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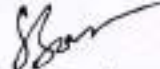
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INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AH 520608


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

20 SEP 2023

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF
ATTORNEY made this 20 day of September , 2023 (Two Thousand Twenty
Three.)

BETWEEN :

2019
1897762

(1) **SRI RAJAT SEKHAR HAOLADAR (PAN:ABPPH1798A) (Aadhaar No:9191 4815 9727)** son of Late Dakshina Ranjan Haoladar, by faith Hindu, by occupation Business, presently residing at P-230, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (2) **SMT SUTAPA ROY (PAN:AHQPR0243P) (Aadhaar No:3411 6850 3567)** wife of Late Swapan Kumar Roy, by faith Hindu, by occupation Service, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (3A) **SMT SABITA ROY (PAN:AIXPR4629R) (Aadhaar No:8864 7298 1323)** wife of Late Dipak Kumar Roy, by faith Hindu, by occupation Housewife, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (3B) **SRI DEBAJYOTI ROY (PAN:AKMPR5826R) (Aadhaar No:3481 2738 1131)** son of Late Dipak Kumar Roy, by faith Hindu, by occupation Service, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (3C) **SRI DHRUBAJYOTI ROY (PAN:AVEPR8099K) (Aadhaar No:6728 4848 9109)** son of Late Dipak Kumar Roy, by faith Hindu, by occupation Service, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South) hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

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 originally one Sri Motilal Roy was the Owner of ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less together with R.T. shed structure standing thereon, situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No. 18, under Khatian No.152, appertaining to Dag No.63, under Police Station: previously Thakurpukur at present Haridevpur, within the limits of then South Suburban Municipality now the Kolkata Municipal Corporation (South Suburban Unit), Additional District Sub-Registry Office at Behala, District: previously 24 Pargana at present 24 Parganas (South), together with other landed properties.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as Owner thereof, said Sri Motilal Roy sold, transferred and conveyed his aforesaid property unto and in favour of one Smt Gouri Roy by virtue of a registered Deed of Bengali Bikroy Kobala at and for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th April, 1966 in the Office of the Sub Registrar of Alipore, South 24 Parganas and recorded in Book No.1, Volume No. 57, Pages 248 to 252. Being No. 3114 for the year 1966.

AND WHEREAS after such execution and registration of said Deed of Conveyance, said Smt. Gouri Roy became the sole and absolute Owner of the aforesaid property and duly constructed one dwelling house upon her aforesaid property and started living therein with the members of her family.

AND WHEREAS thereafter said Smt. Gouri Roy also mutated her name with the Office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the aforesaid property known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para Road), Police Station: Haridevpur, Kolkata: 700041, under Ward No.115, being Assessee No.41-115-10-0361-1, within Additional District Sub-Registry Office at Behala, District: 24 Parganas (South) and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Smt. Gouri Roy died intestate on 21st December, 2015 leaving behind her two daughters viz. Smt. Pranati Das and Smt. Pragati Biswas & families of her two predeceased son viz. Dipak Kumar Roy and Swapan Kumar Roy as her only legal heirs and successors, who jointly inherited the aforesaid property as

per Hindu Succession Act, 1956 each having undivided 1/4th share of the same. Be it noted that husband of said Smt. Gouri Roy namely, Sri Mukul Kumar Roy predeceased her long earlier and he died on 4th November, 1991.

AND WHEREAS after such demise of Smt. Gouri Roy, Smt. Pranati Das became joint owner of 1/4th share in the aforesaid property; and Smt Pragati Biswas became joint owners of 1/4th share in the aforesaid property; Smt. Sutapa Roy, Smt. Sanchari Roy, Smt. Pratyusha Kapadia collectively became joint owners of 1/4th share in the aforesaid property; and Smt. Sabita Roy, Sri Debajyoti Roy, Sri Dhrubajyoti Roy, collectively became joint owner of 1/4th share in the aforesaid property; and since then have jointly possessed the aforesaid property uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS Smt. Gouri Roy, since deceased, younger son Sri Swapan Kumar Roy died intestate on 18th March, 1995 leaving behind him his widow Smt. Sutapa Roy and two daughters namely Smt. Sanchari Roy and Smt. Pratyusha Kapadia, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of Swapan Kumar Roy in the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Smt. Gouri Roy since deceased, her elder son Sri Dipak Kumar Roy died intestate on 10th January, 2010 leaving behind him his widow Smt. Sabita Roy and two sons namely Sri Debajyoti Roy and Sri Dhrubajyoti Roy, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of Dipak Kumar Roy in the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS after such inheritance, said Smt. Sanchari Roy and Smt. Pratyusha Kapadia gifted their undivided 1/6th share in the aforesaid property in favour of their mother Smt. Sutapa Roy by way of a registered Deed of Gift, which has been registered in the Office of the Additional Registrar of Assurances -I at Kolkata and recorded in Book No.1, Volume No. 1901-2019, Pages 279561 to 279598, No.190105826 for the year 2019 and thus Smt. Sutapa Roy became the joint owner of undivided 1/4th share in the aforesaid property.

