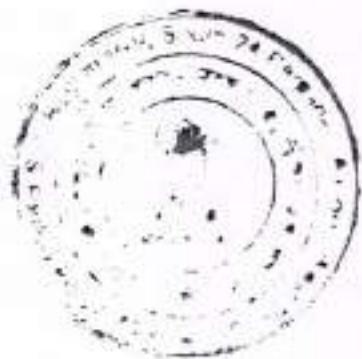


DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 P. B. S.

- (iii) After the construction is over and after the Owner have received the Owners' allocation in full and satisfactorily, the Developer shall have the right to enter into any Agreement with the intending purchaser and also shall be at liberty to execute the registration of the Deed of Conveyance or Conveyances of the Developer's allocation in favour of the intending buyer or buyers of the Developer's allocation by utilizing the Power of Attorney, which is to be issued in favour of the Developer or its nominee or nominees and in that event the Owner shall not be in a position to object to such registration of deed of conveyance under any circumstances.
- (iv) The roof of the building shall be the common property of all the flat Owners and each flat Owner shall have the equal right to hold, possess and enjoy the said roof as common parts.
- (v) It is agreed by and between the parties hereof that the roof of the building shall not be used by the flat Owner and Developer for commercial purpose in any manner and no further construction of any nature shall be erected. After getting sanction plan and accordingly the construction has completed and if further construction is to be required then it would be subject to the approval of the K.M.C. Authority and in this respect the percentage of share will be as it was earlier.

#### **ARTICLE (VII) : COMMON FACILITIES**

- i) The Owner shall bear and pay all rates and taxes and other outgoings in respect of the said premises till possession of the said premises is offered by the Owner to the Developer for construction. After the vacant possession of the said premises is handed over to the Developer, the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises.
- ii) As soon as the said building is completed in all respects, the Developer shall give written notice to the Owner to take possession of the Owner' allocation in the said building (within 15 days) and from the date of service of such notice and at all-time thereafter the Owner shall be exclusively responsible for payment of municipal property taxes, rates, taxes, duties and other statutory outgoings and imposition whatsoever (hereinafter for the sake of the brevity, collectively referred to as "the said rates" payable in respect of the said Owner' allocation Similarly as and from the said date, the Developer or it nominee/ nominees shall pay the same in respect of the



DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

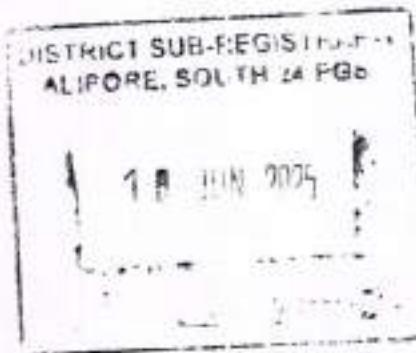
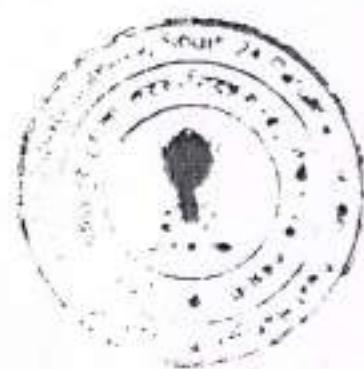
18 JUN 225

Developer's allocation only. The said rates will be levied the building as a whole then and in such an event it shall be divided proportionately.

- iii) The Developer shall bear all the costs for registration of this agreement and the Owner shall not in any way be liable and responsible and also the Developer shall not responsible to mutate the Owner's Allocation with the K.M.C. authority.
- iv) The Owner not in any way be liable and responsible for any mis-happening with regard to construction of the building or any local disputes.
- v) The Developer shall be liable and responsible for regular payment of Electric Bill per month from the date of taking vacant possession of the land till the building is completed and install separate meters in each flat at the cost of the Owner of the respective flats.
- vi) That the Developer will bear the shifting charges of the aforesaid landOwner from the date of time broken the old structure till the fully completed the building and handover the Owner allocation.
- vii) That the developer herein will bear all charges of broken the old structure in respect of the said premises and all broken material take over the Developer.

