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I-359/2024

भारतीय गैर न्यायिक

पचास
रुपये
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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 713341

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

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District Sub-Register-II
Alipore, South 24-Parganas

9 JAN 2024

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY made this 3rd day of January, 2024 (Two Thousand Twenty four)

BETWEEN :

(1) **SMT NILIMA NASKAR** (PAN-CBHPN4668M) (Aadhaar No.5746 4272 9287), daughter of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Housewife, (2) **SMT BASANTI MONDAL** (PAN-FYFPM3475P) (Aadhaar No.8023 1097 9840), daughter of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Housewife (3) **SRI SHAMBHUNATH SAPUI** (PAN-DLBPS4576Q) (Aadhaar No.7260 6021 4180), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (4) **SRI SUNDAR SANPUI** (PAN-CBKPS8124A) (Aadhaar No.7726 3508 3789), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (5) **SRI SUSHIL SAPUI** (PAN-CAQPS1130M) (Aadhaar No.6941 6075 5600), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (6) **SRI SUNIL SAPUI** (PAN-CGYPS4113C) (Aadhaar No.9987 1560 0930), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (7) **SRI SUBHASH SAPUI** (PAN-CCDRS1605Q) (Aadhaar No.8394 7653 3876), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (8) **SMT REBA DAS** (PAN-CLNPD6100Q) (Aadhaar No.2788 6979 7594), daughter of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Housewife; all are residing at 360, Putiary Banerjee Para P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South) hereinafter referred to as the **OWNERS/VENDORS**

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/s. SHIVAM CONSTRUCTION - A Proprietorship business having its registered office at P-230, Banerjee Para Road, Post Office Paschim Putiary, Kolkata 700 041 under Police Station Thakurpukur now Haridevpur; represented by its sole Proprietor, **SRI RAJAT SEKHAR HAOLADAR** (PAN:ABPPH1798A) son of Late Dakshina Ranjan Haolader, by faith Hindu, by occupation Business, residing at P-230, Banerjee Para Road, Post Office Paschim Putiary, Kolkata 700 041, under Police Station Thakurpukur now Haridevpur; hereinafter called and referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context to be deemed to mean and include its/his respective legal heirs, successors, executors, administrators, legal representatives, assigns and/or successors - in - office etc.) of the **OTHER PART.**

WHEREAS by virtue of a **Deed of Partition** which was executed by and between Sri Krishna Chandra Sanpui and his brother Sri Keshab Chandra Sanpui and said Deed was registered on 7th day of October, 1988 and recorded in the office of the District Registrar of Alipore Sadar, 24-Parganas and recorded in Book No. I, **Being No. 11706** for the year 1988 and by

virtue of the said Registered Deed of Partition, said Sri Krishna Chandra Sanpui after being the lawful and absolute owner of **ALL THAT** demarcated piece and parcel of Bastu land measuring more or less **12Cottah-08Chittak-21Sq.Ft** comprised in Pargana Magura, Dag No.63 & 64 corresponding Khatian No.152 under Mouza Paschim Putiary, J.L. No. 26, Touzi No.18, Revenue Survey No.275 within Police Station Thakurpukur presently Haridevpur, in the District of 24 Parganas (South), District and Additional Sub Registration Office at Alipore and Behala being old Premises No. 12, Putiary Banerjee Para Road under Ward No.115 of Kolkata Municipal Corporation, Kolkata 700041, District South 24-Parganas; more fully and particularly described and comprised in the **FIRST SCHEDULE** as aforesaid.

AND WHEREAS subsequently said Sri Krishna Chandra Sanpui after being the absolute and lawful owner, fully seized and possessed of the **ALL THAT** demarcated piece and parcel of Bastu land measuring more or less **12Cottah-08Chittak-21Sq.Ft** (larger property) under Pargana Magura, comprised in Dag No.63 & 64 corresponding Khatian No.152 under Mouza Paschim Putiary, J.L. No.26, Touzi No.18, Revenue Survey No.275 within Police Station Behala, then Thakurpukur presently Haridevpur, in the District of 24 Parganas (South), District and Additional Sub Registration Office at Alipore and Behala being old Premises No. 12, Putiary Banerjee Para Road under Ward No.115 of Kolkata Municipal Corporation, Kolkata 700041,

District South 24-Parganas; without any let, hindrances, interruption or disturbances from any corner or from any person/s and during his lifetime, some parts and portions from the said property was gifted and conveyed in deeds by different piece and parcel (plot-wise) by him in different deeds and indentures like in favour of his own family members and balance or remaining land out of the larger property, he has owned and enjoyed otherwise seized and possessed of the **ALL THAT** piece and parcel of Bastu land measuring more or less **03Cottah-04Chittak-38Sq.Ft** comprised in Pargana Magura, Dag No.63 & 64 corresponding Khatian No.152 under Mouza Paschim Putiary, J.L. No. 26, Touzi No.18, Revenue Survey No.275 within Police Station Thakurpukur presently Haridevpur, in the District of 24 Parganas (South), District and Additional Sub Registration Office at Alipore and Behala being old Premises No. 12, Putiary Banerjee Para Road under Ward No.115 of Kolkata Municipal Corporation, Kolkata 700041, District South 24-Parganas and mutated his name as owner and said land with structure known and numbered as **Municipal Premises No.360, Putiary Banerjee Para Road, Kolkata 700 041** and paying taxes regularly vide Assessee No. 41-115-10-0358-1 (morefully and particularly detailed and described in **FIRST SCHEDULE** mentioned hereunder written).