AND WHEREAS after such inheritance and gift, Smt. Pranati Das, Smt. Pragati Biswas, became the joint owner of ½ shares of entire property and Smt. Sabita Roy, Sri Debajyoti Roy, Sri Dhrubajyoti Roy and Smt. Sutapa Roy became the other joint Owners of the aforesaid property i.e. ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less together with 2 (Two) storied pucca structure having an area of 700 (Seven Hundred) Square Feet more or less in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less standing thereon, situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under Khatian No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para), Police Station : Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South), morefully described in the **FIRST SCHEDULE** hereinafter referred to as "the SAID PROPERTY" and since

then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS by and/or under a Registered Deed of Conveyance dated 13th day of March, 2023, registered at the office of District Sub-Registrar-II at Alipore, South 24-Parganas, and recorded in Book No. I, Volume No. 1602-2023, Pages from 163931 to 163964, **Being No. 1602-04414**, for the year 2023, said, Smt. Pranati Das and Smt. Pragati Biswas, therein described as Vendor sold, conveyed and transferred in favour of Sri Rajat Sekhar Haoladar, as contemplated in the Second Schedule of aforesaid Indenture **ALL THAT** undivided half ($\frac{1}{2}$) or 50% share measuring **01 Cottah-05 Chittacks- 31 $\frac{1}{2}$ Sq.Ft.** more or less land area togetherwith undivided 350 Sq.Ft area of each floor, totaling 700 Sq.Ft more or less of the 02 (Two) storied Residential Building situate and lying at the Said Premises, morefully described in the **First Schedule** hereunder written **together with** undivided, indivisible land share in the said building/Said Premises as attributable to the said property along with all common user rights and user facilities in the said building/Said Premises. The said Sri Rajat Sekhar Haoladar consequently got its name with other co-owners mutated and recorded in the records of the Assessment-Collection Department of the Kolkata Municipal Corporation in respect of the said Premises and duly paid taxes thereof.

AND WHEREAS for better utilization of the property as aforesaid, said (1) Smt Sutapa Roy (2a) Smt Sabita Roy (2b) Sri Debajyoti Roy (2c) Sri Dhruvajyoti Roy

and (3) Sri Rajat Sekhar Haoladar has approached the Developer namely M/s. Shivam Construction herein for development of the 'said premises' as and by way of construction of a new Ground plus Three (G+III) storied building with LIFT Facility in the said premises and in the matter of such development work the Owner and the Developer made negotiations between themselves from time to time.

AND WHEREAS relying on the representations made by the said (1) Sri Rajat Sekhar Haoladar (2) Smt Sutapa Roy (3A) Smt Sabita Roy (3B) Sri Debajyoti Roy (3C) Sri Dhruvajyoti Roy in regard to ownership over the aforesaid property and believing the same to be true and correct the Developer M/s. Shivam Construction 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 land measuring about 02 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less with two storied structure lying and situated at Mouza: Paschim

Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under Khatian No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (Mailing Address: 3/3/1N, Putiary Banerjee Para), Police Station : Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South);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 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 co-owners 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, impartible 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 entire First Floor and entire Second 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 area 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.

ARTICLE:II- RIGHT, TITLES AND INDEMNITIES

1. That the Owner 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 Owner are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the said property and every part thereof.
3. That the Owner 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 Owner 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 Owners 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 declares 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 declares 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. The owner will have the right to look after the works of the new construction of multi storied building, if there is any negligence in the work the owners can complain about it.

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 Owner 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 Owner 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 Owner 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 Owner 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 Owner.