#### **ARTICLE (VIII) : MISCELLANEOUS**

- i) The Owner and the Developer have entered into this agreement purely on a principle to principle basis and nothing stated herein shall be deemed to construe as a joint venture or joint adventure between the Owner and the Developer in any manner that constitutes as association of persons. Each party shall keep the other party indemnified from and against the same.
- ii) The Owner or Developer as the case may be shall not be considered to have caused any breach of any obligation hereunder written.
- iii) Performance of the relative obligation is prevented by the existence of force majeure with the a view that obligation of the party affected by the Force Majeure shall mean any irresistible compulsion or coercion recognized



as irresistible and shall include flood, riot, several abnormal storm, tempest, civil commotion, state wide strike and any other act beyond the reasonable control of the party affected thereby, but shall not include normal bad weather or procession etc.

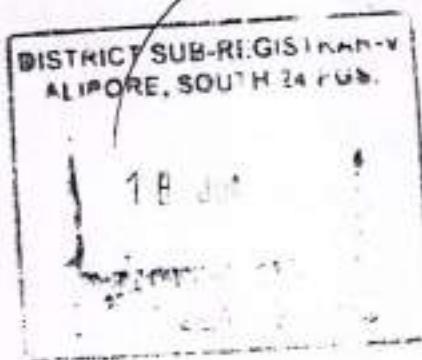
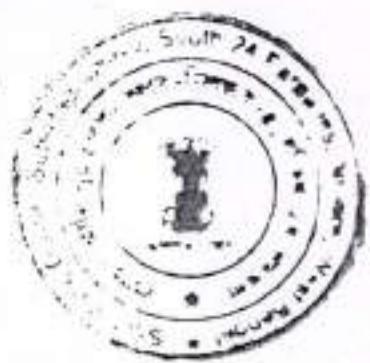
- iv) All disputes and differences between the parties relating to this Agreement shall be resolved according to law. The District Judge Court, Alipore, South 24-Parganas shall have the concurrent jurisdiction along with High Court, Calcutta to entertain the dispute. The dispute shall be referred for settlement through Arbitration according to Arbitration & Conciliation Act, 1996 and the sole arbitrator shall be appointed by the parties jointly and in case of such failure to appoint, the same may be referred to Hon'ble High Court at Calcutta for appointment. The parties may approach under The Consumer Protection act.
- v) The roof of the building shall be the property of all the flat Owner and each flat Owner shall have the equal right to hold, possess and enjoy the said roof as common parts.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Entire Premises)**

~~ALL THAT piece and parcel of bastu land measuring 4 Cottahs 6 Chittaks 33 Square Feet more or less together with tile shed and asbestos shed 1612.791 Square Feet which in recorded as R.S./L.R. Dag No. 135, 134, R.S. Khatian No. 1332, 600, L.R. Khatian No. 3142, lying and situated under Mouza - Haridevpur, Pargana - Khaspur, J. L. No. 25, Re. Sa. No. 35, Touji No. 236 within the limits of the Kolkata Municipal Corporation PREMISES NO. 11B, NASKAR PARA ROAD, vide ASSEESSEE NO. 41-115-09-0417-5 under Ward no. 1115, Kolkata - 700041, Police Station -Thakurpukur now Haridevpur in the District of South 24-Parganas together with all easement right along with right to enjoy common passage or passages for egress and ingress as well as for bringing necessary connection into the property. It is butted and bounded in the manner following:-~~

**ON THE NORTH :** 6 Feet Wide KMC Road.

**ON THE SOUTH :** Land and House of Sanjit Sarkar.



**ON THE EAST** : Land and house of Amiya Kumar Roy Banerjee and Premises No. 15/1, Naskar Para Road;

**ON THE WEST** : Premises No. 11C, Naskar Para Road.

**ROAD ZONE** : (Ward 115 & 122 – Ward 115 & 122).

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**OWNER'S ALLOCATION**

The Owner herein will get – shall mean and include that the Developer herein shall handover 50% SHARE OUT OF TOTAL CONSTRUCTION AREA IN EACH FLOOR of the proposed multi storied building together with undivided proportionate share of land and all common facilities of the said **PREMISES NO. 11B, NASKAR PARA ROAD** according to the Sanction Building Plan.

