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*[Signature]*

District Sub-Registrar  
South 24

23 FEB 2023

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made on this 23<sup>rd</sup> day of February,  
Two Thousand Twenty Three (2023) A.D.

**BETWEEN**

(1) **SRI SUDIP KUMAR SINHA**, [PAN ALGPS3819], AADHAAR No. 3262  
5460 8996] son of Late Dr. Subhas Chandra Sinha, by Nationality - Indian, by

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faith - Hindu, by occupation - Retired from Service and (2) **SMT. INDRANI SINHA**, [ **PAN- CXAPS9733H**, **AADHAAR No. 8839 1461 1020**] wife of Sri Sudip Kumar Sinha, by Nationality Indian, by faith - Hindu, by occupation Housewife, both are residing at 384, Ganguly Bagan East Road, P.O. - Garia, P.S. - Patuli, Kolkata - 700084, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heir/heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

**AND**

**M/S. D. H. CONSTRUCTION** a Partnership Firm, **PAN - AAUFD6988Q**, having its Office at 348/271, Netaji Subhash Chandra Bose Road, 1/5, Naktala, Post Office - Naktala, Police Station Netaji Nagar, Kolkata - 700047, represented by its Partners namely **SRI DEBASISH MAITRA**, [ **PAN - AIPPM2877G**, **Aadhaar No. 5531 2877 5388** ] son of Late Rathindra Nath Maitra, by Nationality -Indian, by faith - Hindu, by occupation Business, residing at 3/33A, Vidyasagar Colony, Naktala, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, West Bengal **AND SRI HARADHAN GOSWAMI**, [ **PAN - AHVPG9266G**, **Aadhaar No. 5852 5426 2855** ] son of Late Anil Kumar Goswami, by Nationality -Indian, by faith - Hindu, by occupation Business, residing at 1/5, Naktala, Post Office - Naktala, Police

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Station - Netaji Nagar, Kolkata - 700047, West Bengal ARE hereinafter called and referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include its executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the **OTHER PART**.

**WHEREAS** one SMT. SATYA PROVA BHOWMICK, wife of Sri Surjya Kumar Bhowmick of Roypur, P.S. Jadavpur, Dist. South 24 Parganas purchased **ALL THAT** piece and parcel of total land measuring 95 Decimals more or less lying and situated at Mouza - Bademoshar, Pargana Khasrapur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17. comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag Nos. 356, 356/906, 356/787 under Hal Khatian Nos. 29, 294, 295, 296, 297, 298, 300, 301, 302, 303, 385, 389, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101 under Police Station formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas from and in below mentioned manner:

- a) By SUKJAN BIBI BY virtue of a registered Deed of Sale which was duly registered on 29.06.1955 at the Office of Alipore Sub-Registry and recorded at Book No. I, Volume No. 74, Pages 246 to 249, Being No. 4929 for the year 1955.

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- b) By LUTFAR RAHAMAN PEYADA BY virtue of a registered Deed of Sale which was duly registered on 29.05.1956 at the Office of Alipore Sub-Registry and recorded at Book No. I, Volume No. 75, Pages 78 to 80, Being No. 4309 for the year 1956,
- c) By SUKHRAN BIBI alias SUKJAN BIBI BY virtue of a registered Deed of Sale which was duly registered on 11.06.1956 at the Office of Alipore Sub-Registry and recorded at Book No. I, Volume No. 88, Pages 30 to 32, Being No. 4644 for the year 1956, from
- d) By ABDUL SATTAR MONDAL BY virtue of a registered Deed of Sale which was duly registered on 06.07.1956 at the Office of Alipore Sub-Registry and recorded at Book No. I, Volume No. 100, Pages 53 to 58, Being No. 5345 for the year 1956.
- e) MOMENA KHATOON BIBI as legal guardian of ABDUL LATIF MONDAL and ABDUL - RASID MONDAL, as appointed by the Ld. District Judge, Alipore Act VIII, Case No. 200 of 1941 BY virtue of a registered Deed of Sale which was duly registered on 06.07.1956 at the Office of Alipore Sub-Registry and recorded at Book No. I, Volume No. 102, Pages 44 to 50. Being No. 5344 for the year 1956.