7. The Owners shall be exclusively entitled to the Owner' Allocation 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' 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 Owners 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 Developer 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 Owners 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 acts or the deeds done by the Developer for the speedy development and construction work but any negligence in the work, owner shall be entitled to raise objection but 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 Owners 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 Owners 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 18 (Eighteen) 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 Owners 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 Owners 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 Owners 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) **SRI RAJAT SEKHAR HAOLADAR (PAN:ABPPH1798A) (Aadhaar No:9191 4815 9727)** son of Late Dakshina Ranjan Haoladar, by faith Hindu, by occupation Business, presently residing at P-230, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (2) **SMT SUTAPA ROY (PAN:AHQPR0243P) (Aadhaar No:3411 6850 3567)** wife of Late Swapan Kumar Roy, by faith Hindu, by occupation Service, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (3A) **SMT SABITA ROY (PAN:AIXPR4629R) (Aadhaar No:8864 7298 1323)** wife of Late Dipak Kumar Roy, by faith Hindu, by occupation Housewife, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (3B) **SRI DEBAJYOTI ROY (PAN:AKMPR5826R) (Aadhaar No:3481 2738 1131)** son of Late Dipak Kumar Roy, by faith Hindu, by occupation Service, presently residing at 363, Putiary Panchanantala Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata- 700041, District 24 Parganas (South); (3C) **SRI DHRUBAJYOTI ROY (PAN:AVEPR8099K) (Aadhaar No:6728 4848 9109)** son of Late Dipak Kumar Roy, by faith Hindu, by occupation Service, presently residing at 363, Putiary Panchanantala Road, 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 Owner 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 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, 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 superstition, 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 Owner 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 Owner at any stage during construction of building, then the delay/ additional expenses incurred will be borne by the Owner.
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 Owner have every right to act deed or thing in his 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 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 **18 (Eighteen) 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 Owner and this agreement by itself shall be treated as consent by the Owner.
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. After discussion made with the owners.
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 18 (Eighteen) 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 necessary cost and expenses for the purpose of shifting and temporary accommodation of the Owners will be borne by the Developer till handed over the possession in the new building. The shifting of Premises shall mean and include the cost of rent (i.e. Owner No.2 Smt Sutapa Roy will get Rs.10,000/- per month and owner No. 3A, 3B & 3C Smt Sabita Roy, Sri Debajyoti Roy and Sri Dhrubajyoti Roy jointly will get Rs.10,000/- per month) for temporary accommodation shall be paid by the Developer.

8. 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 District Judge's Court, Alipore, South 24-Parganas 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 land measuring about **02 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet** more or less situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under Khatian No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (Mailing Address 3/3/1N, Putiary Banerjee Para), Police Station : Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South); together with **2 (Two) storied pucca structure having an area of 350 Square Feet more or less in each floor, totaling 700 Square Feet more or less standing thereon, with Cemented Flooring** along with proportionate share and/or interest in the land underneath in the said building and Premises hereunder written with all easement rights over the adjacent 20 Feet wide KMC Road, pathways, common parts and common portions land below and all ways and passages drains, water courses together with the

benefit of all ancient and other rights, liberties, easements, appendages and appurtenances and all estate right, title, interest, property claim, whatsoever and which is butted and bounded as follows:

- On the North** :- 362, Putiary Banerjee Para Road.
On the South :- Building of Late Sadhana Kar.
On the East :- Building of Late Keshab Ch Sapui.
On the West :- 20 feet wide KMC Road.

Road Zone : (Karunamoyee -- Jadunath Ukil Road (Ward 115))

THE SECOND SCHEDULE ABOVE REFERRED TO:

Part-I

(OWNER'S ALLOCATION)

OWNER'S ALLOCATION shall mean entire First Floor and entire Second Floor in Each Floor containing Residential Flats of the proposed G+III Residential Building as would be constructed at the said premises as mentioned in FIRST SCHEDULE hereinabove ALONGWITH the proportionate undivided share in the land comprised in the said property and also the common areas and common facilities of the Premises.

PART - 'II'

(Description of Developer's Allocations

in the new Building after construction)

ALL THAT remaining constructed area (save and except Owner's Allocation) containing several numbers of self-contained Residential Flats alongwith Covered Garage/s 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 Owners 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) LIFT and 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 to be 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.

IN WITNESS WHEREOF both the parties subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the **PARTIES** at **Kolkata** in presence

of:

1. *Sanyal D*
S. Sanyal
4/1/82

1. *Rajat Sealant*
2. *Sutapa Roy*
3. *Sabita, Roy.*
4. *Ankur*
5. *Ankur*

SIGNATURE OF THE OWNERS

2. *Chamehal Ansh*
48/26 B Panchaman
Tala Road. KOL-41

SHIVAM CONSTRUCTION

[Signature]
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by me:

[Signature]

ABHISHEK HAOLADER

Advocate

The High Court of Calcutta
Enrollment No. WB/297/2004.