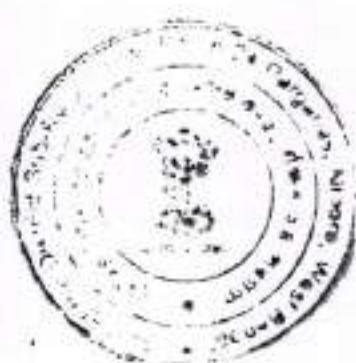
**DEVELOPER'S ALLOCATION**

The Developer herein will get shall mean and include the balance constructed area i.e. 50% share of each floor to be sanctioned by the K.M.C. on the said plot of land **except the Owner's Allocation** portion to be allotted to the Owners towards the Owner's Allocation as per clause g) above and the proportionate interest in common area **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats and other spaces of the Developer's Allocation to the proposed buyers.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
((Common Parts & Facilities, Common rights & interests)

**ALL THAT** undivided imitable proportionate share and/or interest in the land described in the **First Schedule** hereinabove written and the common portions, Common Parts and Facilities and common rights and interests as described in the **Third Schedule** hereinafter written.

1. Proportionate share in land in the premises.
2. Entrance & exit of the Schedule "A" premises and the building.
3. Main gate and all side open spaces.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

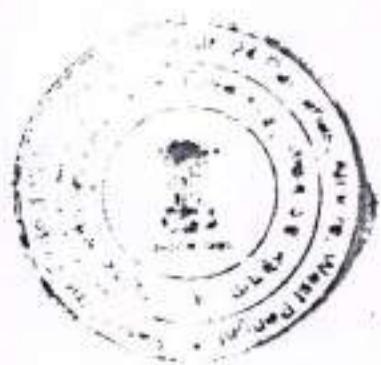
18 JUN 1974

4. The light points stands in the entrance of the building and staircase, staircase landings.
5. The overhead water reservoir and underground reservoir of the said premises.
6. The main water connection pipes which common from the reservoir of the said premises.
7. The rain water pipes, drains, sewerages, septic tank, boundary wall and all side passages in between the building and the boundary walls.
8. Common Electrical meter room, main electric meter, pump, Plumbing installations and switches fixed in the common areas.
9. The staircase and landing on all floors.
10. Septic tank and soak pits and sewerage lines thereto connected.
11. Boundary walls, common passage and roof.
12. **No LIFT FACILITY.**

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE :**

(The common expenses and maintenance of the said Premises)

- 1) The expenses of maintaining repairing redecorating and renewing the main structure and in particular thereof drainage system rain water discharge arrangements water supply and all common areas mentioned in the Third Schedule hereto.
- 2) The cost of cleaning and lighting the entrance to the Building, the passage and spaces around the building lobbies corridors stair-cases.
- 3) Cost of decorating the exterior of the premises.
- 4) All corporation rates taxes (consolidated) and all outgoing surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereof.
- 5) Salary, wages, fees and remuneration of lawyers, engineers accountant, durwans, technicians, plumber, electricians, masons, carpenters, peon and sweepers whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.
- 6) All expenses of common services and in connection with common areas and facilities.
- 7) Premium for insurance of the premises against earth quake and fire, if any.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

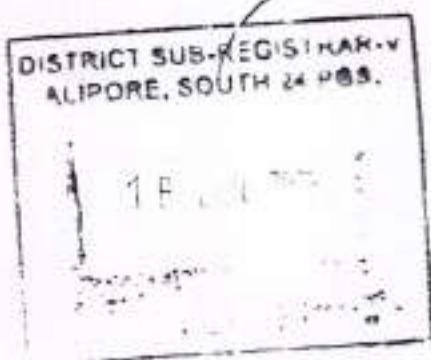
- 8) The costs and expenses in connection with formation Association or Society as herein provided including fees to lawyers and charges for registration.
- 9) Such other expenses as are necessary for or incidental to the maintenance and up keep of the premises and of the common areas facilities and amenities.

