

DEVELOPMENT AGREEMENT

DATED

06TH DAY OF JUNE, 2022.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB REGISTRAR IN, AT ALIPORE.

RECORDED IN

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BEING NO. 160308547 FOR THE YEAR 2022.

BY

SRI ASHIS DAS.

... LAND OWNER.

AND

GLORIOUS CONSTRUCTION.

... DEVELOPER.

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Certified that the documents of the
signatures of the signatories mentioned
in the instrument have been checked and
found to be the property of the document.

District Sub-Registrar of
Alipore, South 24-parg.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON
THIS THE 06TH DAY OF JUNE = , 2022
(TWO THOUSAND AND TWENTY TWO) A.D.

BETWEEN

SRI ASHIS DAS (PAN CAZPD 9840 G), son of Sri Parimal Das, by religion Hindu, by nationality Indian, by occupation Business and residing at Dr. B.C. Roy Road, Rajpur Sonarpur (M), Dakshin Jagaddal, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata - 700151, District - South 24-Parganas, hereinafter called and referred to as the **LAND OWNER** (which term or expression shall unless excluded by or repugnant to the context shall mean and include his heir/ s, successor/s, executor/s, administrator/s, legal and representative / s, assignee/s and person /s, deriving title under him) of the **FIRST PART**.

A N D

GLORIOUS CONSTRUCTION, a Sole Proprietorship Concern, having its office at Sukanta Pally, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, being represented by its Sole Proprietress namely SMT. DRUTA GHOSH (PAN BQOPG 4573 M), wife of Sri Partha Ghosh, by religion Hindu, by Nationality Indian, by occupation *Business and residing at Sukanta Pally, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall mean and include it's Proprietor's successors, administrators, executors, legal representatives, assignees etc.) of the **SECOND PART**.

WHEREAS the Land Owner have agreed to authorize and entrust the Developer herein-named to construct a multi storied building on the said land property more fully and particularly described in the **FIRST SCHEDULE**, according to the Plan which will be sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality and as per the following terms and conditions on which both the Parties have mutually agreed.

AND WHEREAS in this agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning:-

DEFINITION

- I} The "FIRST PARTY" shall mean and include the OWNER of the Land Property, which is more fully mentioned under the First Schedule hereunder written and his heirs and successors, representatives, executors.
- II} The "SECOND PARTY" shall mean and include the "DEVELOPER" and it's Proprietor's successors, representatives, executors and assignees.
- III} The said "PROPERTY OR LAND" shall mean ALL THAT the piece and parcel of Land measuring about 04 (Four) Cottahs 07 (Seven) Chittacks and 12 (Twelve) Sq. Ft. along with asbestos shed structure measuring about 100 (One Hundred) Sq. Ft. standing thereon, lying and situate within the District: South 24-Parganas, Police Station – Sonarpur, Additional District Sub – Registrar Office at Sonarpur, J.L. No. 71, Re. Sa. No. 233, Touzi No. 251, 23 and 69, Mouza Jagaddal, appertaining to the C.S. and R.S. Khatian No. 1110, corresponding to L.R. Khatian No. 2100, comprised under C.S. and R.S. Dag No. 3068, corresponding to L.R. Dag No. 3093, within the jurisdiction of the Rajpur Sonarpur Municipality, under Ward No. 26, being Holding No. 30, Dr. B. C. Roy Road (Jagaddal), Kolkata -700151 and assessed under Assessment No. 1104302162080.
- IV} "PROPOSED BUILDING" shall mean a G + IV storied building, which is going to be constructed, on the said premises as mentioned above, to be sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality.
- V} "THE PLAN" shall mean the said Building Plan, to be sanctioned, by the Competent Authority of the Rajpur Sonarpur Municipality, for the purpose of construction of a G + IV storied Building over the land and shall include any amendments and modifications thereof.
- VI} "THE ARCHITECT" shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the

Developer for construction of the said Building in the said premises as per the Building Plan, duly sanctioned by The Rajpur Sonarpur Municipality.

VII} "THE SALEABLE AREA" shall mean the space in the said proposed Building available for independent use and occupation including common portions and / or common facilities (i.e. super built-up area).

BUILT - UP AREA shall mean Flat Area (including Partition Wall) along with proportionate share of the Staircase and Stair landing.

SUPER BUILT - UP AREA shall mean Built - Up Area along with all common areas and facilities.

VIII} "LAND OWNERS' ALLOCATION" shall mean the Land Owner / First Party will be provided with 43% in the Residential Area only except the Car Parking Space and Commercial Space which has been specifically mentioned below, out of the proposed (probably a G + IV storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, i.e.

