

11339/2025

10922/25

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/2322478/25

M 890672

Certified that the
Registration, the Signature
and the part of the
enforcement should be
on the part of the



ADDITIONAL RECEIPT
ASSURANCE

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this
18th day of August, Two Thousand and Twenty Five
(2025).

BETWEEN

276-277

Chattali Chatterjee
Advocate

Civil Court at Calcutta

NAME: _____
 AGO: _____
 Ref: 276/277
 12 AUG 2025
 SUPRIYAN KUMARJEE
 Licentiate Group Member
 C.S. [Signature]

12 AUG 2025

9



AGO

(1) **SMT. PUTUL ROY (PAN-ADEPR5694N)**, wife of **Sri Tapan Kumar Roy**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian (2) **SMT. MONALISA DEY alias MONALISA ROY (PAN-AFOPR0446L)**, wife of Saugata Kumar Dey and daughter of **Sri Tapan Kumar Roy**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, (3) **SMT. BONI ROY (PAN-AORPR1062E)**, wife of Souranic Banik and daughter of **Sri Tapan Kumar Roy**, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, all are residing at 143, Bidhan Sarani, VTC, P.O. - Beadon Street, P.S. - Burtolla, Kolkata - 700006, hereinafter jointly referred to as the **OWNERS** (which term or expression shall unless executed by or repugnant to the subject or context be deemed and include their heirs, executors, developer, administrative, legal representatives and assigns) of the **FIRST PART**

AND

RAINBOW DEVELOPERS (PAN : ABGFR2615D), a partnership firm having its office at 54, Hari Ghosh Street, Kolkata-700006, P.O Beadon Street, P.S Burtola, West Bengal represented by partners namely (1) **MR. SOURANIC BANIK** (PAN NO : AHSPB8595J) (AADHAAR NO:557185834050) son of Sankar Banik by nationality Indian, by faith Hindu, by occupation Business, resident of H/1/10, Durgabari, Aswini Nagar, Baguiati, P.O. Aswini Nagar, P.S Baguiati, Kolkata-700159 **and** (2) **MS. BONI ROY** (PAN NO.AORPR1062E) (AADHAAR NO. 869628616414) daughter of Mr. Tapan Kumar Roy by nationality Indian, by faith Hindu, by Occupation-Business, resident of 143 Bidhan Sarani, Kolkata 700006, P.O. Beadan

7



10/12/1912

Street, P.S-Burtolla, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless executed by or repugnant to the subject or context be deemed and include its, executors, administrative, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED became the Sole and absolute owner of **ALL THAT** unfinished more than 32 years old four storied building together with land measuring about 7 Cottah 29 sq.ft. more or less of the Municipal Premises No. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, by virtue of a Registered Deed of Conveyance dated 17th day of September, 2011 registered before Additional Registrar of Assurances-II, Kolkata being Book No. I, CD Volume No.46, Pages from 2594 to 2625, Being No. 12126, for the year 2011 executed by the then owner Truevalue Developers Private Limited.

AND WHEREAS said ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED duly transferred its right title interest in respect of **ALL THAT** piece and parcel of land measuring about 7 Cottah 29 sq.ft. more or less together with constructed residential building lying and situated at Municipal Premises No. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, Ward No.17, within the limits of the Kolkata Municipal Corporation, by virtue of a Registered Deed of Conveyance dated 28th day of January, 2021 registered before Additional Registrar of Assurances-III, Kolkata being Book No. I, Volume No.1903-2021, Pages from 51276 to

9



REGISTRAR
OF ASSURANCES, KOLKATA

18 AG 205

51322, Being No. 190301062, for the year 2021 in favour of (1) Smt. Putul Roy, (2) Smt. Monalisa Dey alias Monalisa Roy and (3) Smt. Boni Roy.

AND WHEREAS said (1) Smt. Putul Roy, (2) Smt. Monalisa Dey alias Monalisa Roy and (3) Smt. Boni Roy duly mutated their names in the record of the Kolkata Municipal Corporation being Assessee No.110172302087 in respect of their said property and paying their taxes regularly.