All that above costs and expenses of the common portions and common service areas shall be vested to all the Owners of flats of the said building and each have to pay the same proportionately, as are reasonably required.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**PART-I**

**(SPECIFICATION)**

- 1) All materials to be used shall be brand new and of branded/standard quality and the workshop will be of standard;
- 2) All external & internal walls will be coated with plaster of Paris.
- 3) All electrical wiring shall be concealed with standard copper wires and branded materials be used;
- 4) Taps and water supply lines shall be with standard and/or branded materials having ISI quality etc.
- 5) Power coated Aluminium Sliding Windows and with other necessary fittings will be provided with standard and/or branded quality materials like Jindal.
- 6) Main Door will be provided by Laminated/ Sunmica and/or standard quality Flush Door and Sal Frame with other necessary branded fittings and other Doors will be of Flush Doors.
- 7) The flooring shall be of white **Marble/Tiles**.
- 8) The floor of the Toilets and Kitchens will be of Marble/Tiles and on the Walls shall be of Glazed Tiles fitted up to 6' height in Toilet and 3'



height in Kitchen, will all rounds sanitary items like Indian Pan, Commode, Wash Basin and Tap, Showers in Toilets;

**PART-II**  
**(ELECTRICAL SPECIFICATION)**

- a) Concealed wiring with copper cable built in switch board with good quality Switches will be provided;
- b) 02 Lights Points, 01 Fan Point and 1.5 Amp. Point, Point and 01 AC. Point with 01 MCB in One Bed Room in each Flat;
- c) 02 Light Points, 01 Fan Points, 01 Power Point, 1 No. 5 Amp Point with 1 MCB in each Living-Cum-Dining Room in each Flat;
- d) 01 Light Point, 01 Exhaust Fan Point and 01 Power Point with 01 MCB in each Kitchen in each Flat;
- e) 01 Light Point, 01 Plug Point (5 Amp.) and 01 Geezer Point (in Common/Main) with 1 MCB in 1 Toilet in each Flat;
- f) In Main Gate and out-side the Building suitable Light arrangement is to be provided;

**Any extra point/work than that specified shall be charged for extra cost and labour charges as per estimate of the Owner, Higher quality items/works, if desired by the Owner shall also be charged extra with an estimate.**



DIST. SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

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

**SIGNED, SEALED & DELIVERED**

**At Kolkata in presence of**  
**WITNESSES :**

1. Samir Mondal  
Alipore police cut  
10/1-27-

*Samir Mondal*

**SIGNATURE OF THE OWNER**

2. Arijit Patra  
Alipore police cut  
10/1-27-

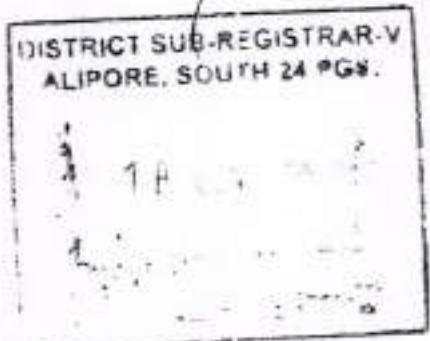
*Arijit Patra*

**SIGNATURE OF THE DEVELOPER**

Drafted by me, —  
Payag Chelloupu  
41/382/82. Advocate,  
Alipore Police Court,  
Kolkata: 700027.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.





	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

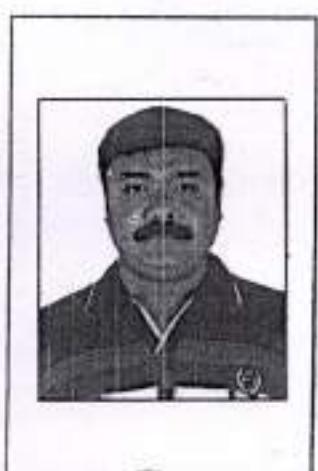
Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SOUmen DAS

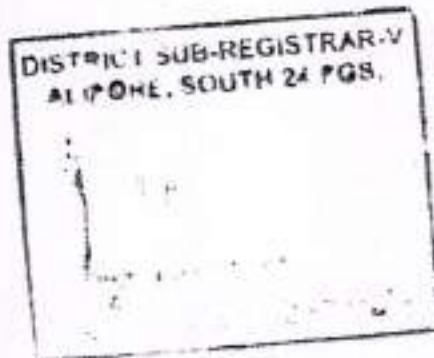
Signature..... Soumen Das



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... PRADIP CHAKRABORTY

Signature..... Pradip Chakraborty





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180620252011615254

## GRIPS Payment Detail

GRIPS Payment ID:	180620252011615254	Payment Init. Date:	18/06/2025 11:50:45
Total Amount:	6941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0648097886819	BRN Date:	18/06/2025 11:50:57
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr Pradip Saha  
Mobile: 8981155846

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260116152558	Directorate of Registration & Stamp Revenue	6941
Total			6941