- Residential Allocation:

- a) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the Northern Side of the First Floor,
- b) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the South - Western Side of the Second Floor,
- c) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the Northern Side of the Third Floor,
- d) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the South Eastern Side of the Third Floor AND
- e) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the South - Western Side of the Fourth Floor ;

- Commercial Allocation:

01 (One) Shop Room, measuring about 70 (Seventy) Sq. Ft., Built Up Area, at the South Eastern Side of the Ground Floor;

- Car Parking Allocation:

01 (One) Roof Covered Car Parking Space, at the Northern (Back) Side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft.;

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump-sum refundable amount of Rs. 6,00,000/- (Rupees Six Lakh) only will be paid by the Developer to the Land Owner herein named out of which Rs. 3,00,000/- (Rupees Three Lakh) only will be paid at the time of execution of this Agreement and the balance amount of Rs. 3,00,000/- (Rupees Three Lakh) only will be paid after completion of the Second Floor Roof Casting of the proposed building.

It is to be mentioned here that the said amount of Rs. 6,00,000/- (Rupees Six Lakh) only is refundable and the Land Owner herein named shall refund the said amount of Rs. 6,00,000/- (Rupees Six Lakh) only will be paid to the Developer, at the time of painting of Outside Wall of the proposed building and before handing over the possession of the Land Owner's Allocation.

IX} "DEVELOPER'S ALLOCATION" shall mean the remaining constructed area, to be constructed out of the proposed (probably a G + IV storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

X} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase - cum - landing, equipment and accessories for common use and enjoyment.

XI} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owner's and Developer's shares respectively in the land, on the basis of the respective allocation.

DETAILS OF THE TITLE OF THE LAND

WHEREAS the said Sri Ashis Das, being the Land Owner herein – named, have become the sole and absolute Owner and Possessor of ALL THAT the piece and parcel of land, measuring about 04 (Four) Cottahs 07 (Seven) Chittacks and 12 (Twelve) Sq. Ft.

along with asbestos shed structure measuring about 100 (One Hundred) Sq. Ft. standing thereon, lying and situate within the District: South 24-Parganas, Police Station –Sonarpur, Additional District Sub – Registrar Office at Sonarpur, J.L. No. 71, Re. Sa. No. 233, Touzi No. 251, 23 and 69, Mouza Jagaddal, appertaining to the C.S. and R.S. Khatian No. 1110, corresponding to L.R. Khatian No. 2100, comprised under C.S. and R.S. Dag No. 3068, corresponding to L.R. Dag No. 3093, within the jurisdiction of the Rajpur Sonarpur Municipality, under Ward No. 26, being Holding No. 30, Dr. B. C. Roy Road (Jagaddal), Kolkata - 700151 and assessed under Assessment No. 1104302162080, by virtue of a Deed of Gift executed by his father namely Parimal Das, on 13.12.2019, which was registered at the Office of the Additional District Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 1608-2019, from 186835 to 186857 pages and being Deed No. 160806677 for the year 2019.

On and from the date of purchase of the said property, the said Ashis Das started to possess and enjoy the said property solely and absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated his name in the books and records of the Competent Authority of the Rajpur Sonarpur Municipality and B.L. & L.R.O.

During his such sole, absolute and peaceful possession and enjoyment of the said property, the said Ashis Das being the Land Owner herein-named, for the purpose of better utilization of the property and to gain something more out of his property, have decided to raise a multi – storied building there on his First Schedule mentioned land

property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize his desire through a Developer, he has decided to entrust the above-named Smt. Druta Ghosh, being the Sole Proprietress of GLORIOUS CONSTRUCTION, to raise a multi - storied building there on his First Schedule mentioned land property, under some specific terms and conditions.

Finding the project a viable one the said Developer have agreed to take charge of the project, under some settled terms and conditions as mentioned herein.

TITLE ENTITLEMENT AND COVENANTS THEREOF:-

- a. The Land Owner does hereby declare that he has absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, Suits, requisitions/ acquisitions etc. and the Land Owner have good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.
- b. The Land Owner hereby further undertake that the Developer shall be entitled to construct and complete the proposed building in the said Premises, more fully described in the FIRST SCHEDULE hereunder as per the Building Plan, to be sanctioned by The Rajpur Sonarpur Municipality.
- c. The Land Owner further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976.
- d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owner that he is the absolute owner of the said property having indefeasible right and title of premises thereunto.

EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-

- i) After execution and registration of instant Agreement, the Land Owner shall put the Developer into Joint possession with him in the said premises and the Land Owner does hereby authorize the Developer for Development and construction of the proposed

building for RESIDENTIAL purpose contemplated these presents and after completion of the proposed building, as per the Building Plan, to be sanctioned, by the Competent Authority of the Rajpur Sonarpur Municipality, the Developer will deliver the possession to the Land Owner of his allocation by issuing Letter of Possession more fully stated in THE SECOND SCHEDULE herein below and the Developer will be free from his obligation after handing over the Owner's Allocation to the Owner.

ii) The Developer herein may enter into any Construction Agreement unto any person, organization or firm for development of this property.

iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall not provide any shifting charges to the Land Owner herein.

iv) After completion of the proposed building, The Land Owner shall take the possession of his Allocation within 30 days from the date of intimation by the Developer.

v) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the Plan, to be sanctioned by the authorities consisting of Flats, Shop Rooms, Car Parking Spaces and common portions etc. at the costs of the Developer and/or at the cost of the proposed buyers by taking advance from them against respective Agreement for Sale.

vi) After completion of construction of the proposed building, the Developer shall be entitled to complete the sale of the Flats, Shop Rooms, Car Parking, etc., to the intending Purchaser / s out of it's allocation, together with proportionate share in the land of the said premises by virtue of Registered Deed of Conveyance to be executed by the Land Owner herein through the Developer, being his constituted Attorney, in favour of the intending Purchaser / s to be confirmed by the Developer herein. It is to be mentioned here that the Land Owner herein will be under strict obligation to take the delivery of the possession of his Allocation within 30 (Thirty) days from the date of intimation, to be made by the Developer.

vii) The Developer shall submit the Building Plan with its modification and / or alteration, if any, to The Rajpur Sonarpur Municipality and / or to the appropriate authority for its modifications or approval in the name of the Land Owner for completing construction of the said proposed building at the said premises expeditiously and without any delay with due consent and prior approval of the Land Owner and the Architect herein and all expenses thereto shall be borne by the Developer. In this context, it is to be mentioned here that if the Land Owner will make any modifications or alteration out of his allocation, after getting the required Building Plan, sanctioned from the Competent Authority of The Rajpur Sonarpur Municipality, then the Land Owner have to bear the expenses for regularization of the same.

viii) The Developer will be under the obligation to raise the construction of the proposed building, as per the Building Plan, to be sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality, but during the process of construction, if the Developer will make any deviation, addition and/or alteration, subject to the approval of the Engineer and/or Architect, engaged for the Project and the same must be approved and/or regularized by the Competent Authority of the Rajpur Sonarpur Municipality, at the costs and responsibilities of the Developer.

ix) All applications, plans, papers and documents referred hereinabove for the purpose of obtaining the necessary modification of the building plan/plans for construction of the proposed building, shall be submitted by the Developer in the name of the Land Owner PROVIDED always that the Developer shall be exclusively liable to bear all such expenses and on behalf of the Land Owner, the Developer shall make all payments and / or deposits to the appropriate or Concerned Authority.

x) The Land Owner shall render all reasonable assistance to the Developer necessary for applying and/or obtaining quotas, permissions, clearance, approvals from the Authority or Authorities concerned and other Authorization required to sign, make, file, amend, prosecute withdraw and/or to follow up the same and/or do all other acts deeds matters and things necessary for such purpose.

- xi) The Land Owner and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.
- xii) Any outstanding payment of rents, rates and taxes etc. before the Competent Authority of the Rajpur Sonarpur Municipality will be the responsibility of the Land Owner and the responsibility of regularization of the property in respect of the B.L. & L.R.O. for the purpose of materialization of the project will be the responsibility of the Developer but all the costs and expenses shall be borne by the Land Owner herein and the Land Owner shall also assist in all respect towards the same, the Developer will make payment of all payables in respect of the Project during the continuation of the Project and only after getting the possession letter of the Allocation of the Land Owner, the Land Owner will become duty bound to pay the proportionate share of all payables in respect of his allocation.
- xiii) That the Developer shall take all necessary steps to pay all taxes and the outstanding Government Revenue and all other outgoings thereto from the date of handing over possession of the said premises till the date of delivery of the Land Owner's Allocation.
- xiv) The Developer will be at liberty to put its names anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owner and / or his respective nominee or nominees will never obstruct in that case, unless the same in any way hurts anybody's interest.
- xv) That the Land Owner shall have full right and liberty to inspect all the building materials, sanitary goods, electrical fittings and fixtures, etc. which are to be used for construction of the proposed building.

PROPOSED CONSTRUCTION AND COVENANTS THEREOF:

- i) After execution of this Agreement, the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, to

be sanctioned by the Rajpur Sonarpur Municipality with standard building materials and facilities and in conformity with the Building Rules.

ii) The Developer shall be authorized in the name of the Land Owner in so far as it necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owner for the construction of the proposed building and similarly to apply for and obtain temporary and/ or permanent connections of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.

iii) Barring force majeure and / or circumstances beyond its control i.e. flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the construction of the said proposed building in the said premises expeditiously within 36 (Thirty Six) calendar months from the date of the sanction of building plan from the Rajpur Sonarpur Municipality, failing which the time for completion of the Building may be extended for a further 06 (Six) months.