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**AND** while said SMT. SATYA PROVA BHOWMICK was possessing and enjoying her said property free from all sorts of encumbrances, in need of money said SMT. SATYA PROVA BHOWMICK sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring 3 Cottahs 15 Chittaks 23 Sq.ft more or less comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302 **OUT OF** her said land, lying and situated at Mouza - Bademoshar, Pargana - Khasrpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101 under Police Station-formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas **TO AND IN FAVOUR OF SMT. NANDITA CHATTERJEE** wife of Late Ghanashyam Chatterjee, residing at 12/1, Ashoke Road, P.S. - Patuli, Kolkata - 700084 **BY** virtue of a registered Deed of Conveyance which was duly registered at the Office of Sub-Registrar of Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 32, Pages 229 to 231, Being No. 1618 for the year 1967.

**AND WHEREAS** thus SMT. NANDITA CHATTERJEE became the sole and absolute owner of the said **ALL THAT** piece and parcel of land measuring 3 Cottahs 15 Chittaks 23 Sq.ft more or less lying and situated at Mouza - Bademoshar, Pargana Khasrpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No.

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17, comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101 under Police Station - formerly Tollygunj thereafter Jadavpur, presently Patult, in the District of South 24 Parganas **AND** thereafter she mutated her name before the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation as K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 vide Assessee No. 31-101-02-0140-1 **AND** thereafter said SMT. NANDITA CHATTERJEE got a Building Plan from the Kolkata Municipal Corporation in her name and in accordance with the said sanctioned Building Plan, said SMT. NANDITA CHATTERJEE constructed an one storied pucca house having an area of 1079.75 Sq.ft more or less upon her said land measuring 3 Cottahs 15 Chittaks 23 Sq.ft more or less lying and situated at K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 under Police Station - formerly Jadavpur, presently Patuli, in the District of South 24 Parganas at her own costs and expenses.

**AND WHEREAS** said SMT. NANDITA CHATTERJEE was possessing and enjoying her said ALL THAT piece and parcel of bastu land measuring 3 Cottahs 15 Chittaks 23 Sq. ft. more or less together with an one storied pucca house having an area of 1079.75 Sq.ft more or less standing thereon, lying and

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situated at Mouza - Bademoshar, Pargana - Khasrpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17, comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101, K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 under Police Station - formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas BY paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances, said SMT. NANDITA CHATTERJEE gifted her said ALL THAT piece and parcel of bastu land measuring 3 Cottahs 15 Chittaks 23 Sq.ft more or less together with an one storied pucca house having an area of 1079.75 Sq.ft more or less standing thereon, lying and situated at Mouza - Bademoshar. Pargana - Khasrpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17, comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101, K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 under Police -Station - formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas TO AND IN FAVOUR OF said (1) **SRI SUDIP KUMAR SINHA** and (2) **SMT. INDRANI SINHA** (the Owners/First Party herein) by virtue of a registered Deed of Gift which was duly registered on

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15.02.2012 at the Office of District Sub-Registrar-1, Alipore, South 24 Parganas and recorded at Book No. I, CD Volume No. 3, Pages 516 to 543, Being No. 00511 for the year 2012.

**AND WHEREAS** thus said (1) SRI SUDIP KUMAR SINHA and (2) SMT. INDRANI SINHA (the Owners/First Party herein) became the joint owners of the said ALL THAT piece and parcel of bastu land measuring 3 Cottahs 15 Chittaks 23 Sq. ft. more or less together with an cement flooring one storied pucca house having an area of 1079.75 Sq. ft more or less standing thereon, lying and situated at Mouza - Bademoshar, Pargana - Khasrpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17, comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101, K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 under Police Station - formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas and thereafter the Owners/First Party herein mutated their names in respect of their said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 140, Ashoke Road and since then the Owners/First Party herein has been jointly possessing and enjoying their said property by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