IN WORDS: SIX THOUSAND NINE HUNDRED 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**



192025260116152558

**GRN Details**

<b>GRN:</b>	192025260116152558	<b>Payment Mode:</b>	SBI Epay
<b>GRN Date:</b>	18/06/2025 11:50:45	<b>Bank/Gateway:</b>	SBIEPay Payment Gateway
<b>BRN :</b>	0648097886819	<b>BRN Date:</b>	18/06/2025 11:50:57
<b>Gateway Ref ID:</b>	IGASYKVDX2	<b>Method:</b>	State Bank of India NB
<b>GRIPS Payment ID:</b>	180620252011615254	<b>Payment Init. Date:</b>	18/06/2025 11:50:45
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001626871/1/2025

{Query No \*}/{Query Year}

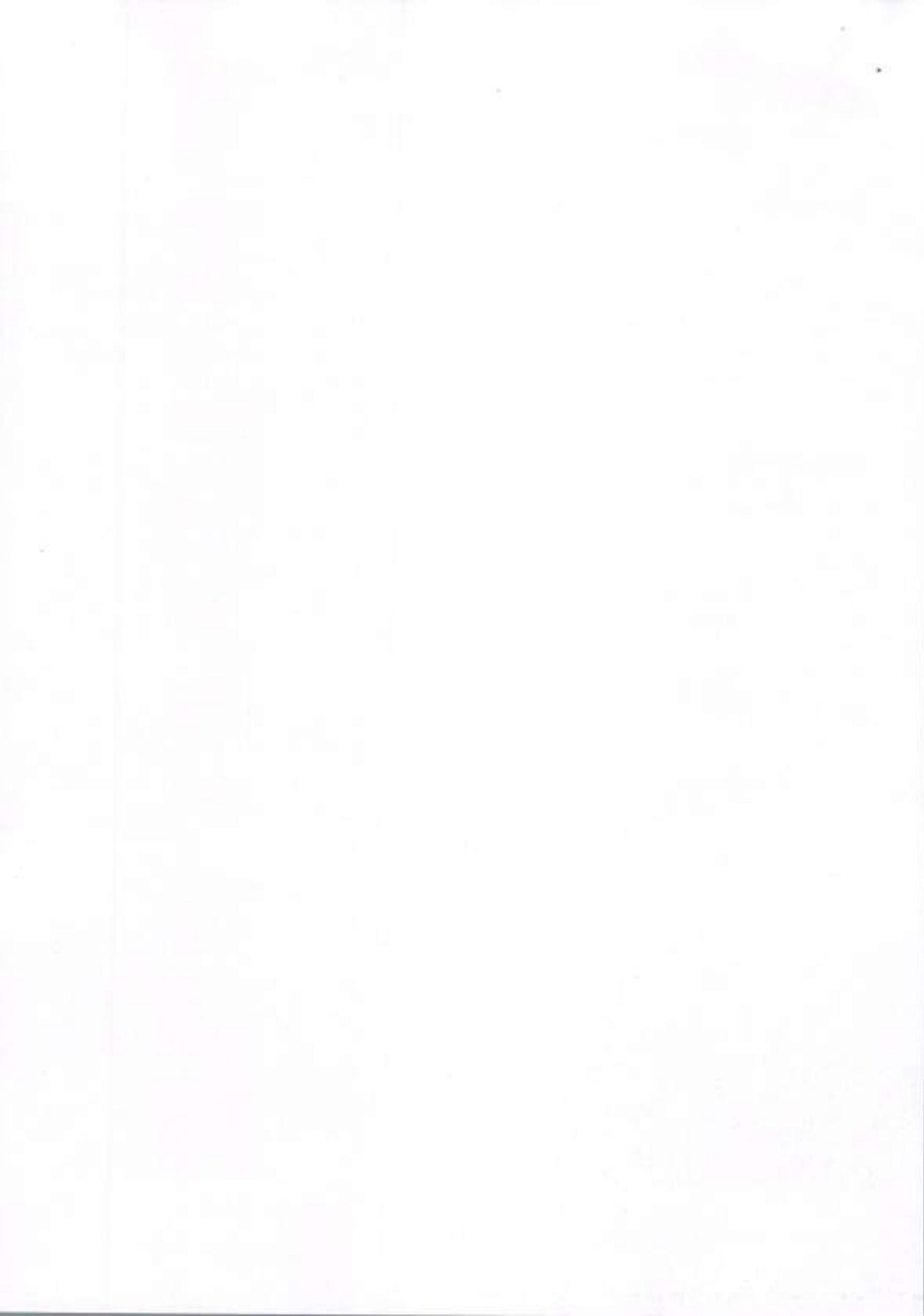
**Depositor Details**

<b>Depositor's Name:</b>	Mr Pradip Saha
<b>Address:</b>	M G Road
<b>Mobile:</b>	8981155846
<b>Period From (dd/mm/yyyy):</b>	18/06/2025
<b>Period To (dd/mm/yyyy):</b>	18/06/2025
<b>Payment Ref ID:</b>	2001626871/1/2025
<b>Dept Ref ID/DRN:</b>	2001626871/1/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001626871/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001626871/1/2025	Property Registration- Registration Fees	0030-02-104-001-16	21
<b>Total</b>				<b>6941</b>

**IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.**



### Major Information of the Deed

Deed No :	I-1630-04807/2025	Date of Registration	18/06/2025
Query No / Year	1630-2001626871/2025	Office where deed is registered	
Query Date	11/06/2025 4:45:13 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samir Mondal M G Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700063. Mobile No. : 8981155846, Status :Solicitor firm		
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. 2/-	Rs. 46,83,695/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Road, Road Zone : (Ward 115 & 122 – Ward 115 & 122) , Premises No: 11B, Ward No: 115 Pin Code : 700041