Be it mentioned here that after expiry of the 42 (Forty Two) months if the Developer fails to handover the Land Owner's Allocation to the Land Owner herein then the Developer shall pay a sum Rs. 5,000/- (Rupees Five Thousand) only per month from the 43rd month till handing over the Land Owner's Allocation to the Land Owner.

Be it further mention here that the Land Owner shall be provided with 43% of the Residential Allocation and the Developer shall provide 05 (Five) Flats as mentioned above, in this context it is to be mentioned here that if it is found that the Flat area as provided to the Land Owner is below 43% then the Developer shall pay Rs. 2,700/- (Rupees Two Thousand and Seven Hundred) only per Sq. Ft. Super Built - Up Area on the deficit area to the Land Owner and the said amount shall be paid at the time of painting of the Outside Wall and before possession of the Land Owner's Allocation and if it is found that the Flat area as provided to the Land Owner is above 43% then the Land Owner shall pay Rs. 2,700/- (Rupees Two Thousand and Seven Hundred) only per

Sq. Ft. Super Built – Up Area on the excess area to the Developer and the said amount shall be paid at the time of painting of the Outside Wall and before possession of the Land Owner's Allocation

iv) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owner as well as the Developer subject to the further inspection of the concerned authority of the Rajpur Sonarpur Municipality.

v) The Developer, after execution of this document, shall regularize the papers and / or documents in respect of the said property before the Competent Authority of the Rajpur Sonarpur Municipality but the Land Owner shall have to bear all the expenses and co – operate for the same.

CONSIDERATION AND COVENANTS THEREOF:

i) All costs of construction as to be so incurred by the Developer on behalf of the Land Owner shall be deemed to be the payment made by the Land Owner towards the consideration for the permission given by the Land Owner to utilize his land for construction of the proposed building and for the cost of the construction of the Land Owner's allocation in the said proposed building in its habitable conditions and upon making all arrangements to put the Land Owner in occupation in his allocated portion together with proportionate share in the land and the common areas and facilities available in the said proposed Building and the Certificate of the Architect so appointed regarding the completion thereof shall be final and binding upon the parties hereto.

ii) For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge a remuneration out of costs for construction to be collected from the proposed buyers of the entire saleable area out of his allocation in the proposed building to be constructed by the Developer at its own costs and / or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces, etc., and the Land Owner shall not interfere with the Developer's fixing any rate for construction of the proposed flats, garages, spaces, etc., within his allocated

portion to the respective Purchaser/s of the said flats and spaces and also shall not be entitled to claim any portion thereof.

iii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

COMMON FACILITIES AND LIABILITIES AND COVENANTS THEREOF.

i) After the execution of this Agreement, all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flats out of his allocation.

ii) As and from the date of handing over the physical possession of the Land Owner's Allocation of the flats, etc., to the Land Owner, the Land Owner shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of his allocated portion in the proposed building proportionately and for flats wholly and for the saleable space, under the Allocation of the Developer, as kept by the Developer, the Developer shall be liable for payment of the same in the above manner.

COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form a Society, making the Owners and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owner herein shall not object to that.

IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE
PARTIES HEREIN:

- i) The Developer after examination of all documents, which are produced before him, after searching the title of the Land Owner and being fully satisfied with the marketable title, has entered into this agreement.
- ii) That the Land Owner and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owner nor shall be the Developer and the Owner in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
- iii) After execution of this Agreement, the Developer shall be entitled to enter into agreement for sale of self-contained flats and garage or any portion of the proposed building out of the Developer's allocation except the Owner's allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/or part payment of the consideration for the sale of any flat or any portion thereof at the Developer's price at his own risk and responsibility.
- iv) The Developer will be under the obligation to put the Land Owner into the possession of the Allocation of the Land Owner in full complete condition of the building and the Developer is entitled to put any Third Party / Purchaser / s into the possession, in respect of the Developer's Allocation and/or any part thereof or execute and make the same registered any type of Deed of Transfer (including Deed of Sale) to and in favour of any intending Purchaser/s, but during the process of construction, the Developer will become entitled to enter into any Agreement for Sale with any intending Purchaser /s in respect of the Developer's Allocation and/or any part thereof and may receive the consideration amount and/or any portion thereof from the intending Purchaser/s at the risk and responsibility of the Developer.
- v) The Land Owner shall at the request of the Developer, execute and register, before the Competent Authority, the required General Power of Attorney, in favour of the Developer, on the strength of which the Developer will become eligible to execute the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developers' allocation to every intending or prospective buyer or buyers, on behalf

of the Owners and the Developer shall join the said Deed as Developer / Confirming Party.

vi) The Developer shall have absolute right to sell, lease or utilize the entire portion of the said proposed building except the Owner's allocation in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the building, described in the THIRD SCHEDULE only and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for their transfers and/or assignments.