AND WHEREAS being fully seized and possessed, during enjoyment of aforesaid property of **ALL THAT** piece and parcel of Bastu land with R.T shed structure measuring more or less **03Cottah-04Chittak-38Sq.Ft** being

Municipal Premises No.360, Putiary Banerjee Para Road, Kolkata 700 041 under Ward No.115 of Kolkata Municipal Corporation within Police Station Thakurpukur now Haridevpur Kolkata 700041, District South 24-Parganas said Sri Krishna Chandra Sapui died intestate on 10-07-2014 at Kolkata leaving behind her widow Smt Renubala Sapui and their sons and daughter as his legal heirs and successors as aforesaid.

AND WHEREAS subsequently Smt Renubala Sapui, widow of Late Krishna Chandra Sapui also died intestate 01-02-2019 leaving behind her all sons and daughter namely Smt Nilima Naskar, Smt Basanti Mondal, Sri Shambhunath Sapui, Sri Sundar Sanpui, Sri Sushil Sapui, Sri Sunil Sapui, Sri Subhash Sapui and Smt Reba Das (all are Present Owner herein) as her only legal heirs and successors as per Hindu Succession Act, 1956.

AND WHEREAS for better utilization of the property as aforesaid, Smt Nilima Naskar, Smt Basanti Mondal, Sri Shambhunath Sapui, Sri Sundar Sanpui, Sri Sushil Sapui, Sri Sunil Sapui, Sri Subhash Sapui and Smt Reba Das has approached the Developer herein for development of the 'said premises' as and by way of construction of a new Ground plus Three (G+III) storied building in the said premises and in the matter of such development work the Owners and the Developer made negotiations between themselves from time to time

AND WHEREAS relying on the representations made by the said Smt Nilima Naskar, Smt Basanti Mondal, Sri Shambhunath Sapui, Sri Sundar Sanpui, Sri Sushil Sapui, Sri Sunil Sapui, Sri Subhash Sapui and Smt Reba Das in regard to title and ownership over the aforesaid property and believing the same to be true and correct the Developer has agreed to undertake the development work of the said premises on the certain terms and conditions.

AND WHEREAS relying on the representations made by the present owners herein in regard to ownership over the aforesaid property and believing the same to be true and correct the Developer have agreed to continue the development work of the 'said premises' on the terms conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE 1-DEFINITION

In this Agreement unless inconsistent with or repugnant to the subject or context:-

1. **THE SAID PROPERTY** shall mean **ALL THAT** piece and parcel of Bastu land measuring more or less **03Cottah-04Chittak-38Sq.Ft** with R.T Shed structure comprised in Pargana Magura, Dag No.63 & 64 corresponding Khatian No.152 under Mouza Paschim Putiary, J.L. No. 26,

Touzi No.18, Revenue Survey No.275 within Police Station Thakurpukur presently Haridevpur, in the District of 24 Parganas (South), District and Additional Sub Registration Office at Alipore and Behala being Municipal **Premises No. 360, Putiary Banerjee Para Road** under Ward No.115 of Kolkata Municipal Corporation, Kolkata 700041, District South 24-Parganas, (Mailing Address: 12, Putiary Banerjee Para Road) vide **Assessee No. 41-115-10-0358-1**; which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

2. **PROPOSED BUILDING** shall mean the G+III storied Residential Building to be constructed on the said property by the Developer as per the building plan to be sanctioned by Kolkata Municipal Corporation intended for enjoyment of the said proposed new building or portion or apartments thereof.

3. **SAID UNIT** shall mean and include the Flats/Shops/Garages and other constructed saleable spaces.

4. **SAID PLAN** shall mean and include the building plan to be sanctioned by the Kolkata Municipal Corporation for construction of the said building and/or the revised and/or modified and/or other plans as may hereafter be sanctioned by the Kolkata Municipal Corporation and other appropriate authorities and/or department.

5. **COMMON FACILITIES** shall mean and include roof corridors, stair cases, passage way and other facilities including water pump room spaces,

water reservoir, electric room if any, generator room (if provided) and common toilet required for maintenance and/or management of the building intended for the common use by occupiers of the units.

6. **ROOF** shall mean and include the roof of the said building on the top of the terrace.

7. **COMMON PROPORTIONATE EXPENSES** whereby any expenses or costs are mentioned to be borne or paid proportionately by the Purchasers then the portion of the whole amount payable by the Purchasers shall be in proportion to the area of the respective units of the several purchasers respectively.

8. **COMMON PURPOSE** shall mean and include the purpose of maintaining the said building and in particular the common parts as also meting of the common expenses and matters relating to the mutual rights and obligations of the purchasers and the common use and enjoyment thereof.

9. **UNDIVIDED SHARE** shall mean the undivided proportionate variable impartible share or interest in the said landed property underneath the building to be constructed as also the common parts to be determined by the Developer at its absolute discretion taking into account total area to comprise in the said unit agreed to be acquired by the Purchasers in relation to the total area of the said building.