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**AND WHEREAS** as offered by the Owner to the Developer for developing one multistoried residential building upon the land of the Owners upon the said premises on joint venture Basis by demolishing the existing old and dilapidated structures and coming to know such desire of the Owners, the Developer / Builder herein approached the Owners/ First Party herein and after discussion, both the parties herein entered into this **AGREEMENT** under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

#### **ARTICLE - I - DEFINITIONS**

In this present unless there is anything repugnant to or inconsistent with: -

- 1.1 **OWNER:** shall mean the aforesaid (1) **SRI SUDIP KUMAR SINHA, [PAN ALGPS3819J, AADHAAR No. 3262 5460 8996 ]** son of Late Dr. Subhas Chandra Sinha, by Nationality - Indian, by faith - Hindu, by occupation - Retired from Service and (2) **SMT. INDRANI SINHA, [ PAN- CXAPS9733H, AADHAAR No. 8839 1461 1020]** wife of Sri Sudip Kumar Sinha, by Nationality Indian, by faith - Hindu, by occupation Housewife, both are residing at 384, Ganguly Bagan East Road, P.O. -

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Garia, P.S. - Patuli, Kolkata - 700084, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heir/heirs, executors, administrators, legal representatives and/or assigns).

- 1.2 **DEVELOPER:** shall mean **M/S. D. H. CONSTRUCTION** a Partnership Firm, **PAN - AAUFD6988Q**, having its Office at 348/271, Netaji Subhash Chandra Bose Road, Postal Address being 1/5, Naktala, Post Office - Naktala, Police Station Netaji Nagar, Kolkata - 700047, represented by its Partners namely **SRI DEBASISH MAITRA, [PAN - AIPPM2877G, Aadhaar No. 5531 2877 5388 ]**, son of Late Rathindra Nath Maitra, by Nationality -Indian, by faith - Hindu, by occupation Business, residing at 3/33A, Vidyasagar Colony, Naktala, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, West Bengal **AND SRI HARADHAN GOSWAMI, [ PAN - AHVPG9266G, Aadhaar No. 5852 5426 2855 ]** son of Late Anil Kumar Goswami, by Nationality -Indian, by faith - Hindu, by occupation Business, residing at 1/5, Naktala, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, West Bengal ARE hereinafter called and referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless excluded by or repugnant to the context

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hereto be deemed to include its executors, administrators, legal representatives and/or assigns and/or nominee or nominees).

- 1.3 **TITLE DEEDS:** shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.
- 1.4 **PREMISES/PROPERTY:** shall mean ALL THAT piece and parcel of land as described in the schedule of this deed described herein below
- 1.5 **NEW BUILDING:** shall mean the Multistoried Building (G+ 3 storied) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the Kolkata Municipal corporation.
- 1.6 **COMMON AREA FACILITIES AND AMENITIES:** shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyments West Bengal Apartment Ownership Act 1972 or mutually agreed by and between the owners and the Developer.
- 1.7 **COVERED AREA:** shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the

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common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

- 1.8 SALEABLE SPACE:** shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.
- 1.9 SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE:** shall mean and include the total covered area of the unit plus minimum --% service area, over the aforesaid total covered area, is applicable for individual unit.
- 1.10 BUILDING PLAN:** shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the concerned Municipality / KMC / Municipal corporation. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owners or by themselves.

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**1.11 OWNERS' ALLOCATION:** shall be The OWNERS will get 50% of the total FAR of the said building i.e.

- a) Entire First Floor
- b) 50% of the Third Floor, comprising of one self-contained flat South West Facing together with 50% of the effective car parking space on the Ground Floor of the said building together with undivided proportionate share of land along with common facilities, utilities, roof right, civic amenities as to be provided in the newly constructed building lying and situated at Mouza - Bademoshar, Pargana - Khasarpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17, comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101, K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 under Police Station - formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas.
- c) Apart from that a non-refundable amount of RS. 6,00,000/- Lakhs ( Rupees Six Lakhs Only ) which will be paid by the DEVELOPERS to the OWNERS / First Party herein at the time of execution of this agreement in the below mentioned manner;

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- 1) Rs. 3,00,000/- (Three Lakhs) Only to **SRI SUDIP KUMAR SINHA.**
- 2) Rs. 3,00,000/- (Three Lakhs) Only to **SMT. INDRANI SINHA.**

Any Portion which is occupied by the tenant (if any) shall be adjusted with the above said owner's Allocation only.