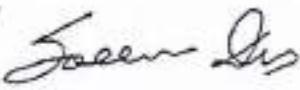
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 6 Chatak 33 Sq Ft	1/-	41,99,795/-	Width of Approach Road: 8 Ft.,
	Grand Total :			7.2944Dec	1/-	41,99,795/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1612.79 Sq Ft.	1/-	4,83,900/-	Structure Type: Structure
		Gr. Floor, Area of floor : 1612.79 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roc Type: Tiles Shed, Extent of Completion: Complete			
	Total :	1612.791 sq ft	1/-	4,83,900 /-	



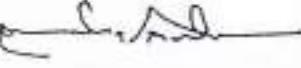
### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Soumen Das</b> Son of Shri Shambhu Nath Das Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 , Place : Office	 18/06/2025	 Captured LTI 18/06/2025	 18/06/2025
15/1, Naskar Para Road, City:- , P.O:- Pashim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: bhxxxxxxxx2r, Aadhaar No: 55xxxxxxxx4175, Status :Individual, Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 , Place : Office				

### Developer Details :

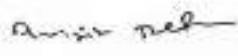
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SUSHOVAN CONSTRUCTION</b> 2035, M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India. PIN:- 700082 Date of Incorporation:XX-XX-1XX3 , PAN No.: ASxxxxxx3H,Aadhaar No Not Provided by UIDAI. Status :Organization, Executed by: Representative			

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Pradip Saha (Presentant )</b> Son of Late Narayan Pada Saha Date of Execution - 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 , Place of Admission of Execution: Office	 Jun 18 2025 1:21PM	 Captured LTI 18/06/2025	 18/06/2025
2035, M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: asxxxxxxxx3h, Aadhaar No: 53xxxxxxxx3305 Status : Representative. Representative of : SUSHOVAN CONSTRUCTION (as Proprietor)				