10. **SUPER BUILT UP SPACE** shall mean the aggregate area comprised in the space in the building or buildings available for independent use and occupation together with the space required for corridors, roof, walls, rooms, staircases, and other common area in the building.
11. **AGREEMENT TO SELL** shall mean and include the agreement to be made between the Developers and intending Purchaser(s)/Buyer(s) for transfer of undivided proportionate, impartiable share and/or interest in the said property with units, common parts and facilities.
12. **BUILDING PLAN** shall mean the building plan for G+3 storied residential building to be sanctioned by the Kolkata Municipal Corporation and shall include all amendments and/or modifications thereon as may be made by consent of the parties hereto subject to the Rules and Regulations of the Kolkata Municipal Corporation.
13. **OWNER' ALLOCATION** shall mean 05 (Five) Nos of Commercial Shop measuring 70 Sq.Ft. built-up area Each on the Ground Floor and 03 (Three) Nos. of complete self-contained Residential Flats measuring 600 Sq.Ft. super built-up areas on the Ground Floor, Second Floor and Third Floor (and all Flats will be on the Back Side of each Floor) of the said multi storied building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation and the proportionate undivided share in the land comprised in the said Premises and also the common areas and common facilities and liabilities as well as all the Purchaser/s.

14. **DEVELOPER'S ALLOCATION** shall mean remaining constructed areas (save and except the Owners Allocation) of the proposed building of the total space (save and except common areas) and the proportionate undivided share in the land comprised in the said Premises and also the common areas.

15. **EFFECT:** This Agreement shall come into effect on execution of this Agreement.

16. **VALIDITY:** This Agreement shall remain valid from the execution hereof which time the proposed building shall be constructed by the Developer as per the sanctioned building plan by the Kolkata Municipal Corporation also when the Owner' Allocation and the Developer's Allocation shall be allotted in the respective manner within this stipulated time and after completion of registration for entire Developers Allocation also.

ARTICLE:II- RIGHT, TITLES AND INDEMNITIES

1. That the Owners shall immediately hand over all original copy of legal documents relating to the title of the land to the Developer to undertake searching and help in acquiring soil test and other such relevant papers.

2. The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the said property and every part thereof.

3. That the Owners hereby declare that the said property is free from all encumbrances and is not charged and/or mortgaged nor there is any lien on the said property nor the said property is charged for payment of any dues and/or bodies or any creditors and the property is free from all encumbrances whatsoever. If however at a later stage, any discrepancies arise in the title of the land, the Developer shall be at liberty to forthwith stop construction and the Owners will be liable to compensate the Developer to the extent expenses have been incurred or are due. The Developer shall also take such legal steps against the Owner as they may deem fit and proper.

4. The Owners agrees to keep the Developer indemnified against any claim or demand in respect of the said property.

5. The Owners declare that there are no proceedings initiated and pending by the Kolkata Municipal Corporation or any other authorities regarding the construction to be constructed.

6. The Owners declare that the said property is not subject to any order or acquisition or requisition nor any part of the property is subject to road alignment.

7. The Owners declare that there is no existing agreement regarding the development or sale of the said property and that all other agreement if any prior to this agreement have been cancelled and are being suppressed by this agreement and the Owners agree to indemnify and

keep indemnified the Developer against any or all claims made by any third party in respect of the said property herein under for which Developer is agreed to compensate in its own way.

8. That if for reasons as aforesaid for which Developer is no way responsible for the construction of the building is stopped, it will be the liability of the Owners to repay the Developer to the extent expenditures/ advances have been made along with suitable compensation for the loss and goodwill suffered by Developer.

ARTICLES: III-

CONSTRUCTION, SPACE ALLOCATION AND CONSTITUTED ATTORNEY

1. On the mutual consent of the Owners and Developer, the Developer has agreed to undertake continuation of development of the said property by raising and constructing multi storied new residential building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Kolkata Municipal Corporation and other requisite authorities and after completion of the construction of the proposed new building the Developer shall be entitled to dispose off entire proposed building excepting the Owner' allocation as aforesaid of the constructed area to be constructed in any manner he may choose the built up flats, apartments and spaces to any intending Purchaser/s hereof as may be chosen and selected by the Developer.

2. The Owners shall be liable to deliver possession of the said property to the Developer to demolish the same for construction of the proposed new building as per building plan to be sanctioned by the Kolkata Municipal Corporation. The Owners shall not have any claim on the salvage materials if any after demolition.

3. Upon construction of the building as aforesaid the Developer shall be entitled to take over its allotted portion including common areas and common facilities and Owners shall be entitled to take over their allotted portion including common areas and common facilities.

4. In pursuance of the aforesaid the Owners nominate, constitute, appoint and authorize the Developer to develop the said property by constructing a new multi storied residential building.

5. That the Owners shall not be liable to contribute any amount to the Developer for the development of the said land and entire cost/expenditure of the development shall be arranged by the Developer at its own cost and for the said purpose the Developer shall be entitled to enter into agreement with the intending Buyers/Purchasers of undivided proportionate indivisible share of land with construction by the Developer and accordingly shall be entitled to take and/or receive any advance in respect of the construction of the building with regard to Developer's allocation.

6. That the Developer shall be entitled to make advertisements hang up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of its allotted portion in the said premises to be constructed without in any way prejudicing the interest of the Owners.