**1.12 DEVELOPERS' ALLOCATION:** shall mean the remaining 50% FAR of the said building after providing the Owners' allocation i.e. (1) Entire 2nd Floor, (2) 50% of the Third Floor Comprising of one self-contained flat South East Side Facing along with 50% Effective Car Parking Space on the Ground Floor in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities.

**1.13 TRANSFER:** shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

## **ARTICLE - II: COMMENCEMENT & DURATION**

**2.1** This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the

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flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end.

**ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES**

- 3.1 The owner hereby declare that they are the absolute owners of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land.
- 3.2 That the owner hereby agreed that they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project

*Debashish Malhotra*

shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

- 3.3 That the owner hereby bound to hand over the peaceful vacant possession of the of the scheduled property free from all types of encumbrances to the Developer for the above said purpose.
- 3.4 That the owner shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get cost of litigation from the Landowner, which will be incurred by the Developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer.
- 3.5 That the owner hereby undertake(s) to deliver and/or handover all the Photostat copy and/or Original of all the Deeds and documents to the

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Developer at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer.

- 3.7 That the Owner hereby giving exclusive license to the Developer to commercially exploit the same for residential housing purpose as per terms and condition contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owner will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.
- 3.8 The Owner hereby agree to execute a REGISTERED DEVELOPMENT POWER OF ATTORNEY in favour of the Developer or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-

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Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owner herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchaser(s).

3.9 The owner hereby undertake(s) not to do any act, deeds or things by which the Developer may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer fail(s) to deliver possession of the owners' Allocation within the stipulated period, then the owner will be entitled to get compensation/damages from the Developer as deemed fit by the Developer. Be it mentioned here that the Time will be essence of the contract.

3.10 That the Owner hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer shall continue to construct the building exclusively in the name of the Developer/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owner shall have

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no financial participation and or involvement. The Developer shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within 24 months from the date of getting the sanctioned plan from Kolkata Municipal Corporation, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 6 months for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer and if the Developer will fail or neglect to handover the possession of Owners' Allocation within the said stipulated 3 months from the date of obtaining the Sanctioned Building Plan, then in that case the Owner shall have every right to take legal steps with due process of law.

#### **ARTICLE - IV:**

##### **DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION**

- 4.1 The Developer hereby agreed to complete the multi-storied (G+ 3 storied) building over the property as per plan as sanctioned by the concerned Municipal Authority/ KMC/ Municipal corporation concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the

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Plan of G+ 3 storied Building will be submitted for sanction before the concerned Municipality/ KMC.

- 4.2 The Developer hereby declares to take care of the local hazards or accident during the continuation of construction and the owners shall have no liability to that effect.
- 4.3 All applications plans papers and documents as may be required by the Developer for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the Developer with due signature of the owner or on behalf of the owners as may be required and all costs expenses and charges be paid by the Developer and also for construction of the building thereon and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.
- 4.4 The Developer hereby agreed to deliver possession of the owners' allocation in the proposed new building within aforesaid stipulated months from the date of execution and Registration of this Agreement, and if required, the owner will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. It is also agreed that the

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delivery of possession of the owners' allocation will be made first and after that the Developer will be entitled to handover possession of the Developer's Allocation and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that the Developer will obtain Completion Certificate (C.C.) at his own cost expenses and Xerox copy of the same will be given to all the owner/occupier(s) of the units of the newly constructed building.

- 4.5 That the notice for delivery of possession of the owners' Allocation shall be delivered by the Developer in writing or through the Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owner are bound to take possession within 30 days from the date of service of this letter. If the owner fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the owner's allocation already delivered and the Developer shall be entitled to transfer the Developer's Allocation without any further notice.

