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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted in registration. The signature, stamp and the endorsement are genuine and the document is the original of this document.

Sub-Registrar
Alipore, South 24 Parganas

11 JUL 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th day of July 2024 (Two Thousand Twenty Four).

BETWEEN

9276

19 JUL 2024

No.....Rs. 5000/- Date.....

Name : Badhi Satawa Basu

Address : Advocate

Vendor : Subhankar Das Alipur Police Court

Alipore Collectorate, 24 Pgs. (South) Kolkata- 27

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



DISTRICT SUB-REGISTRAR
SOUTH 24 PGS., ALIPORE

11 JUL 2024

Identified by me
Badhi Satawa Basu
(Adv)
Alipore Police Court
Kol-27

SRI ALOKE CHAKRABORTY (PAN- AUDPC4185H) (AADHAAR NO.2788 1941 2430), son of Late Balai Lal Chakraborty, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at T-171, Subhash Pally, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District - South 24 Parganas, hereinafter called and referred to as the **"LAND OWNER"** (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PART;**

AND

M/S. BHATTACHARJEE CONSTRUCTION, a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636)**, son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, hereinafter called and referred to as the **"DEVELOPER/PROMOTER"** (which term or expression shall unless exclude by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PART.**

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control. The Government of West Bengal (hereinafter referred to as the "Government") offered all reasonable facilities to such persons (hereinafter referred to as the "Refugees") for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one named Sri Balai Lal Chakraborty was one of such person who had come to use and occupy a piece of land particularly described in the schedule hereunder and the said Sri Balai Lal Chakraborty being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees from East Pakistan (now Bangladesh) gifted **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, P.S. previously Regent Park now Bansdrani, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas by virtue of a registered Indenture dated 26th day of April, 1995 which was registered in the office of Addl. District Register, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1, Pages from 97 to 100, being Deed No. 25, for the year 1995 to the said Sri Balai Lal Chakraborty.

AND WHEREAS the said Sri Balai Lal Chakraborty mutated his name in the record of the Kolkata Municipal Corporation vide **Assesse No. 31-111-25-0112-9** and his land is known and numbered as **112, Subhash Pally, Kolkata-700084, within the limit of the Kolkata Municipal Corporation Ward No. 111** and he built a 500 sq.ft. Asbestos shed Brick built structure on the said land.

AND WHEREAS the said Sri Balai Lal Chakraborty gifted **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111**, P.S. previously Regent Park now Bansdrani, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas by virtue of a registered Bengali Gift Deed dated 25.04.2008 which was registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 39, Page from 3426 to 3446, being No. 09293 for the year 2014 in favour of his son namely Sri Aloke Chakraborty, the Landowner herein.

AND WHEREAS the said Sri Aloke Chakraborty, the Landowner herein mutated his name in the record of the Kolkata Municipal Corporation and paid tax regularly.

AND WHEREAS the Landowner herein has thus possessing and enjoying the Schedule property as its absolute owner without any hindrances from any corner whatsoever and has been paying all rents, rates and taxes thereof which is free from all encumbrances and bears a good marketable title.

AND WHEREAS the Landowner now desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas** to the developer herein to develop the property by raising a G + III storied building.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH as follows:

ARTICLE -I
(DEFINITION)

- 1. LAND OWNER: SRI ALOKE CHAKRABORTY (PAN- AUDPC4185H) (AADHAAR NO.2788 1941 2430),** son of Late Balai Lal Chakraborty, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at T-171, Subhash Pally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District - South 24 Parganas.
- 2. DEVELOPER: M/S. BHATTACHARJEE CONSTRUCTION,** a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636),** son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para,

Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084.

3. **ARCHITECT** : The Architect shall mean who has for the time being, been appointed by the Developer/Contractor for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developer/Contractor time to time.
4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Fourth Schedule hereto.
5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Third Schedule hereto.
6. **ARBITRATOR** shall mean such person or persons whom the DEVELOPER and OWNER jointly may from time to time appoint as the Arbitrator for the Project.
7. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.
8. **LAND** shall mean **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas.**
9. **NEW BUILDING** shall mean and include the G + III storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.
10. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, lift, lift

room, septic tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule "THIRD" herein below.