7. The Owners shall be exclusively entitled to the Owner' allocation jointly with exclusive right to transfer, alienate or otherwise deal with or dispose off the same and the Developer shall not have any right claim or interest whatsoever therein or any part thereof and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Owner's allocation subject to what is provided in this Agreement.

8. The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with or dispose off the same and the Owners shall not have any right claim or interest whatsoever therein or any part thereof and the Owner shall not in anyway interfere with or disturb the quiet and peaceful possession and enjoyment of the Developer's allocation subject to what is provided in this agreement.

9. That the Owners hereby nominate and appoint the Developer to develop the said property in accordance with building plan sanctioned by the Kolkata Municipal Corporation after demolishing the existing structure.

10. That the Owners agrees to sign and execute from time to time plans, applications for layouts, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned.
11. That the Owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the municipal law or building rule and scheme of construction of the said multi storied residential building.
12. That the Owners shall be liable to pay all Municipal Taxes and other outgoing expenses in respect of the said property till the date of handing over the possession. The Developer will be liable to pay all Municipal Taxes and other outgoing expenses in respect of the said Premises from the date of possession up to the completion of the project as per this agreement in ratio of the proportionate share in the said property.
13. That the Developer shall be authorized by the Owner to apply to the Electric Connection, Water, Sewerage, and Telephone Connection and to do all such acts and deeds as the Developer may deem fit and necessary for the efficient and speedy completion of the development project.
14. That the Owners shall not be entitled to raise any objection to the any acts, amalgamation with adjacent property or the deeds done by the Developer for the speedy development and construction work and also not be entitled to object to the Developer to arrange building loan for the

intending Buyers on the basis of Developer's allotted portion and the Owner shall agree to execute any further documents and/or issue letter of confirmation of Sale and/or agreement for sale whenever to be required by the Developer at any time during the completion of the scheme.

15. That the nature of the construction will be made as per standard construction norms prevailing in the market.

16. That the second party shall be entitled to arrange for any necessary funds from any financial institutions and/or Nationalized Bank and/or Private Financers for completion of the said building with mortgaging the his exclusive allocation and for which the Owner will not be liable in any way.

17. That if differences and disputes arising out of and relating to any matter herein is not settled at an amicable solution the same shall be solved amicably by joint sittings, failing which the matter will be referred to Arbitration or any competent Court.

18. That the Developer shall complete the project within 24 (Twenty-Four) months from the date of building Sanction Plan issued by KMC subject to all legal and other formalities being completed and subject to Force Majeure circumstances within the meaning of the term.

19. That the term Force Majeure shall include, Fire, Flood, Earthquake, Storm, Riot and other Act of God, Pandemic and/or similar circumstances beyond the control of the Developer.

20. That as specified and referred by land Owner building will be of planned structure but totally subject to approval by the concerned authorities.

21. That after completion of construction of the building the Developer shall handover the Owner Allocation to the Owner herein in terms of this Development Agreement and also issue Possession Letter to that effect.

22. That this Development Agreement is being made on the express understanding that the Developer would comply with and/or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be borne by the Developer.

23. That the Owner hereby undertakes to keep the Developer indemnified against all claims, demand, suit or proceedings of any third party in connection with the said Premises against any act or deed on the part of the present Owner herein.

24. That roof of the proposed building shall always be treated as common amongst the all occupiers.

25. That the parties hereto have entered into this agreement purely on construction basis and nothing partnership basis and nothing contained herein shall be deemed to be construed as Partnership between the parties.

26. That the Owners herein namely (1) **SMT NILIMA NASKAR** (PAN-CBHPN4668M) (Aadhaar No.5746 4272 9287), daughter of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Housewife, (2) **SMT BASANTI MONDAL** (PAN-FYFPM3475P) (Aadhaar No.8023 1097 9840), daughter of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Housewife (3) **SRI SHAMBHUNATH SAPUI** (PAN-DLBPS4576Q) (Aadhaar No.7260 6021 4180), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (4) **SRI SUNDAR SANPUI** (PAN-CBKPS8124A) (Aadhaar No.7726 3508 3789), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (5) **SRI SUSHIL SAPUI** (PAN-CAQPS1130M) (Aadhaar No.6941 6075 5600), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (6) **SRI SUNIL SAPUI** (PAN-CGYPS4113C) (Aadhaar No.9987 1560 0930), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (7) **SRI SUBHASH SAPUI** (PAN-CCDRS1605Q) (Aadhaar No.8394 7653 3876), son of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Service (8) **SMT REBA DAS** (PAN-CLNPD6100Q) (Aadhaar No.2788 6979 7594), daughter of Late Krishna Chandra Sanpui by faith Hindu, by Nationality Indian, by occupation Housewife; all are residing at 360, Putiary Banerjee Para P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24

Parganas (South) as their true and Lawful **Attorney** to do the following acts, for and on their behalf with regard to Development of the Schedule below property:-

- a. To sign and sell the Developer's Allocation or any further Development of the property in accordance with the B.S. Plan to be sanctioned by the Kolkata Municipal Corporation to any intending Purchaser or Purchaser/s and also receive the Advance/ Earnest/ Booking Money or full or final consideration money there from and to issue money receipt to that effect.
- b. To represent the Owners in any of the Courts or Tribunals, Registration Offices, KMC/KMDA Offices, BL&LRO, Revenue Offices, Police Departments and Police Stations or any other relevant office or offices, before any authority/authorities or society or body or corporate or other person for any purpose concerning the said property.
- c. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money of the Developer's allocation or share and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
- d. To sign, execute and present any such deed/deeds of conveyance, and/or gift and/or mortgage for registration in respect of the flats

under Developer's allocation in accordance with the building plan is sanctioned by the Kolkata Municipal Corporation in favour of the purchaser/ purchasers or their nominees or assignees.