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- 4.6 That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.
- 4.7 That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Owner shall have no responsibility for the same, if the Owner are not interfere during the construction and after completion of the building and handover the same to the Owner and Intending Purchaser(s), the Developer shall have no liability for any incident occurred in the said Building.

#### **ARTICLE - V. CONSIDERATION & PROCEDURE**

- 5.1 In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer is/are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.
- 5.2 That if the Developer fail(s) to complete the construction work in respect of the owner's allocation within the stipulated period as stated above,

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and then the Owner shall have liberty to rescind this Agreement on repayment of the cost and expenses as well as the consideration money paid by the Developer as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

#### **ARTICLE - VI. DEALINGS OF SPACE IN THE BUILDING**

- 6.1 The Developer shall on completion of the building put the owner in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.
- 6.2 The Developer being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the OWNERS Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper.
- 6.3 The Developer shall at his own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned

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plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. The Developer shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.

- 6.4 That the Developer shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner to the Developer for their respective meters in the individual name(s) of the Owner. It is also mentioned that the Developer will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the owner.

#### **ARTICLE - VII. COMMON FACILITIES**

- 7.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the

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possession of the flats all the flats owner will pay due according to his/her/their shares.

- 7.2 As soon as the respective self-contained flat is completed the Developer shall give written notice to the owner requiring the owner to take possession of the owner's allocation in the newly constructed building and after 30 days from the date of service of such notice and at all times, thereafter the owner shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned prorata with reference to the saleable space in the building if any are levied on the building as whole.
- 7.3 The Owner and Developer shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owner and the Developer. The owner hereby agreed that he/she/they shall keep each other indemnified against all claims actions demands, costs, charges and

*debasish maitra*

expenses and proceeding instituted by any third party or against the owner for the same the Developer will be entitled to get damages.

- 7.4 The owner or his/her/their agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the Developer shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the Developer is prevented by the owner without any reasonable and/or justified reason, then the owner or his/her/ their legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

#### **ARTICLE - VIII. COMMON RESTRICTIONS**

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

*Rebasht Mailota*



- 8.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 8.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from KMC/ municipal / Municipal corporation authority concern in this behalf.
- 8.3 Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.
- 8.4 The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the

Debashish Maitra

occupiers of the building indemnified from the against the consequence of any breach.

- 8.5 No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.
- 8.6 Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.
- 8.7 Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

*Debasish Maitra*

**ARTICLE - IX. OWNER'S DUTY & INDEMNITY**

- 9.1 The owner doth hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner will be liable to repay entire amount invested by the Developer amount will be settled by the parties amicably. It is also further agreed that if the Developer is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contagious land owner, then owner will be liable to pay cost of litigation to the Developer, which will be incurred by the Developer.
- 9.2 The owner or their legal representative(s) herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation

*Rebarish Naitaa*



or without the violation of the terms and conditions of this Agreement. If tried to do so then the owner shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

- 9.3 It is agreed that the owner will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developer.
- 9.4 That the owner and their legal heirs hereby declare and undertake that upon the demise of the owner the legal heir(s) of the said owner will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer and also for the betterment of the project on the same terms and conditions mentioned herein.

#### **ARTICLE - X. DEVELOPER'S DUTY**

- 10.1 That the Developer hereby agree(s) and covenants with the Owner not to do any act, deed or things whereby the Owner/is/are prevented from enjoying selling disposing of the owners' allocation in the building at

*Debasish Maitra*

the said premises after delivery of Re-possession thereof to the owner and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.

- 10.2 The Developer hereby undertake/s to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer in relating to the making of construction of the said building. The Developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.

#### **ARTICLE - XI. MISCELLANEOUS**

- 11.1 The Owner and Developer hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.
- 11.2 As and from the date of getting Completion Certificate of the building the Developer and/or its transferees and the owner and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax

*Debasish Maitra*

and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

- 11.3 The building to be constructed by the Developer shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

#### **ARTICLE - XII. FORCE MAJEURE**

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

#### **ARTICLE - XIII. ARBITRATION CLAUSE**

*Rebasish Maitra*



13.1 It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

#### **ARTICLE XIV JURISDICTION**

The High Court at Kolkata and its subordinate Courts of South 24-Parganas at Alipore shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the Parties hereto.