**Identifier Details :**

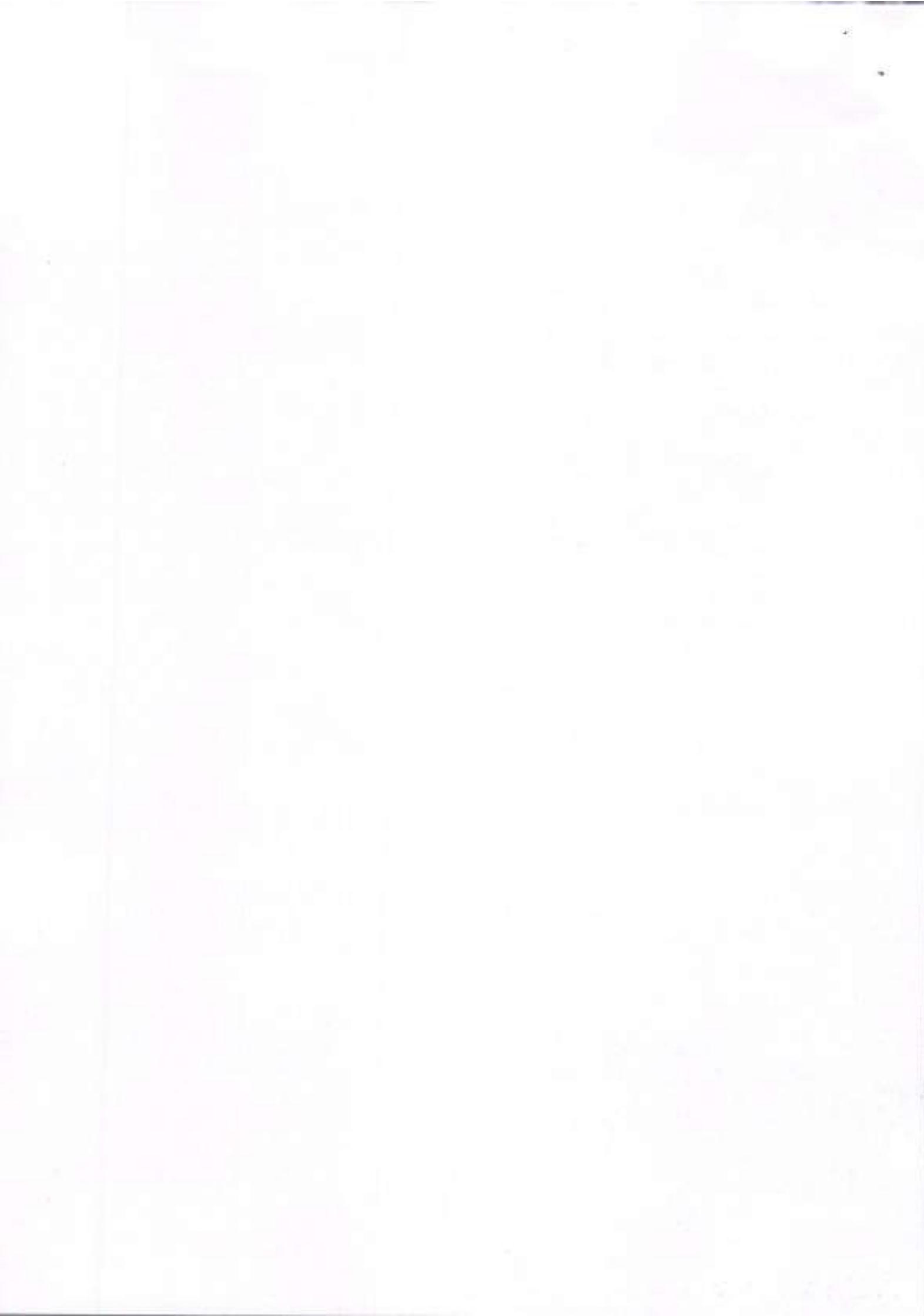
Name	Photo	Finger Print	Signature
Mr ARIJIT PATRA Son of Mr B R PATRA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	18/06/2025	18/06/2025	18/06/2025
Identifier Of Shri Soumen Das, Shri Pradip Saha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Das	SUSHOVAN CONSTRUCTION-7.29437 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Das	SUSHOVAN CONSTRUCTION-1612.79100000 Sq Ft



**Endorsement For Deed Number : I - 163004807 / 2025**

**On 18-06-2025**

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

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

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

Presented for registration at 12:44 hrs on 18-06-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Pradip Saha ..

**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 46,83,695/-

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

Execution is admitted on 18/06/2025 by Shri Soumen Das, Son of Shri Shambhu Nath Das , 15/1, Naskar Para Road, P.O: Pashim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service

Identified by Mr ARIJIT PATRA, , Son of Mr B R PATRA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 18-06-2025 by Shri Pradip Saha, Proprietor, SUSHOVAN CONSTRUCTION (Sole Proprietorship), 2035, M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Identified by Mr ARIJIT PATRA, , Son of Mr B R PATRA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**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(t) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2025 11:50AM with Govt. Ref. No: 192025260116152558 on 18-06-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBEPay ), Ref. No. 0648097886819 on 18-06-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