- e. To sign, execute, enter, into, modify, cancel, after, draw, approve, present for registration and admit, execution of all papers, deeds of conveyance, Declarations and documents relating to the Developer's Allocation as may be required for fully and effectually transferring and conveying the said property as the Owners can do, if the Owners personally present.
- f. To appear before any Notary Public, Registrar of Assurances, District Registrar, Addl. District Sub-Registrar, Metropolitan Magistrate, and/or any other authorities and to acknowledge and present for registration and register and have registered and perfected all deeds, documents, instruments and writings executed signed or made by virtue of hereof in respect of Developer's allocation.
- g. To ask, demand, sue for, recover and receive of and from all and every person or persons, body or bodies (politics or corporate) court of authority including Govt. and/or local bodies whomsoever concerned all and/or every sum or sums of considerations, construction costs, deposits, electricity charges,

- maintenance charges and/or at any other money or moneys which shall belong to or become payable in respect of the said property.
- h. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or in any way relating to or concerning the Premises and also if thought fit to compromise, refer to Arbitration, abandon, submit to judgment or become non suited in any such actions or proceedings as aforesaid before any court of law.
- i. To sign, declare and/or affirm any complaints, written statements, petitions, Declarations, consent petitions, affidavits, vakalatnama, warrant of attorney, memorandum of appeals or any documents and papers in any proceedings in any way concerning or relating to the said property and to adduce evidence.
- j. To retain and employ solicitors, Advocates, Architects, Engineers, Surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Authority in terms hereof and to terminate their appointment.
- k. To have prepared and sanctioned by the Municipality the building plans as may be required and also to have the same modified and/or altered by the Municipality and/or other authorities and in connection therewith, to make, sign, execute and submit

necessary plans forms, applications, declarations, original deeds including title deeds, documents and give undertakings, pay fees, obtain and receive sanctions.

- l. To sign and to submit all plans, papers, applications and documents for having the sanction, separation, mutation and /or amalgamation effected to in all public records and with all authorities and/or persons, including the KMC in respect of the premises, and if necessary, to deal with such authority and authorities in any manner, to have such superstitution, and/or mutation effected to thereof.
- m. To declare, affirm, sign and execute all papers, documents, affidavits, declarations relating to the title of the premises.
- n. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings including arbitration proceedings and demands, touching and presentation or any of the matters aforesaid or any other matters relating to the Premises or any part thereof and also if found with the compromise, refer to Registration or Arbitration, abandon, submit to judgment or became non suited in any such action or processing as aforesaid before any Court Civil, Criminal or Revenue, including Rent Controller or any appropriate Court or Tribunals or Registration

Offices and including those against the claimant, caretaker and local people.

- o. To adduce evidence for and on behalf of the Owners in any court of law with regard to the said Premises as well as FIRST SCHEDULE.

ARTICLE IV: - OWNER'S OBLIGATION

The Owners hereby agree and covenant with the Developer as follows:-

1. Not to cause any interference or hindrance in the construction of the said Building by the Developer. If hindrance made by Owners at any stage during construction of building, then the delay/ additional expenses incurred will be borne by the Owners.
2. Not to do any act, deed or thing where by the Developer is prevented from selling, assigning, disposing off, transfer or alienating any portion in the Developer's Allocation in the said Premises, but Owners have every right to act deed or thing in their exclusive Allocation.
3. To sign and apply all deeds, papers and documents and render all assistance as may be required by the Developer from time to time.
4. In case of death of the any of the present owner herein the all the successors and beneficiaries shall be bound to abide the terms and conditions of this Development Agreement.

ARTICLE -V: DEVELOPER'S OBLIGATION

1. To complete the construction and erection of the said building within 24 (Twenty-Four) months from date of building Plan issued by KMC.
2. Not to violate or contravene any of the provisions or rules applicable for the construction of the said building as framed by the Kolkata Municipal Corporation or any other authorities.
3. The Developer shall be entitled to enter into any Agreement and transfer its own share/allocation to any Purchaser/s for Residential purpose and to receive and collect all moneys in respect thereof which shall absolutely belong to the Developer and it is here to expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the Developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners.
4. It shall be the responsibility of the Developer to further submit Building Plan for alteration or any deviation to the Kolkata Municipal Corporation pursue, follow up and get the plan sanctioned entirely at its cost and expenses.
5. The Developer shall appoint LBS or Contractors or Engineer or Architect of its choice for the said building at its cost and expenses and

shall work in co-ordination with the architect as to the quality of the materials and adherence to the specifications.