*Debashish maitra*

**THE SCHEDULE OF LAND ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of bastu land measuring 3 Cottahs 15 Chittaks 23 Sq. ft more or less together with a cement flooring one storied pucca house having an area of 1079.75 Sq.ft more or less consisting of 3 bed rooms, 1 living-cum dining room, 1 kitchen, 1 toilet, 3 verandahs standing thereon, lying and situated at Mouza - Bademoshar, Pargana - Khasrpur, J.L. No. 31, Touzi No. 246, 1516-1518, R.S. No. 17, comprised in Sabek Dag No. 361, Sabek Khatian No. 237, Hal Dag No. 356, Hal Khatian Nos. 294, 296, 298, 300, 302, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 101, K.M.C. Premises No. 140, Ashoke Road, Kolkata - 700084 under Police Station - formerly Tollygunj thereafter Jadavpur, presently Patuli, in the District of South 24 Parganas. It is butted and bounded as follows:-

**On the North** : Land of Plot Nos. 5 & 4.

**On the South** : Land of the same Dag No.

**On the East** : Land of Plot Nos. 3 & 2.

**On the West** : 15'-0" wide Common Passage.

*Debashish Maikata*





**6. INTERNAL FINISH :****TO WALL**

: All internal walls and ceiling of living Room, Bedrooms, kitchen, toilet & verandah shall be finished in plaster of Paris with wall putty.

**7. EXTERNAL****Painting**

: All external walls will be painted with 2 Coats of Weather Coat paint of standard quality

**8. SANITARY &****PLUMBING:**

All the internal horizontal soils and waste waterline pipe shall be 50 mm & 100 mm dia. Toilet shall have European type pan, white with PVC cistern, 1 no white washbasin shower with Hot & Cold water provision and two bib cocks. We shall have one European type pan, 2 NOS big cock

**9. ELECTRIFICATION :** All the internal wiring shall be concealed

In Polythene conduit, all wires shall be of copper boards. Each bed room shall have 2

*Sebastian Meitea*

light points, one 5 amp plug point, one fan point & one AC point. Each drawing / living room shall have 3 NOS of light point, 2 NOS of fan point, one 5 amp & one 15 amp plug point. Kitchen shall have one light point, one exhaust fan / chimney point & one 15 amp plug point. Toilet shall have one geyser point, one exhaust fan point and one light point.

**10. WATER SUPPLY :**

Each flat will be provided water supply line from PVC over head water tank Over head water tank shall be fitted up by water pump from underground(semi) water reservoir for all the flats K. M. C. water will be provided.

**11. GENERAL**

All the internal approach roads shall be cement Concrete (Jhama) and on edge of 75 mm. Brick Point. Each flat shall have separate C.E.S.C. meter the cost will be borne by

Owners.

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**IN WITNESS WHEREOF** the Owner and the Developer above named have put their respective hands and sealed the day month and year first above written.

**SIGNED SEALED AND DELIVERED** in the presence of WITNESSES :

1. Bidyut Das  
D-41, Rabin Drapally  
Kolkata - 700086.
2. Tansen Das  
70/6 N.P. Road  
Kolkata - 78

Drafted By:

Soumen Paul  
A-752/03/1  
SOU MEN PAUL, ADVOCATE  
HIGH COURT, CALCUTTA

Sudip Kumar Saha  
Indrani Saha

SIGNATURE OF OWNER

M/S D H CONSTRUCTION  
Debasish Mahtta Partner  
Sudip Kumar Saha Partner

SIGNATURE OF THE DEVELOPER

Debasish Mahtta



## MONEY RECEIPT

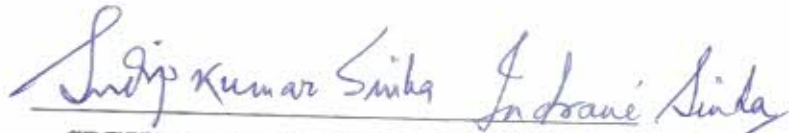
**RECEIVED** with thanks from the within named DEVELOPER a sum of Rs. 6,00,000/- (Rupees Six Lakhs) only as full and final Consideration amount in the following manners :