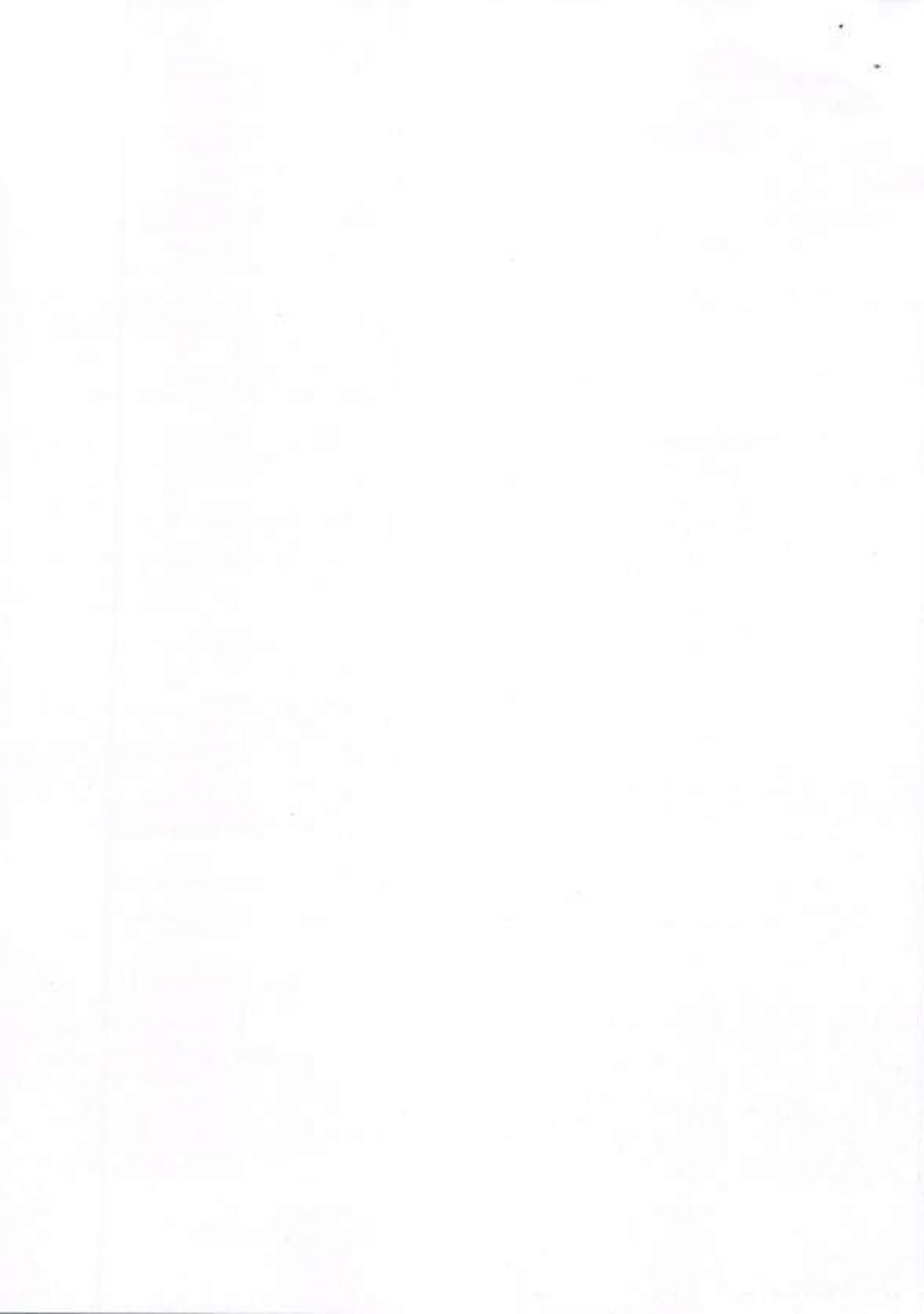
Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 10827, Amount: Rs.100.00/-, Date of Purchase: 11/06/2025, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2025 11:50AM with Govt. Ref. No: 192025260116152558 on 18-06-2025, Amount Rs: 6,920/-, Bank SBI EPay ( SBEPay ), Ref. No. 0648097886819 on 18-06-2025, Head of Account 0030-02-103-003-02

Dilip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 121574 to 121606  
being No 163004807 for the year 2025.



*[Signature]*  
Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.06.19 17:35:42 +05:30  
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 19/06/2025

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**