6. If the Developer shall in spite of its best endeavors be unable to complete the said building in all respect so as to be fit for occupation within 24 (Twenty-Four) months from date of Sanction Plan or deviation/s or any Building Rules from Kolkata Municipal Corporation for the reasons of Force Majeure circumstances the Developer shall be entitled to such extension of time as may be reasonable necessary to complete the same in all respect.

7. The Developer shall be solely liable for any incident took place during construction of the multi storied building and the Owners shall not be liable to that effect.

ARTICLE VI: COMMON FACILITIES

As from the date of possession of the respective allocation the parties hereto shall also be responsible to pay and bear the service charges for the common facilities in the building in proportion to their respective allocation, management of common facilities renovation replacement, repairs, maintenance of all common appliances.

ARTICLE VII- MISCELLANEOUS

1. The name of the building shall be as determined by the Developer as suitable.

2. All Courts within the jurisdiction of the City Civil Court, Calcutta shall entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE-ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less 03Cottah-04Chittak-38Sq.Ft with 100 Sq.Ft Tile Shed structure comprised in Pargana Magura, Dag No.63 & 64 corresponding Khatian No.152 under Mouza Paschim Putiary, J.L. No. 26, Touzi No.18, Revenue Survey No.275 within Police Station Thakurpukur presently Haridevpur, District and Additional Sub Registration Office at Alipore and Behala being Municipal **Premises No.360, Putiary Banerjee Para Road** under Ward No.115 of Kolkata Municipal Corporation, Kolkata 700041, District South 24-Parganas, (Mailing Address: 12, Putiary Banerjee Para Road) vide **Assessee No.41-115-10-0358-1**;The said property is butted and bounded as per following :-

ON THE NORTH : By 20 Ft wide KMC Road;
ON THE SOUTH : By Others Building;
ON THE EAST : By Others Building;
ON THE WEST : By 8 Ft wide KMC Road.

Zone: (2) Property Located from Karunamoyee More to Jadunath Ukil Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Part-I

(OWNER'S ALLOCATION)

OWNER'S ALLOCATION shall mean 05 (Five) Nos of Commercial Shop measuring 70 Sq.Ft. built-up area Each on the Ground Floor and 03 (Three) Nos. of complete self-contained Residential Flats measuring 600 Sq.Ft. super built-up areas on the Ground Floor, Second Floor and Third Floor (and all Flats will be on the Back Side of each Floor) of the said multi storied building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation and the proportionate undivided share and common portions and Facilities in the land comprised in the said Premises and also the common areas and common facilities and liabilities of the Premises.

PART - 'II'

(Description of **Developer's Allocations**

in the new Building after construction)

ALL THAT remaining constructed area (save and except Owners Allocation) of the proposed Ground plus Three (**G+III**) storied Residential Building as would be constructed at the said premises as mentioned in **FIRST SCHEDULE** hereinabove together with right of use and easement over all common parts/portions therein as fully described in the **THIRD SCHEDULE** hereunder excluding and or **save and except** the area

allocated as to Owner as Owner' Allocations as mentioned in **Part-'I'** of **SECOND SCHEDULE** herein above.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Common Parts - Common of the Co-Owner of the said Building)

- (1) Staircase having lighting fixture & windows fitted with glass and Common iron grills, M.S. railing from Ground floor to Top floor.
- (2) Water Pump, water (semi underground) reservoir, overhead water tank and distribution pipes to different flats and from reservoir to the tank.
- (3) Septic tank, Soak pit, Water sewerage, evacuation pipes from the flats to drains and sewers common to the building.
- (4) The open space, paths in the building.
- (5) General lighting of the Common portions as would be installed.
- (6) Top floor/ Ultimate Roof of the building for maintenance of water reservoir and installation of T.V. Dish Antenna etc.
- (7) Concealed electrical wiring from Ground floor to the Top Floor respectively and switches of electric points.

- (8) Boundary wall, gate to such wall in the building.
- (9) Roof over the Top Floor of the building, No construction is entertained on the Common Roof, Common use of the Owner and Purchaser/s (including use for personal ceremonial functions).

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Specifications of Construction)

FOUNDATION : R.C.C. Pocket / Strip/Raft foundation.

STRUCTURE : R.C.C. framed building with column and beams.

SUPER STRUCTURE : 250/200 mm external brick walls 125/75 mm internal brick walls.

DOORS : Seasoned and treated termite proof plywood flush door with good quality wooden frames and locks.

WINDOWS : Aluminum windows with sheet glasses. Box Grill of Square Bar installed in Outer Part of Window/s.

FLOORING: Marble Slab/Chowka Flooring.

BATH ROOMS: Marble Chowka/Anti-Skidded tiles flooring and wall tiles upto 6½ Ft. height, Geyser point, Hot and Cold water pipes, Eesco/ISI quality C.P. fixtures and porcelain/PVC sanitary wares.

KITCHEN : Marble Chowka flooring, Granite cooking platform with Stainless steel Sink, Vitrified/Ceramic wall tile upto 3 ½ Ft. above Cooking Slab/Platform.

ELECTRICAL : CESC main meter to be installed by the Developer. Owner/Purchaser has to apply and at his expense sub-meters in respective names can be installed, otherwise copper fireproof wiring in concealed conditions with ISI branded Switches.

INTERNAL FINISH : Wall Putty finishes on walls and ceilings.