AND WHEREAS said Smt. Putul Roy and Smt. Monalisa Dey alias Monalisa Roy duly transferred their undivided 2/3rd share in respect of Premises no. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, by virtue of a Registered Deed of Gift dated 18.02.2022, registered before A.R.A.-II, Kolkata and recorded in Book No. I, Volume No. 1902-2022, pages from 72287 to 72310, being no. 1390 for the year 2022 in favour of other co-owner Boni Roy.

AND WHEREAS said Boni Roy duly transferred her undivided 2/3rd share in respect of Premises no. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, by virtue of a Registered Deed of Gift dated 18.07.2022, registered before A.R.A.-II, Kolkata and recorded in Book No. I, Volume No. 1902-2022, pages from 306957 to 306976, being no. 08242 for the year 2022 in favour of said Smt. Putul Roy and Smt. Monalisa Dey alias Monalisa Roy and as such said Smt. Putul Roy, Smt. Monalisa Dey alias Monalisa Roy and Smt. Boni Roy again became the joint owner of the aforesaid property.

9



4 1 188 102

AND WHEREAS the First Party have decided to develop the property at Municipal Premises no. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla measuring more or less 7 Cottah 29 sq.ft. more or less hereinafter called the "Said Property" which is more fully and particularly described in the Schedule "A" below.

AND WHEREAS due to paucity of funds and lack of technical knowledge the First Party are not in a position to develop the said property on their own.

AND WHEREAS the Developer has approached the OWNERS for the purpose of developing and/or building a multi storied building(s) at the said property by demolishing the existing building standing thereon. This property is a tenanted property. The developer has agreed to enter into agreement upon "AS IS WHERE IS BASIS".

AND WHEREAS with the intent to develop and/or construct a building(s) with several self-contained units and/or flats in the manner as proposed by the said Developer at the said property as well as for commercially exploiting the same upon construction of the said new building(s) by the Developer free from all encumbrances, liabilities, whatsoever the said OWNERS and the Developer have agreed upon certain terms and conditions that are specifically and categorically appended below.



1

ADDITIONAL ASSISTANT
OF ASSURANCE, KOLKATA

4 8 19 1913

AND WHEREAS the Developer has agreed to undertake the full responsibility of the construction strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the OWNERS have represented to the Developer that except the OWNERS no persons have any right, title, interest, claim and/or demand in respect of the undivided share of the said property.

AND WHEREAS the OWNERS hereby represent that the said property or any part and/or portions thereof is not subject to any sort of acquisition and/or requisition.

AND WHEREAS the OWNERS have represented to the Developer that the said property is free from all sorts of encumbrances whatsoever.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

(1) That the Developer shall construct a new building at the said properties being Municipal Premises no. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla measuring more or less 7 Cottah 29 sq.ft. more or less more fully and particularly mentioned and described in the Schedule "A" hereunder written strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the existing three storied building with its own funds and the OWNERS shall not contribute anything either monetary and/or otherwise for any sort of constructional and/or other allied works.

9



1913

In this agreement the following words are used in the following senses unless contrary intent appears from the context:-

- (i) **OWNERS:** Shall mean **SMT. PUTUL ROY, SMT. MONALISA DEY alias MONALISA ROY and SMT. BONI ROY** and in case of death all their heirs, executors, administrators, representatives and assigns.
- (ii) **DEVELOPER :** Shall mean **RAINBOW DEVELOPERS** a partnership firm represented by partners namely **(1) MR. SOURANIC BANIK and (2) MS. BONI ROY** its executors, legal representatives and successors in office.
- (iii) **THE SAID PROPERTY:** Shall mean Municipal Premises no. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla measuring more or less 7 Cottah 29 sq.ft. more or less morefully described in the Schedule "A" hereunder written.
- (iv) **BUILDING:** Shall mean new building to be constructed in or at the said property as per the plan to be sanctioned by the Kolkata Municipal Corporation.
- (v) **ARCHITECT:** shall mean person or persons who may be appointed by the Developer for designing and planning of the building as per the Kolkata Municipal Corporation Acts, and Rules as well as various acts and rules of other statutory and/or local bodies.
- (vi) **BUILDING PLAN:** Shall mean such plan prepared by the Developer and/or his Architect and/or his LBS for the construction of the building which will be sanctioned by

9



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

18 AUG 2025

the Kolkata Municipal Corporation and or other competent authority Government Body and or bodies as the case may be.