11. OWNER'S ALLOCATION AS FIXED AS FOLLOWS: In the proposed G +III storied Building constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNER** shall get :-

- i) **ALL THAT the entire FIRST FLOOR of the proposed G+III storied building.**
- ii) **ALL THAT 50% constructed area of the THIRD FLOOR of the proposed G+III storied building.**
- iii) **ALL THAT 50% of the entire GROUND FLOOR of the proposed G+III storied building.**
- iv) **Developer will pay Rs. 6,00,000/- (Rupees Six Lakh) only towards forfeit amount to the Land Owner in which Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only will pay at the time of signing of this Development, Agreement and Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only will pay at the time of shifting and the rest amount i.e. Rs. 2,00,000/- (Rupees Two Lakh) only will be paid at the time of handover of the possession of Landowners' Allocated portion, i.e. Owner's Allocation.**

Further, be it mentioned herein that the Land owner's allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against his allocated portion in his letter pad.

12. DEVELOPER'S ALLOCATION: save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G +III storied building i.e.

- i) **ALL THAT the entire SECOND FLOOR of the proposed G+III storied building.**
- ii) **ALL THAT 50% constructed area of the THIRD FLOOR of the proposed G+III storied building.**

iii) **ALL THAT 50% of the entire GROUND FLOOR of the proposed G+III storied building.**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm Residentially/Commercially or the Developer personally on the strength of Registered Development Power of Attorney to be executed by the Land Owner in favour of the Developer.

13. PLANS shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations / modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **OWNER** and in case of any Revised Plan also such approval has to be taken which has been mutually decided by the parties herein amicably.

14. PREMISE shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas** more fully described in the **FIRST SCHEDULE** hereto.

15. PROJECT shall mean the work of the development undertaken to be done by the Builder/Developer in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Land OWNER.

16. PROPORTIONATE with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

17. UNIT shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

18. UNIT OWNER shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owner and the Developer/Builder for the Units held by them from time to time.

a) **MASCULINE GENDER** shall include the feminine and vice versa.

b) **SINGULAR** shall include the plural and vice versa.

19. SUBMISSION OF THE DOCUMENTS : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents and all other related necessary papers shall be submitted by the OWNER to the Developer and against this submission the Developer issue a proper receipt to the land owner for his documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs and the Developer shall return all the documents/papers to the Owner after completion of the construction work. Be it mentioned herein that Developer handover all original and certified copies relating to the property after selling of Developer's Allocation.

20. SALEABLE SPACE : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNER'S Allocation together with all proportionate common facilities and the space as required thereof.

21. EXTRA COST: that any extra work for OWNER/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNER/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.

22. FORCE MAJURE: shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.

23. TRANSFER: with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

24. TRANSFEREE: shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

25. BUILT UP AREA: means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

26. SUPER BUILT UP AREA: means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, septic tank, lift, lift room, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

ARTICLE-II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE - II **OWNERS' OBLIGATION**

2.1 The '**OWNER**' has agreed to produce the original papers of the above mentioned schedule land to the Developer and against this submission the Developer issue a proper receipt to the land owner for his documents, which is refundable.

2.2 The '**OWNER**' has agreed to hand over possession of the said property now within his possession of the schedule land as and when required by the Developer for new construction thereon.

2.3 Subject to the proceeding clause, the '**OWNER**' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a

multistoried building including the owner's share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owner within **18 months** from the date of the Sanction Building Plan from Kolkata Municipal Corporation, if the Developer will not be able to hand over the possession within the stipulated period of **18 months** from getting sanction plan from Kolkata Municipal Corporation then the **OWNER** will give him another **6 months** as a grace period as mutually agreed upon by the parties hereto.

2.4 That after completion of construction and delivery of possession of **OWNER'S** allocation in the new building, the **OWNER** shall convey and transfer to the Builder and/or his nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.

2.5 The **OWNER** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The **OWNER** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.6 The **OWNER** hereby undertakes that the developer/promoter shall be entitled to the construction and shall enjoy his allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on his part to be observed, performed and/or fulfilled.

2.7 The **OWNER** hereby agrees and covenants with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented

from selling, assigning and/or disposing of any of the **DEVELOPER** allocated portion in the building after completion of the new building.