vii) The Land Owner shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Land Owner and the Developer, in favour of any buyer of any flat or any portion thereof together with proportionate share or interest in the land and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale.

viii) The consideration money which will be mentioned in the Deed of Sale executed by the Owner, through his constituted Attorney, in favour of the buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Land Owner and the Land Owner shall not be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Land Owner and/or his constituted Attorney shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers the proportionate share or Interest in the land only.

ix) The Developer shall not be entitled to claim any money from the Land Owner for the construction of the said building and also for Land Owner's allocation.

x) The Land Owner does hereby authorize and fully empower the Developer to prepare and to do all acts, deeds and things which will be necessary to be done by the Land Owner for construction of the building, upon the land described in the FIRST SCHEDULE hereunder written pursuant to this Agreement only and in that respect the LAND OWNER shall execute and register the necessary General Power of Attorney in favour of the Developer to do all the acts, deeds and things in respect of his disposal and

execution of the Deeds by the Developer for and on behalf of the Owner as his Attorney, but the right and power of disposal and execution of the Deed / s will be in respect of the Developer's Allocation only.

xi) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate in consensus, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide themselves by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996. It is to be mentioned here that in case of dissatisfaction and/or disagreeing by the Parties, they or any of them may seek any other relief from any Jurisdictional Court of Law for proper relief on the basis of any applicable Law/s in force.

xii) In case of natural calamity or change of the law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed the time will be extended by the parties on mutually agreed terms as aforesaid.

xiii) The Land Owner shall under no circumstances create any impediment or obstruction to the smooth construction of the building as per the building plan to be sanctioned by the Rajpur Sonarpur Municipality and render all possible co-operations but the Land Owner shall have access to the construction site for inspection of the progress of the work and in case of any untoward incident or violation of the terms of the Agreement, the Land Owner will become entitled to take necessary action for the same.

xiv) It is hereby agreed that the Developer is under the obligation to pay up-to-date all the dues and arrears, in respect of the property Rajpur Sonarpur Municipality tax and the Developer shall pay all rent, rates and taxes to the Concerned Authorities after taking the physical possession of the said land property and upon delivery of the possession of the

respective portion and/or portions after issuing Letter of Possession and/or executing Sale Deed and/or Deeds to the respective Owner and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the said proposed building will proportionately devolve upon the respective Owner/s. In the process if the Developer pays any excess amount to The Rajpur Sonarpur Municipality and/or any other Authority and/or Authorities concerned in course of construction of building on the said property in the name of the Land Owner, then the Developer shall be entitled to have the amount refunded by his own name and to enable that the Land Owner or his appointed or nominated person/s will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition.

xv) The Land Owner does hereby give license and permission to the Developer and/or his representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

xvi) The Land Owner or his appointed or nominated person/s will be under the obligation to sign and execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by the Rajpur Sonarpur Municipality or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and he shall hereby indemnify and keep indemnified the Land Owner from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owner.

xvii) If necessary, the Land Owner or his nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Govt. under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the

responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.

xviii) The Land Owner have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any other Firm or company other than this Developer and that he has not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

xix) The Land Owner have not done any act, deed, matter or thing whereby or by reason whereof, the Development of the said property may be prevented or affected in any manner whatsoever.

xx) The Land Owner have not received any notice from the Government nor from any local body or authority or body nor have any type of notice been served upon him.

xxi) Each and every document about or involving the said property will be prepared by the Advocate for the Developer and approved by the Land Owner himself or his Attorney or his Advocate. Each and every part of this Agreement should bear his respective Advocates' fees from their respective pocket / fund.

xxii) Simultaneously with the execution of this Agreement the Land Owner shall deliver all the original documents relating to the right, title, interest and possession of him in the said property and the Developer will grant proper receipt to that effect and the Land Owner undertakes to hand-over all such other original documents to the Developer. It is assured by the Land Owner that he will give marketable title to the said property relating to the Schedule below and in the event of any disputes over such property the Land Owner will resolve and settle the same at their own cost and expenses but if required the Developer will co-operate the Land Owner keeping himself within the jurisdiction of Law.

xxiii) The Developer and his men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on

the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper. And the Land Owner will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

xxiv) The Land Owner further undertake to execute a Power of Attorney in favour of the Developer simultaneously with the execution of this Agreement or afterwards when required conferring authority to dispose of the Developers' allocated portion in the said building by executing and registering Deeds of Sale in favour of intending buyers.

xxv) The amount realized by the sale proceeds of the Developers' allocation along with the proportionate land interest and common rights and facilities will be considered as consideration money and will get adjusted against the cost of construction of the building and also remuneration for preparation of plans, costs and fees for sanction of the same and other miscellaneous expenses incurred by the Developer (i.e., the same will be adjusted against his account).

xxvi) In case of death of any of the Parties under this Agreement, the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set-forth in the instant Agreement.