WATER SUPPLY: KMC Water Supply with under-water monoblock pump and motor stored in reservoir. 2 X 500 Ltrs Patton 4 Layer Overhead Tank installed.

EXTRA WORK: If any type of Collapsible Gate is required at Main entrance door, the cost will have to be borne by the Land Owner/Purchasers.

No Extra work in the Flat would be carried out by the Developer in any circumstances. In the event such work is to be carried out, then in such event the Owner or Purchaser/s shall bear all costs and expenses thereof.

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SMT NILIMA NASKAR

Signature :



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SMT BASANTI MONDAL

Signature :



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SRI SHAMBHUNATH SAPUI

Signature :

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SRI SUNDAR SANPUI

Signature :



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SRI SUSHIL SAPUI

Signature :



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SRI SUNIL SAPUI

Signature :

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SRI SUBHASH SAPUI

Signature :



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OWNER : SMT REBA DAS

Signature :



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

DEVELOPER : SRI RAJAT SEKHAR HAOLADAR

Signature :



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



192023240329844368

GRN Details

GRN: 192023240329844368 Payment Mode: SBI Epay
GRN Date: 29/12/2023 09:20:08 Bank/Gateway: SBlePay Payment Gateway
BRN : 5358613278117 BRN Date: 29/12/2023 09:20:45
Gateway Ref ID: 336309307595 Method: State Bank of India UPI
GRIPS Payment ID: 291220232032984435 Payment Init. Date: 29/12/2023 09:20:08
Payment Status: Successful Payment Ref. No: 2003150402/1/2023
[Query No*.Query Year]

Depositor Details

Depositor's Name: Mr ABHISHEK HAOLADER
Address: KOLKATA
Mobile: 9830429001
EMail: mailbox.advocate@gmail.com
Period From (dd/mm/yyyy): 29/12/2023
Period To (dd/mm/yyyy): 29/12/2023
Payment Ref ID: 2003150402/1/2023
Dept Ref ID/DRN: 2003150402/1/2023

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003150402/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	7070
2	2003150402/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



291220232032984435

GRIPS Payment Detail

GRIPS Payment ID: 291220232032984435 Payment Init. Date: 29/12/2023 09:20:08
Total Amount: 7098 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 5358613278117 BRN Date: 29/12/2023 09:20:45
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr ABHISHEK HAOLADER
Mobile: 9830429001

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240329844368	Directorate of Registration & Stamp Revenue	7098
Total			7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.
















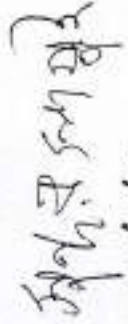


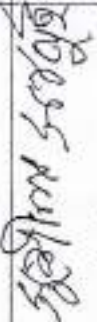
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022003150402/2023







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs NILIMA NASKAR 360 Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			 4/2/15
2	Mrs BASANTI MONDAL 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			 4/2/15







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SHAMBHUNATH SAPUI 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			 42/11/24
4	Mr SUNDAR SANPUI 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			 3/11/24
5	Mr SUSHIL SAPUI 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			 42/11/24

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr SUNIL SAPUI 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			Sunil Sapui 3/1/24
7	Mr SUBHASH SAPUI 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			Subhash Sapui 3/1/24
8	Mrs REBA DAS 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			Reba Das 3/1/24

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr RAJAT SEKHAR HAOLADAR P-230, Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Represent ative of Developer [SHIVAM CONSTR UCTION]			 29/01/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJU DAS Son of Mr Haru Das Kalipur Kancha Road, Sodepur, Kolkata, City:- , P.O:- Haridevpur, P.S:- Thakurpukur, District-South 24- Parganas, West Bengal, India, PIN:- 700082	Mrs NILIMA NASKAR, Mrs BASANTI MONDAL, Mr SHAMBHUNATH SAPUI, Mr SUNDAR SANPUI, Mr SUSHIL SAPUI, Mr SUNIL SAPUI, Mr SUBHASH SAPUI, Mrs REBA DAS, Mr RAJAT SEKHAR HAOLADAR			 31/1/24

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-00359/2024	Date of Registration	09/01/2024
Query No / Year	1602-2003150402/2023	Office where deed is registered	
Query Date	23/12/2023 1:32:31 PM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHISHEK HAOLADER 4, Putiary Panchanantala Road, Kolkata, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700041, Mobile No. : 9830429001, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Putiari Banerjee Para Road, Road Zone : (Karunamoyee – Jadunath Ukil Road (Ward 115)) , , Premises No: 360, , Ward No: 115 JI No: 26, Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 38 Sq Ft	39,00,000/-	39,00,000/-	Property is on Road
Grand Total :				5.4496Dec	39,00,000 /-	39,00,000 /-	