2.8 The **OWNER** hereby agrees and covenants with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.9 The **OWNER** hereby agrees and covenants with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

2.10 The **OWNER** hereby agrees and covenants with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

2.11 That the **OWNER** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNER** presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

ARTICLE - III **OWNER'S RIGHTS AND REPRESENTATIONS**

3.1 The **OWNER** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

3.2 None other than the said **OWNER** has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.3 The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

3.5 The Owner shall exclusively entitled to Owner's Allocation in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the peaceful possession of the Owner's Allocation.

3.6 The possession letter in Developer's letter pad will be given by the Developer to the Landowner at the time of handover the Landowner's allocation.

ARTICLE-IV **DEVELOPER'S/PROMOTER'S RIGHTS**

4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNER' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal taxes, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'OWNER' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developer's allocation in the building in the manner hereafter stated.

4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises including any investment towards relating municipal Corporation and B.L.&L.R.O in which investment towards anything relating municipal Corporation and B.L.&L.R.O will be adjusted from the forfeit money.

4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNER** and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER'S ALLOCATION**.

4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the **OWNER** shall have the right of inspection the project from time to time if required.

4.6. The **OWNER** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the

developer and the Developer shall also return all the documents/papers to the **OWNER** after completion of the construction work and sale of all flats/units under Developer's Allocation.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owner and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the **LAND OWNER** in favour of the Developer Firm and/or in the name of **M/S. BHATTACHARJEE CONSTRUCTION**, a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636)**, son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084, where the **LAND OWNER** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **FIRST SCHEDULE**.

4.8. The Developer shall be authorized in the name of the **OWNER** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the **LAND OWNER'S** allocated portion by

the **LAND OWNER**, he will bear the aforesaid all outgoing expenses for his allocated portion only. Be it mentioned here that the **LAND OWNER** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNER** had or have till the date of delivery of land to the Developer, the Second Part herein and then the Developer shall bear the same on behalf of the **LAND OWNER** till handing over the Owner's Allocation.

4.9. That the developer shall have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats etc. belonging to the Developer's allocation. The Owner hereby agreed to make himself available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNER** in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed 'Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNER** in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

ARTICLE - V **DEVELOPER'S/PROMOTER'S OBLIGATION**

5.1 The developer/promoter hereby agrees and covenants with the **OWNER** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developer/promoter the owner may consider and extend the completion period of the said construction on the said property.

5.2 That the Developer will be obliged to pay upto date all corporation taxes, B.L. & L.R.O. khajna, corporation mutation, B.L. & L.R.O. mutation and the total expense regarding the due taxes, will be adjusted with the Forfeit money.

5.3 The Developer shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire premises if any. But during construction work of the venture all the

liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNER** shall not be held responsible and liable to pay any compensation for the same.

5.4 The developer/promoter hereby agrees and covenants with the **OWNER** not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owners.

5.5 The developer/promoter hereby agrees and covenants with the owner not to do any act, deed or thing whereby the **OWNER** is prevented from enjoying, selling, assigning and/or disposing of any of the **OWNER'S** allocation on the building.

5.6 The developer/promoter hereby agrees and covenants with the owner that he will arrange a suitable accommodation for the owner until hand over his allocated Portion and the accommodation shall be within a radius of 2 km from the project and the Developer shall be bound to pay the accommodation charges on behalf of the Owner which will not exceed Rs.10,000/- per month for a 2BHK Flat till handover of the Owner's Allocation.

5.7 That upon completion of construction of the new building, the builder shall inform the **OWNER** to take delivery of possession of the **OWNER'S** allocated area in the new building in good and habitable condition and the **OWNER** within 30 days from the date of such intimation shall take possession of his allocation thereon and the land **OWNER** shall have to pay all rent, rates and taxes and others out goings from the date of taking land owner's allocation as per notice serves.

ARTICLE - VI

FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNER AND THE DEVELOPER/PROMOTER

6.1 The **OWNER** hereby agrees and covenants with the developer/promoter that as soon as the **OWNER'S** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of his mentioned allocation.

6.2 The **OWNER** hereby agrees and covenants with the developer/promoter that if the Developer will able to sanction the proposed building

from G+III to G+IV from the Kolkata Municipal Corporation, then the cost of permission from KMC of fourth floor will bear by the Developer and the Landowner equally and the fourth floor will be treated as 50% Developer's Allocation and 50% Landowner's Allocation.

6.3 That the **OWNER** shall be exclusively entitled to deal with **OWNER'S** allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owner shall not be entitled to interfere in any manner.