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 RAJAT SEKHAR HAOLADAR

Signature : *Rajat Sekhar Haoladar*



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

OWNER : SMT. SUTAPA ROY

Signature : *Sutapa Roy*



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

OWNER : SMT. SABITA ROY

Signature : *Sabita Roy*

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 DEHAJYOTI ROY

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. DHRUBAJYOTI ROY

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 : SHIVAM CONSTRUCTION



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



192023240147264475

GRN Details

GRN:	192023240147264475	Payment Mode:	Debit Card Payment
GRN Date:	28/07/2023 16:29:27	Bank/Gateway:	State Bank of India
BRN :	IK0CJNYUI7	BRN Date:	28/07/2023 16:32:52
GRIPS Payment ID:	280720232014726446	Payment Init. Date:	28/07/2023 16:29:27
Payment Status:	Successful	Payment Ref. No:	2001897762/4/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	ABHISHEK HAOLADER
Address:	4, Putiary Panchanantala Road, P.S. Haridevpur P.O. Paschim Putiary, Kolkata, West Bengal, 700041
Mobile:	9830429001
E-Mail:	mailbox.advocate@gmail.com
Contact No:	8100129001
Depositor Status:	Advocate
Query No:	2001897762
Applicant's Name:	Mr ABHISHEK HAOLADER
Identification No:	2001897762/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	28/07/2023
Period To (dd/mm/yyyy):	28/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001897762/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	7070
2	2001897762/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280720232014726446

GRIPS Payment Detail

GRIPS Payment ID:	280720232014726446	Payment Init. Date:	28/07/2023 16:29:27
Total Amount:	7098	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Debit Card Payment
BRN:	IK0CJNYUI7	BRN Date:	28/07/2023 16:32:52
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ABHISHEK HAOLADER
Mobile: 9830429001

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240147264475	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.



Major Information of the Deed

Deed No :	I-1602-13558/2023	Date of Registration	20/09/2023
Query No / Year	1602-2001897762/2023	Office where deed is registered	
Query Date	25/07/2023 2:03:04 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 : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 28,00,000/-	Rs. 34,33,501/-		
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 :



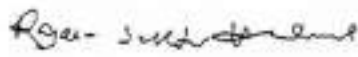


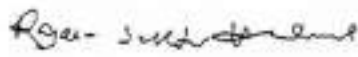


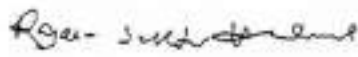


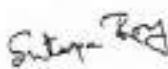


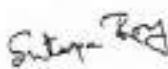


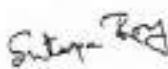


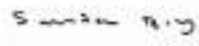


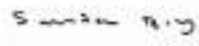


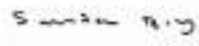
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Putiari Banerjee Para Road, Road Zone : (Karunamoyee -- Jadunath Ukil Road (Ward 115)) . . Premises No: 363, , Ward No: 115 Pin Code : 700041



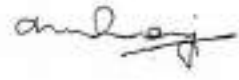


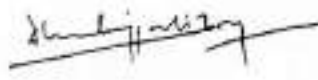
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 11 Chatak 18 Sq Ft	25,00,000/-	29,29,501/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, Last Reference Deed No : 1602-I -04414-2023
Grand Total :				4.4756Dec	25,00,000 /-	29,29,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	3,00,000/-	5,04,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	3,00,000 /-	5,04,000 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJAT SEKHAR HAOLADAR Son of Late Dakshina Ranjan Haolader Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>20/09/2023</td> <td></td> <td>LTI 20/09/2023</td> <td>20/09/2023</td> </tr> </tbody> </table> <p>P-230, Banerjee Para Raod, 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.: ABxxxxxx8A, Aadhaar No: 91xxxxxxxx9727, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr RAJAT SEKHAR HAOLADAR Son of Late Dakshina Ranjan Haolader Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office		 Captured		20/09/2023		LTI 20/09/2023	20/09/2023
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20/09/2023		LTI 20/09/2023	20/09/2023										