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 FL	1,00,000/-	1,00,000/-	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	1,00,000 /-	1,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs NILIMA NASKAR Daughter of Late Krishna Chandra Sapui 360 Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CBxxxxxx8M, Aadhaar No: 57xxxxxxxx9287, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>
2	<p>Mrs BASANTI MONDAL (Presentant) Daughter of Late Krishna Chandra Sapui 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FYxxxxxx5P, Aadhaar No: 80xxxxxxxx9840, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>
3	<p>Mr SHAMBHUNATH SAPUI Son of Late Krishna Chandra Sapui 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DLxxxxxx6Q, Aadhaar No: 72xxxxxxxx4180, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>
4	<p>Mr SUNDAR SANPUI Son of Late Krishna Chandra Sanpui 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx4A, Aadhaar No: 77xxxxxxxx3789, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>
5	<p>Mr SUSHIL SAPUI Son of Late Krishna Chandra Sapui 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx0M, Aadhaar No: 69xxxxxxxx5600, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>
6	<p>Mr SUNIL SAPUI Son of Late Krishna Chandra Sapui 360, Putiary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGxxxxxx3C, Aadhaar No: 91xxxxxxxx0930, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>

7	<p>Mr SUBHASH SAPUI Son of Late Krishna Chandra Sapui 360, Putlary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putlary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CCxxxxxx5Q, Aadhaar No: 83xxxxxxxx3676, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>
8	<p>Mrs REBA DAS Daughter of Late Krishna Chandra Sapui 360, Putlary Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putlary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx0Q, Aadhaar No: 27xxxxxxxx7594, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SHIVAM CONSTRUCTION P-230, Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putlary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: ABxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr RAJAT SEKHAR HAOLADAR Son of Late Dakshina Ranjan Haolader P-230, Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putlary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx8A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVAM CONSTRUCTION (as Sole Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SANJU DAS Son of Mr Haru Das Kalipur Kancha Road, Sodepur, Kolkata, City:- , P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700062</p>			
<p>Identifier Of Mrs NILIMA NASKAR, Mrs BASANTI MONDAL, Mr SHAMBHUNATH SAUI, Mr SUNDAR SANPUI, Mr SUSHIL SAPUI, Mr SUNIL SAPUI, Mr SUBHASH SAPUI, Mrs REBA DAS, Mr RAJAT SEKHAR HAOLADAR</p>			


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs NILIMA NASKAR	SHIVAM CONSTRUCTION-0.681198 Dec
2	Mrs BASANTI MONDAL	SHIVAM CONSTRUCTION-0.681198 Dec
3	Mr SHAMBHUNATH SAPUI	SHIVAM CONSTRUCTION-0.681198 Dec
4	Mr SUNDAR SANPUI	SHIVAM CONSTRUCTION-0.681198 Dec
5	Mr SUSHIL SAPUI	SHIVAM CONSTRUCTION-0.681198 Dec
6	Mr SUNIL SAPUI	SHIVAM CONSTRUCTION-0.681198 Dec
7	Mr SUBHASH SAPUI	SHIVAM CONSTRUCTION-0.681198 Dec
8	Mrs REBA DAS	SHIVAM CONSTRUCTION-0.681198 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs NILIMA NASKAR	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
2	Mrs BASANTI MONDAL	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
3	Mr SHAMBHUNATH SAPUI	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
4	Mr SUNDAR SANPUI	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
5	Mr SUSHIL SAPUI	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
6	Mr SUNIL SAPUI	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
7	Mr SUBHASH SAPUI	SHIVAM CONSTRUCTION-12.50000000 Sq Ft
8	Mrs REBA DAS	SHIVAM CONSTRUCTION-12.50000000 Sq Ft

Endorsement For Deed Number : I - 160200359 / 2024

On 29-12-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,00,000/-


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-01-2024

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

Presented for registration at 17:20 hrs on 03-01-2024, at the Private residence by Mrs BASANTI MONDAL , one of the Executants.


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

Execution is admitted on 03/01/2024 by 1. Mrs NILIMA NASKAR, Daughter of Late Krishna Chandra Sapui, 360 Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mrs BASANTI MONDAL, Daughter of Late Krishna Chandra Sapui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 3. Mr SHAMBHUNATH SAPUI, Son of Late Krishna Chandra Sapui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 4. Mr SUNDAR SANPUI, Son of Late Krishna Chandra Sanpui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 5. Mr SUSHIL SAPUI, Son of Late Krishna Chandra Sapui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 6. Mr SUNIL SAPUI, Son of Late Krishna Chandra Sapui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 7. Mr SUBHASH SAPUI, Son of Late Krishna Chandra Sapui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 8. Mrs REBA DAS, Daughter of Late Krishna Chandra Sapui, 360, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife Indetified by Mr SANJU DAS, . . Son of Mr Haru Das, Kalipur Kancha Road, Sodepur, Kolkata, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 03-01-2024 by Mr RAJAT SEKHAR HAOLADAR, Sole Proprietor, SHIVAM CONSTRUCTION (Sole Proprietorship), P-230, Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr SANJU DAS, . . Son of Mr Haru Das, Kalipur Kancha Road, Sodepur, Kolkata, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 04-01-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2023 9:20AM with Govt. Ref. No: 192023240329844368 on 29-12-2023, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 5358613278117 on 29-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by by online = Rs 7,070/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2023 9:20AM with Govt. Ref. No: 192023240329844368 on 29-12-2023, Amount Rs: 7,070/-, Bank:
SBI EPay (SBIPay), Ref. No. 5358613278117 on 29-12-2023, Head of Account 0030-02-103-003-02



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

On 09-01-2024

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,

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 713341, Amount: Rs.50.00/-, Date of Purchase: 30/11/2023, Vendor name:
Partha Sarathi Chowdhury



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