xxvii) The Developer shall indemnify and keep indemnified the Land Owner against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owner arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.

xxviii) The Developer shall be entitled to enter into separate contracts in its name with building contractors, architect and others for carrying out the said constructional work at her own risk and costs.

xxix) If any accident or mishaps occurs during the construction of the building, the Developer shall be solely liable for the same and in any circumstances; the Land Owner shall not have any liability.

xxx) If any Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT the piece and parcel of Land measuring about 04 (Four) Cottahs 07 (Seven) Chittacks and 12 (Twelve) Sq. Ft. along with asbestos shed structure measuring about 100 (One Hundred) Sq. Ft. standing thereon, lying and situate within the District: South 24-Parganas, Police Station = Sonarpur, Additional District Sub = Registrar Office at Sonarpur, J.L. No. 71, Re. Sa. No. 233, Touzi No. 251, 23 and 69, Mouza Jagaddal, appertaining to the C.S. and R.S. Khatian No. 1110, corresponding to L.R. Khatian No. 2100, comprised under C.S. and R.S. Dag No. 3068, corresponding to L.R. Dag No. 3093, within the jurisdiction of the Rajpur Sonarpur Municipality, under Ward No. 26, being Holding No. 30, Dr. B. C. Roy Road (Jagaddal), Kolkata -700151 and assessed under Assessment No. 1104302162080.

The property is butted & bounded by:

ON THE NORTH	: 08'-00" wide Common Passage;
ON THE SOUTH	: 30'-00" wide Dr. B.C. Roy Road;
ON THE EAST	: 08'-00" to 10'-00" wide Common Passage;
ON THE WEST	: Property of Paresh Chandra Das.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE LAND OWNERS' ALLOCATION)

The LAND OWNERS' ALLOCATION shall mean the Land Owner / First Party will be provided with 43% in the Residential Area only except the Car Parking

Space and Commercial Space which has been specifically mentioned below, out of the proposed (probably a G + IV storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, i.e.

- Residential Allocation:

- a) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the Northern Side of the First Floor,
- b) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the South - Western Side of the Second Floor,
- c) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the Northern Side of the Third Floor,
- d) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the South Eastern Side of the Third Floor AND
- e) 01 (One) Self Sufficient Residential Two Bed Room Flat, at the South - Western Side of the Fourth Floor ;

- Commercial Allocation:

01 (One) Shop Room, measuring about 70 (Seventy) Sq. Ft., Built Up Area, at the

- South Eastern Side of the Ground Floor;

- Car Parking Allocation:

01 (One) Roof Covered Car Parking Space, at the Northern (Back) Side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft.;

== TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump-sum refundable amount of Rs. 6,00,000/- (Rupees Six Lakh) only will be paid by the Developer to the Land Owner herein named out of which Rs. 3,00,000/- (Rupees Three Lakh) only will be paid at the time of execution of this Agreement and the balance

amount of Rs. 3,00,000/- (Rupees Three Lakh) only will be paid after completion of the Second Floor Roof Casting of the proposed building.

It is to be mentioned here that the said amount of Rs. 6,00,000/- (Rupees Six Lakh) only is refundable and the Land Owner herein named shall refund the said amount of Rs. 6,00,000/- (Rupees Six Lakh) only will be paid to the Developer, at the time of painting of Outside Wall of the proposed building and before handing over the possession of the Land Owner's Allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE DEVELOPERS' ALLOCATION)

The "DEVELOPER'S ALLOCATION" shall mean the remaining constructed area, to be constructed out of the proposed (probably a G + IV storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.

5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Lift, Lift Machine Room, Lift Lobby.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(GENERAL SPECIFICATION)

1. (A) Main R.C.C. structure will be designed by eminent Engineer/ L.B.S. and JSW / Ultratech / Lafarge / Nuvoco or quality I.S.I marked cement and Shyam Steel or quality I.S.I marked steel will be used. All outside brick work will be either 8" or 5" as per requirement of the elevation.
2. Doors: All door opening will be made as sanction plan and frame will be given of any wooden Log except the door of the Bath Room which shall be made of PVC Frame and Door. Section will be 4"x2.5". All doors will be commercial ply flush doors of required thickness. Bedroom doors will have bolt and the front door will consist of mortice lock, and eye hole.
3. Plaster: All walls shall be plastered with 1.6 cement mortar, ceiling with 1.4 cement mortar.
4. Flooring: Rooms are of Vitrified Tiles and skirting up to 0.1 mt. height.
5. Stair: Stairs are of marble flooring & skirting up to 0.1 mt. height.
6. Toilet: Flooring will be of Vitrified Tiles and Glazed Wall tiles will be provided upto 06' - 00" Height from Skirting.

7. Kitchen: Cooking Platforms-Black Stone (6'-0" x 21"), 18" steel sink and glazed tiles on wall up to 3'-0" above counter level, Vitrified Tiles on floor & skirting up to 0.1 mt. height.