Sl. No.	Date	Cash/D.D.No.	Bank	Branch	Amount (Rs.)
1	22.02.2023	146954	Panjab & Sind Bank	Bansdroni	3,00,000/-
2	22.02.2023	146956	Panjab & Sind Bank	Bansdroni	3,00,000/-
3					
4					
5					
6					
Rupees Six Lakhs Only				Total (Rs)	6,00,000/-

### WITNESSES :

1. Bidyut Das  
D-41, Rabindrapally  
Kolkata - 700086

2. Soumen Halder  
D-1/10, Bassindara Park,  
Kolkata - 700061.

  
**SIGNATURE OF THE OWNERS**



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... Sudip Kumar Saha  
 Signature ... Sudip Kumar Saha



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... Indrani Sinha  
 Signature ... Indrani Sinha



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ... DEBASISH MAITRA  
 Signature ... Debasish Maitra



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					





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



192022230308237378

GRN Details

GRN: 192022230308237378 Payment Mode: SBI Epay  
GRN Date: 23/02/2023 12:33:52 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9532867668937 BRN Date: 23/02/2023 12:34:26  
Gateway Ref ID: IGAPELUCO1 Method: State Bank of India NB  
GRIPS Payment ID: 230220232030823736 Payment Init. Date: 23/02/2023 12:33:52  
Payment Status: Successful Payment Ref. No: 2000363352/5/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Tanveerul Qamar  
Address: 70/6 north purbachal road kol 78  
Mobile: 9831937876  
Period From (dd/mm/yyyy): 23/02/2023  
Period To (dd/mm/yyyy): 23/02/2023  
Payment Ref ID: 2000363352/5/2023  
Dept Ref ID/DRN: 2000363352/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000363352/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2000363352/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	6021
<b>Total</b>				<b>15942</b>

IN WORDS: FIFTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1601-00434/2023	Date of Registration	23/02/2023
Query No / Year	1601-2000363352/2023	Office where deed is registered	
Query Date	10/02/2023 10:02:56 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOURMEN PAUL HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831937876, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 10,100/-	Rs. 75,16,075/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 6,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :







District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No: 140, , Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 15 Chatak 23 Sq Ft	100/-	67,87,750/-	Width of Approach Road: 15 Ft.,
<b>Grand Total :</b>				<b>6.5496Dec</b>	<b>100 /-</b>	<b>67,87,750 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1079 Sq Ft.	10,000/-	7,28,325/-	Structure Type: Structure
Floor No: 1, Area of floor : 1079 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1079 sq ft</b>	<b>10,000 /-</b>	<b>7,28,325 /-</b>	