4	Name	Photo	Finger Print	Signature
	Mr DEBAJYOTI ROY Son of Late Dipak Kumar Roy Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	 20/09/2023	 LTI 20/09/2023 Captured	 20/09/2023
3/3/1N, 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: Service, Citizen of: India, PAN No.:: AKxxxxxx6R, Aadhaar No: 34xxxxxxxx1131, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr DHRUBAJYOTI ROY Son of Late Dipak Kumar Roy Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	 20/09/2023	 LTI 20/09/2023 Captured	 20/09/2023
3/3/1N, 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: Service, Citizen of: India, PAN No.:: AVxxxxxx9K, Aadhaar No: 67xxxxxxxx9109, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVAM CONSTRUCTION P-230, Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJAT SEKHAR HAOLADAR (Presentant) Son of Late Dakshina Ranjan Haolader Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office </td> <td>  Sep 20 2023 1:34PM </td> <td>  LTI 20/09/2023 Captured </td> <td>  20/09/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJAT SEKHAR HAOLADAR (Presentant) Son of Late Dakshina Ranjan Haolader Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office	 Sep 20 2023 1:34PM	 LTI 20/09/2023 Captured	 20/09/2023
Name	Photo	Finger Print	Signature						
Mr RAJAT SEKHAR HAOLADAR (Presentant) Son of Late Dakshina Ranjan Haolader Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office	 Sep 20 2023 1:34PM	 LTI 20/09/2023 Captured	 20/09/2023						

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, Aadhaar No: 34xxxxxxx3567 Status : Representative, Representative of : SHIVAM CONSTRUCTION (as Sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
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		 Captured	
	20/09/2023	20/09/2023	20/09/2023
Identifier Of Mr RAJAT SEKHAR HAOLADAR, Smt SUTAPA ROY, Smt SABITA ROY, Mr DEBAJYOTI ROY, Mr DHRUBAJYOTI ROY, Mr RAJAT SEKHAR HAOLADAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr RAJAT SEKHAR HAOLADAR	SHIVAM CONSTRUCTION-0.895125 Dec
2	Smt SUTAPA ROY	SHIVAM CONSTRUCTION-0.895125 Dec
3	Smt SABITA ROY	SHIVAM CONSTRUCTION-0.895125 Dec
4	Mr DEBAJYOTI ROY	SHIVAM CONSTRUCTION-0.895125 Dec
5	Mr DHRUBAJYOTI ROY	SHIVAM CONSTRUCTION-0.895125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr RAJAT SEKHAR HAOLADAR	SHIVAM CONSTRUCTION-140.00000000 Sq Ft
2	Smt SUTAPA ROY	SHIVAM CONSTRUCTION-140.00000000 Sq Ft
3	Smt SABITA ROY	SHIVAM CONSTRUCTION-140.00000000 Sq Ft
4	Mr DEBAJYOTI ROY	SHIVAM CONSTRUCTION-140.00000000 Sq Ft
5	Mr DHRUBAJYOTI ROY	SHIVAM CONSTRUCTION-140.00000000 Sq Ft

Endorsement For Deed Number : I - 160213558 / 2023

On 20-09-2023

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

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

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

Presented for registration at 12:37 hrs on 20-09-2023, at the Office of the D.S.R. -I | SOUTH 24-PARGANAS by Mr RAJAT SEKHAR HAOLADAR .

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,33,501/-

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

Execution is admitted on 20/09/2023 by 1. Mr RAJAT SEKHAR HAOLADAR, Son of Late Dakshina Ranjan Haolader, P-230, Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 2. Smt SUTAPA ROY, Wife of Late Swapan Kumar Roy, 3/3/1N, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service, 3. Smt SABITA ROY, Wife of Late Dipak Kumar Roy, 3/3/1N, 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, 4. Mr DEBAJYOTI ROY, Son of Late Dipak Kumar Roy, 3/3/1N, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service, 5. Mr DHRUBAJYOTI ROY, Son of Late Dipak Kumar Roy, 3/3/1N, Putiary Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service

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 20-09-2023 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

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/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2023 4:32PM with Govt. Ref. No: 192023240147264475 on 28-07-2023, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJNYUI7 on 28-07-2023, 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 Stamp Rs 50.00/- by online = Rs 7,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 520608, Amount: Rs.50.00/-, Date of Purchase: 08/05/2023, Vendor name: Partha Sarathi Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2023 4:32PM with Govt. Ref. No: 192023240147284475 on 28-07-2023, Amount Rs: 7,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJNYUI7 on 28-07-2023, 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