8. Windows: All windows will be Aluminum sliding window with grill and all windows opening will be made as per sanction plan as per choice of L.B.S.

9. Paints: Walls-plaster and Wall Putty of Asian Paints / JK / Birla in bed rooms, D/D room, balcony, kitchen and toilet.

10. External Wall: The entire building shall be with water proof cement based paint.

11. Electrical: Concealed wiring (copper wire) with ISI mark.

Bed room: Two light points, one fan point, one 5 amp plug point, one A.C. Point in One Bed Room in each Flat.

Drawing/Dining: Two light points, one fan point, one 5 amp. Plug point and one Refrigerator Point.

Kitchen and toilet: One light point in each room, one Gyser point at one toilet only and one point for exhaust fan in kitchen.

Balcony: one light point and One Washing Machine Point.

Personal meters: Total cost will be paid by the flat owner as required.

The responsibility for installation of the main / common Electric Meter will be with the Developer i.e. the Second party herein but, the cost of the same shall be proportionately share / borne by the Occupiers / purchasers / Land Owner proportionately.

12. Sanitary & Plumbing fittings: Kitchen- one sink with bib cock. Toilet Commode with low down P.V.C. cistern, two bib cocks, one shower and one wash basin of matching size(white). W.C. - one commode with P.V.C. cistern, two bib cocks.

13. Roof: i) Over the R.C.C. roof slab neat cement finish on top.

ii) 0.9 meters height parapet wall plastered and painted on both sides shall be provided all around the roof slab.

13. Water Supply: i) Overhead reservoir will be provided at top as per design.

ii) Suitable electric pump will be installed for round the clock water supply.

14. Sewerage & drainage: Septic tank of suitable size, outlets from toilets shall be provided wherever necessary.

15. Extra work: In addition to the above items if one wants to provide additional item or wants to change the specifications of any item be allowed after getting the permission from the consulting engineer if he/she fulfils the following. An estimate for the additional work or the changed item shall be supplied by the builder the clients has to pay the total amount in advance to carry out these additional changed items and a separate agreement will be made on due course.

16. Compound: Compound will be paved required and shall be bound by boundary wall.

17. Common facilities: The building will have overhead water tank, pump and underground water reservoir of required capacity, common stair case and roof with light point, septic tank etc. excluding the total car parking space and its toilet at ground floor (if any).

Wherever it requires the common portions and/or passages will have net cement finishing.

The Land Owner and Purchaser/s shall remain liable to bear the separate Meter cost.

The Land Owner and Purchaser/s shall remain liable to bear the Transformer cost, if required.

If above mentioned Branded Materials are not available in the Market then any ISI Mark material will be provided for construction of the building.

:NOTE:

For any extra work other than the specifications the individuals have to bear the extra cost and / or difference of cost.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) *Jhamim Mondal*
Alipore, Police Court
Kol- 700027

Ashis Das

SIGNATURE OF THE LAND OWNER

(2) *Panne Ghosh*
510 - Late Santimay Ghosh
Sukanta Pally, P.O. Borah
Kol - 154

GLORIOUS CONSTRUCTION

Aruta Ghosh

Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Papais B
Advocate
Alipore Judges' Court,
Kolkata- 700027. G-1180/1550/2009 -

RECEIPT

RECEIVED from the Developer a sum of Rs.3,00,000/- (Rupees Three Lakh) only, as per the Memo below:-

MEMO OF CONSIDERATION

• Paid by cheque, being No. 275136,
dated 06.06.2022,
drawn on Indian Bank,
Boral Branch.

... Rs. 3,00,000/-

Total ...

Rs. 3,00,000/-

(Rupees Three Lakh) only

WITNESSES:

(1) Shamim Moulah
Alipore, Police Court
1401 - 700027

(2) Parul Ghosh
Sukanta Bally, P.O. Boral,
Kad - 154

Ashis Das

SIGNATURE OF THE LAND OWNER



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - ASHIS DAS

SIGNATURE *Ashis Das*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - DRUTA GHOSH

SIGNATURE *Druta Ghosh*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DRUTA GHOSH

AMAL DHAR

01/07/1984

Permanent Account Number

BQOPG4573M

Druta Ghosh
Signature



08042015

Druta Ghosh

Druta Ghosh

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लीडार्:
आयकर सेवा इकाई, एनएसडीएल
5वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-27218080, Fax: 91-20-27218081
e-mail: tininfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