ARTICLE - VII **FORCE MAJEURE**

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

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE-VIII **JURISDICTION**

The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

ARTICLE IX **ARBITRATION**

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator. Each party shall nominate their own Arbitrator and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there

under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summery powers. The Arbitrator shall have the power to appoint an arbitrator in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

FIRST SCHEDULE
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdrani, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, the said land is butted and bounded as follows:

ON THE NORTH: By 20 ft. wide Colony Road;

ON THE SOUTH: By E.P. No. 133;

ON THE EAST: By E.P. No. 130/A;

ON THE WEST: By land of others;

SECOND SCHEDULE
(LANDOWNER'S ALLOCATION AND DEVELOPER'S ALLOCATION)

- **OWNER'S ALLOCATION:** In the proposed G +III storied Building constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNER** shall get :-

- i) **ALL THAT** the entire **FIRST FLOOR** of the proposed G+III storied building.
- ii) **ALL THAT** 50% constructed area of the **THIRD FLOOR** of the proposed G+III storied building.
- iii) **ALL THAT** 50% of the entire **GROUND FLOOR** of the proposed G+III storied building.
- iv) Developer will pay Rs. 6,00,000/- (Rupees Six Lakh) only towards forfeit amount to the Land Owner in which Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only will pay at the time of signing of this Development Agreement and Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only will pay at the time of shifting and the rest amount i.e. Rs. 2,00,000/- (Rupees Two Lakh)

only will be paid at the time of handover of the possession of Landowners' Allocated portion, i.e. Owner's Allocation.

Further, be it mentioned herein that the Land owner's allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against his allocated portion in his letter pad.

• **DEVELOPER'S ALLOCATION:** save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G +III storied building i.e.

- i) ALL THAT the entire SECOND FLOOR of the proposed G+III storied building.
- ii) ALL THAT 50% constructed area of the THIRD FLOOR of the proposed G+III storied building.
- iii) ALL THAT 50% of the entire GROUND FLOOR of the proposed G+III storied building.

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm Residentially/Commercially or the Developer personally on the strength of Registered Development Power of Attorney to be executed by the Land Owner in favour of the Developer.

THIRD SCHEDULE **[COMMON FACILITIES]**

1. The right in common with the other purchaser for the use of the common parts for egress and ingress and right in undivided proportioned share of land
2. The right of passage in common with other purchaser to get electricity, water connection, gas connection, from and to any other unit or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary for beneficial use and occupation of the other parts, of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.

4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.
5. Common area, the stair case and its landing passage, outer wall, roof, overhead tank, reservoir, common pump machine, entrance, all vacant portions.
6. There will be Lift facility in this said building alongwith lift room..

FOURTH SCHEDULE
(COMMON EXPENSES)

1. All cost of maintenance, operating redecorating and lighting the common portions including the outer walls of the building, parking spaces and boundary walls.
2. The salaries and all expenses for the all persons employed for the common purpose.
3. Municipal and other rates, taxes and levies and all other outgoings save those separately assessed from incurred in respect of any unit.
4. Cost of establishment and operations of the society (if society form) relating to the common purpose.
5. All other expenses and outgoings as are deemed by the society to be necessary or incidental for the common purposes including for creating a fund for replacement, renovation, painting and/or periodic repainting of the common portions.

FIFTH SCHEDULE
[TECHNICAL SPECIFICATION OF THE BUILDING]

1. Foundation : As per Kolkata Municipal Corporation
Structural Sanction Plan.
2. Plinths : As per Kolkata Municipal Corporation
Structural Sanction Plan.
3. Super Structure : As per Kolkata Municipal Corporation
Structural Sanction Plan.
4. Walls : As per Kolkata Municipal Corporation
Structural Sanction Plan.
5. Floor Finishing Skirting Dado etc. : Marble flooring 4" skirting and margin and 6'-4" Dado to bath and privy and 3' ft. Height glazed tiles above cooking platform and at toilet marble flooring to 7' (lintel level) from the floor height.

6. Plaster : the outside of the building wall have cement plaster (1:6) $\frac{3}{4}$ (Average) where at the inside and the ceiling plaster will be 1/2" thick. (Average) in 1:4 with plaster of paris finishing inside and outside plaster shall be of cement and sand.

7. Outside Painting : Weather Coat

8. Doors : (a) Wooden Frame (Sal Wood) of each door.

(b) Commercial flush door with Teak ply pasting and polished.