**Land Lord Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr SUDIP KUMAR SINHA</b>                      Son of Late SUBHASH KUMAR SINHA                      Executed by: Self, Date of Execution: 23/02/2023                      , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>23/02/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 23/02/2023</p>	<p><b>Signature</b></p>  <p>23/02/2023</p>
<p>City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084                      Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx9J, Aadhaar No: 32xxxxxxxx8996, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023                      , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mrs INDRANI SINHA</b>                      Wife of Mr SUDIP KUMAR SINHA                      Executed by: Self, Date of Execution: 23/02/2023                      , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>23/02/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 23/02/2023</p>	<p><b>Signature</b></p>  <p>23/02/2023</p>
<p>GANGULY BAGAN EAST ROAD, 381, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CXxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023                      , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office</p>				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>D.H. CONSTRUCTION</b>                      N.s.c.bose Road, 348/271, City:- , P.O:- Netaji Nagar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr HARADHAN GOSWAMI</b>                      Son of Mr ANIL KUMAR GOSWAMI                      Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Feb 23 2023 3:15PM</p>	<p><b>Finger Print</b></p>  <p>LTI 23/02/2023</p>	<p><b>Signature</b></p>  <p>23/02/2023</p>
<p>NAKTALA, 1/5, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6G, Aadhaar No: 58xxxxxxxx2855 Status : Representative, Representative of : D.H. CONSTRUCTION (as PARTNER)</p>				
2	<p><b>Name</b></p> <p><b>Mr DEBASISH MAITRA (Presentant)</b>                      Son of Mr RATHINDRA MATH MAITRA                      Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Feb 23 2023 3:16PM</p>	<p><b>Finger Print</b></p>  <p>LTI 23/02/2023</p>	<p><b>Signature</b></p>  <p>23/02/2023</p>
<p>VIDYASAGAR COLCONY, 3/33A, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx7G, Aadhaar No: 55xxxxxxxx5388 Status : Representative, Representative of : D.H. CONSTRUCTION (as PARTNER)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Soumen Paul</b>                      Son of Mr Subhash Chandra Paul                      High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>	 <p>23/02/2023</p>	 <p>23/02/2023</p>	 <p>23/02/2023</p>
<p>Identifier Of Mr SUDIP KUMAR SINHA, Mrs INDRANI SINHA, Mr HARADHAN GOSWAMI, Mr DEBASISH MAITRA</p>			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDIP KUMAR SINHA	D.H. CONSTRUCTION-3.27479 Dec
2	Mrs INDRANI SINHA	D.H. CONSTRUCTION-3.27479 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDIP KUMAR SINHA	D.H. CONSTRUCTION-539.50000000 Sq Ft
2	Mrs INDRANI SINHA	D.H. CONSTRUCTION-539.50000000 Sq Ft

On 21-02-2023

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 75,16,075/-



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

On 23-02-2023

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

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

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

Presented for registration at 13:55 hrs on 23-02-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr DEBASISH MAITRA ..

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

Execution is admitted on 23/02/2023 by 1. Mr SUDIP KUMAR SINHA, Son of Late SUBHASH KUMAR SINHA, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mrs INDRANI SINHA, Wife of Mr SUDIP KUMAR SINHA, GANGULY BAGAN EAST ROAD, 381, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mr Soumen Paul, , , Son of Mr Subhash Chandra Paul, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-02-2023 by Mr HARADHAN GOSWAMI, PARTNER, D.H. CONSTRUCTION (Partnership Firm), N.s.c.bose Road, 348/271, City:- , P.O:- Netaji Nagar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Soumen Paul, , , Son of Mr Subhash Chandra Paul, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 23-02-2023 by Mr DEBASISH MAITRA, PARTNER, D.H. CONSTRUCTION (Partnership Firm), N.s.c.bose Road, 348/271, City:- , P.O:- Netaji Nagar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Soumen Paul, , , Son of Mr Subhash Chandra Paul, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,053.00/- ( B = Rs 6,000.00/- ,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 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2023 12:34PM with Govt. Ref. No: 192022230308237378 on 23-02-2023, Amount Rs: 6,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9532867668937 on 23-02-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1878, Amount: Rs.100.00/-, Date of Purchase: 23/02/2023, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2023 12:34PM with Govt. Ref. No: 192022230308237378 on 23-02-2023, Amount Rs: 9,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 9532867668937 on 23-02-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 16777 to 16828  
being No 160100434 for the year 2023.



*MD Ansari*

Digitally signed by MD TABIS ANSARI  
Date: 2023.02.23 16:04:32 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/02/23 04:04:32 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

No. 1878 23/02/23 1005  
Name Sudip Mr Sinda Pother  
Address 384 Ganguly Bagan East Road  
Vendor [Signature] 10/84

L. K. DAS  
Licence Stamp Vendor  
Alipore Criminal Court

Identified by -  
Somnath Paul  
Advocate  
Ho. Subhash Paul  
7/15, Naktak Lane,  
Kolkata - 700047



District Sub-Registrar  
Alipore South 24 Panchayat

23 FEB 2023