ড্রুতা ঘোষ
Druta Ghosh
জন্মতারিখ/ DOB: 01/01/1985
মহিলা / FEMALE



8107 6928 2265

আমার আধার, আমার পরিচয়

Druta Ghosh

Druta Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

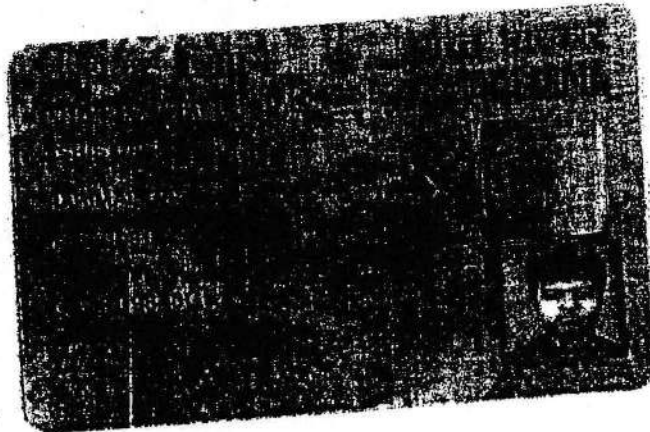
ওয়াই/ও: পার্থ ঘোষ, সুকান্ত
পল্লী, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700154

Address:

W/O: Partha Ghosh, SUKANTA
PALLY, Rajpur Sonarpur(m),
South 24 Parganas,
West Bengal - 700154

8107 6928 2265

MEERA AADHAAR. MERI PEHACHAN



Ashis Das

Ashis Das



আশিস দাস
Ashis Das
পিতা : পরিমল দাস
Father : PARIMAL DAS

জন্মতারিখ/DOB: 04/09/1981
পুরুষ / Male



6733 1089 6619

আধার - সাধারণ মানুষের অধিকার



আধার
ঠিকানা: /: পরিমল দাস
ডাঃ বি.সি রায় রোড
হাজপুর সোনারপুর (এম), দক্ষিণ জগদল
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Parimal Das,
DR.B.C ROY ROAD -Rajpur
Sonarpur (M), Dakshin
Jagaddal, South 24
Parganas, West Bengal,
700151

6733 1089 6619

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ashis Das

Ashis Das

Major Information of the Deed

Deed No :	I-1603-08547/2022	Date of Registration	06/06/2022
Query No / Year	1603-2001567201/2022	Office where deed is registered	
Query Date	26/05/2022 1:52:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, KOLKATA,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330089897, 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 : 3,00,000/-]	
Set Forth value		Market Value	
Rs. 1,30,000/-		Rs. 40,38,753/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 3,053/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 26, Holding No:30 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3093 (RS :-)	LR-2100	Bastu	Bastu	4 Katha 7 Chatak 12 Sq Ft	1,00,000/-	40,08,753/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					7.3494Dec	1,00,000 /-	40,08,753 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

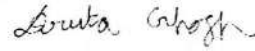
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHIS DAS Son of Mr PARIMAL DAS Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office			
	06/06/2022	LTI 06/06/2022	06/06/2022	
DR B C ROY RIAD RAJOUR SONARPUR MUNICIPALITY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GLORIOUS CONSTRUCTION SUKANTA PALLY, BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: BQxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs DRUTA GHOSH (Presentant) Wife of Mr PARTHA GHOSH Date of Execution - 06/06/2022 , , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: Office			
	Jun 6 2022 2:24PM	LTI 06/06/2022	06/06/2022	
SUKANTA PALLY, BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx3M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GLORIOUS CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	06/06/2022	06/06/2022	06/06/2022
Identifier Of Mr ASHIS DAS, Mrs DRUTA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHIS DAS	GLORIOUS CONSTRUCTION-7.34938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHIS DAS	GLORIOUS CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 26, Holding No:30 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3093, LR Khatian No:- 2100	Owner:আশীষ দাস, Gurdian:পরিমল দাস, Address:নিজ , Classification:বাস্তু, Area:0.12000000 Acre,	Mr ASHIS DAS

On 06-06-2022

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

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

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

Presented for registration at 11:04 hrs on 06-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs DRUTA GHOSH .

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 40,38,753/-

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

Execution is admitted on 06/06/2022 by Mr ASHIS DAS, Son of Mr PARIMAL DAS, DR B C ROY RIAD RAJOUR SONARPUR MUNICIPALITY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business

Indetified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-06-2022 by Mrs DRUTA GHOSH, SOLE PROPRIETOR, GLORIOUS CONSTRUCTION (Sole Proprietorship), SUKANTA PALLY, BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2022 7:56PM with Govt. Ref. No: 192022230043167271 on 05-06-2022, Amount Rs: 3,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2749688480 on 05-06-2022, 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 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 654391, Amount: Rs.1,000/-, Date of Purchase: 31/05/2022, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2022 7:56PM with Govt. Ref. No: 192022230043167271 on 05-06-2022, Amount Rs: 6,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2749688480 on 05-06-2022, 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 1603-2022, Page from 301456 to 301493
being No 160308547 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.06.06 16:40:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/06 04:40:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

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