(c) Aluminum Tower Bolt

(d) Godrej lock door for all door except PVC door in toilet.

(e) Electrical bell point

9. Windows : Aluminum Sliding windows with (3mm) white clear glass and grill of good quality.

10. Toilet Fitting :

(a) One W.C. and white commode (Hindware) with white P.V.C. cistern (Reliance).

(b) One white porcelain washbasin (Hindware).

(c) One Shower.

(d) Two Taps (Marc).

11. Kitchen : The Kitchen will have a cooking platform with granite, stainless steel sink (Baishali) with water connection, one point with bib-cock, will be provided in the kitchen, glazed tiles will be in front of cooking base (lentel level) with marble flooring.

12. W.C. : (a) One European White commode (Hindware) with white P.V.C., cistern (Reliance),

(b) One Tap

13. Stair Case & Floor : (a) Stair Case marble floor will be provided with railing with wooden handle.

(b) Cabin for electric meter.

(c) 4" thick (average) lime tracing will be provided roof mosaic flooring.

(d) 3' 6" height parapet wall will be provided all round the roof.

(e) The staircase and the floor of the flat will be by marble finishing.

15. Sanitation & Cleanliness : Proportioned expenses of all owners/occupiers after completion of construction.

16. Electricals : Concealed wiring with copper wires (Finolex/Havells) wiring for installation and all switch board will be used Oreva.

- a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp), 1 A.C. point.
- b) Living/Dining : 2 light points, 2 fan point, 2 plug points (5 amp)
- c) Kitchen : 1 light, 1 exhaust fan/chimney point (5 amp), 1 power point (15 amp).
- d) W.C. : 1 light point (5 amp)
- e) Toilet : 1 light, 1 exhaust fan point (5 amp), 1 plug point (15 amp).
- f) Each Balcony : 1 light point (5 amp)
- g) Required points for pump, stair, common passage and roof.

17. Water Supply: One R.C.C. Overhead Reservoir provided on the top of the last roof as per design.

The suitable electric pump with motor will be installed at the ground floor to deliver water to overhead reservoir from R.S.M. Supply.

All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owner/Purchaser.

Anything extra if demanded by the Owner or intending Purchaser apart from the technical specification given is Fourth Schedule that shall be made or done at the cost of the Owner/Purchaser.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES:-

1. *Alunika Chowdhury*
Rabindra nagar
Kol-96

Aloke Chakrabarty

SIGNATURE OF LAND OWNER

2. *Bodhisatwa Das*
(Sd/-)
Seema khatun
Kol-27

M/S BHATTACHARJEE CONSTRUCTION

Seleni Bhattacharya

Proprietor

SIGNATURE OF DEVELOPER

Drafted and Typed at my office as per documents, information and instruction are given by all parties & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction

Bodhisatwa Das

Advocate
 Enrolment No. *W22138/07*
 Alipore Police Court,
 Kolkata - 700027

MONEY RECEIPT

RECEIVED with thanks from the Developer Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only as part forfeit money out of total forfeit money Rs 6,00,000/- (Rupees Six Lakh) only.

Date	Mode of Transaction	Bank	Amount
11.07.2024	By Cheque No. 061816	Bank of Maharashtra (Garia Branch)	Rs.2,25,000.00
TDS @10%			Rs.25,000.00
TOTAL			Rs 2,50,000/-

(Rupees Two Lakh Fifty Thousand) only

WITNESSES:-

1. *Moumita Chowdhury*

2. *Dadhsabra Bm*

Proprietor
Aloke Chakrabarti
SIGNATURE OF LANDOWNER

SPECIMEN FORM FOR TEN FINGER PRINTS



Mohe Chakraborty

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Debasmita Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA 700 027

PHONE CIVIL 2479 9335/7330 CRIMINAL 2479 1477

Card No. I/P/1390



Name **BODHISATWA BASU** Advocate

Father's/husband's Name **PRADIP KUMAR BASU**

W B Bar Council Enrollment No **WB/2138/2009**

Date

Subhroto Sarda
(SUBHROTO SARDAS)
ASSISTANT SECRETARY

Major Information of the Deed

Deed No :	I-1603-11316/2024	Date of Registration	11/07/2024
Query No / Year	1603-2001749831/2024	Office where deed is registered	
Query Date	05/07/2024 8:59:39 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. 8017932758, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,25,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

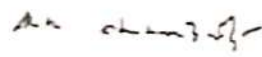
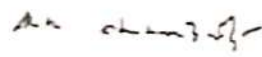
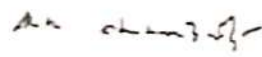
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, Premises No: 112, Ward No: 111 Pin Code : 700084

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	1/-	31,50,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.95Dec	1/-	31,50,002/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1/-	3,75,000/-	

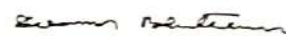
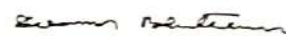
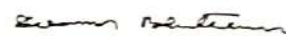
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ALOKE CHAKRABORTY Son of Mr BALAI LAL CHAKRABORTY Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office </td> <td>  11/07/2024 </td> <td>  LTI 11/07/2024 </td> <td>  11/07/2024 </td> </tr> </tbody> </table> T-171, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AUxxxxxx5H, Aadhaar No: 27xxxxxxxxx2430, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ALOKE CHAKRABORTY Son of Mr BALAI LAL CHAKRABORTY Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	 11/07/2024	 LTI 11/07/2024	 11/07/2024
Name	Photo	Finger Print	Signature						
Mr ALOKE CHAKRABORTY Son of Mr BALAI LAL CHAKRABORTY Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	 11/07/2024	 LTI 11/07/2024	 11/07/2024						

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS BHATTACHARJEE CONSTRUCTION N-12 BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX4 , PAN No.: ADxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 11/07/2024 , , Admitted by: Self, Date of Admission: 11/07/2024 , Place of Admission of Execution: Office </td> <td>  Jul 11 2024 11:29AM </td> <td>  LTI 11/07/2024 </td> <td>  11/07/2024 </td> </tr> </tbody> </table> N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx4R, Aadhaar No: 86xxxxxxxxx0636 Status : Representative, Representative of : MS BHATTACHARJEE CONSTRUCTION (as SOLE PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 11/07/2024 , , Admitted by: Self, Date of Admission: 11/07/2024 , Place of Admission of Execution: Office	 Jul 11 2024 11:29AM	 LTI 11/07/2024	 11/07/2024
Name	Photo	Finger Print	Signature						
Mr DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 11/07/2024 , , Admitted by: Self, Date of Admission: 11/07/2024 , Place of Admission of Execution: Office	 Jul 11 2024 11:29AM	 LTI 11/07/2024	 11/07/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Mr P P BASU ALIPUR DUBAI COURT, City - P O ALIPUR P S Alipura, District - South 24 Parganas, West Bengal, India, PIN - 700027			
	11/07/2024	11/07/2024	11/07/2024
Identifier Of Mr ALOKE CHAKRABORTY, Mr DEBASISH BHATTACHARJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE CHAKRABORTY	MS BHATTACHARJEE CONSTRUCTION-4.95 Dec.
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE CHAKRABORTY	MS BHATTACHARJEE CONSTRUCTION-599.00000000 Sq Ft

Endorsement For Deed Number : I - 160311316 / 2024

On 11-07-2024

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

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

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

Presented for registration at 10:54 hrs on 11-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DEBASISH BHATTACHARJEE ..

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 35,25,002/-

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

Execution is admitted on 11/07/2024 by Mr ALOKE CHAKRABORTY, Son of Mr BALAI LAL CHAKRABORTY, T-171, SUBHASH PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Identified by Mr BODHISATWA BASU, , Son of Mr P.K. BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-07-2024 by Mr DEBASISH BHATTACHARJEE, SOLE PROPRIETOR, MS BHATTACHARJEE CONSTRUCTION (Sole Proprietorship), N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr BODHISATWA BASU, , Son of Mr P.K. BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,553.00/- (B = Rs 2,500.00/- ,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 2,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/07/2024 8:53PM with Govt. Ref. No: 192024250111394128 on 08-07-2024, Amount Rs: 2,521/-, Bank: SBI EPay (SBlePay), Ref. No. 1431951556729 on 08-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9276, Amount: Rs.5,000.00/-, Date of Purchase: 09/07/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/07/2024 8:53PM with Govt. Ref. No: 192024250111394128 on 08-07-2024, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1431951556729 on 08-07-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 297865 to 297895
being No 160311316 for the year 2024.



Shan

Digitally signed by Debasish Dhar
Date: 2024.07.11 19:11:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.