- (vii) **UNIT AND APARTMENT:** Shall mean flat and/or other space or spaces intended to be built by the Developer.
- (viii) **COMMON PARTS:** Shall include corridors, passage, ways, staircase, drive ways, roof common lavatories, pumps room, tube-well, overhead and underground water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties.
- (ix) **THE OWNERS' ALLOCATION :** Shall mean the entire fourth floor of the proposed new building and with rights to the common and service areas of the proposed building to be constructed in or at the said properties.

The developer shall provide shifting charges to the existing tenants during the construction period till the handing over their allocated area in the new building and the developer shall be solely liable and responsible in respect of the tenants of the said property.

✓
 (The developer shall pay Rs.2,50,000,00/- (Rupees Two Crore Fifty Lac Only) to the owners, out of which Rs.1,50,00,000/- at the time of signing of this agreement and balance amount shall be paid part by part within December, 2025.)

- (x) **THE DEVELOPER'S ALLOCATION:** Shall mean the entire remaining constructed area excepting the Owner's Allocation of the proposed new building and with rights to the common and service areas of the proposed building to

1



10/10/1915

be constructed in or at the said properties. The old building materials shall be realized by the developer only. The liability of the existing tenant shall be borne by the developer only.

- (xi) **DEVELOPER'S ADVOCATE:** Shall mean Chaitali Chatterjee, Advocate of 162, Sri Aurobinda Sarani, Kolkata-700006.

(2) That before taking up the constructional work the party hereto of the Second Party shall obtain necessary sanction and/or approval and/or consent from the Kolkata Municipal Corporation and/or any other statutory and/or local body or bodies with regard to each and every aspect of the constructional work. Be it specially noted here that the parties hereto of the First Part shall not in any manner whatsoever be liable and/or responsible for any deviation and/or non-compliance of any statutory rules and regulation made by the party hereto of the Second Part. The said proposed plan will be deposited for sanction before the appropriate authority as early as possible. After issuance of the sanction plan by the Kolkata Municipal Corporation the parties hereto shall execute a supplementary agreement to this development agreement specifying the portions to be allotted to the OWNERS and developer in order to avoid all confusions in future.

(3) That the party hereto of the Second Part shall complete the entire constructional work within 24 months from the date of

9



ADDITIONAL SECRETARY
OF ASSURANCE DEPARTMENT
KOLKATA

4 8 AUG 2015

obtaining sanction plan or starting of the construction work which ever is latter.

(4) That the party hereto of the Second Part will be at liberty to enter into any agreement for sale and/or transfer of the flats in respect of the Developer's allocation without obtaining any sort of approval and/or consent from the party hereto of the First Party on such terms, conditions, covenants and stipulations including acceptance of consideration that may be agreed upon by the parties hereto of the Second Part and the intending Purchaser or Purchasers without jeopardizing the right, title, interest and possession of the OWNER'S allocation in any manner whatsoever.

(5) That the party hereto of the First Part shall not be liable and/or responsible in any manner whatsoever in case the party hereto of the second part fails to comply with any statutory Rules and Regulations in respect of constructions of the building as a whole. In this regard, the party hereto of the Second Part undertakes to abide by all the statute rules and regulations laid down by various authorities for construction of a building.

(6) That the party hereto of the Second Part shall receive all amounts viz. booking money, Earnest Money, Sale Proceeds from the intending Purchasers for booking and/or allotment of the flats falling within the purview of the Developer's allocation and shall execute valid receipts for the same without making the

9



10/10/22

parties hereto of the first part liable and/or responsible for the same in any manner whatsoever.

(7) That the parties hereto of the first part shall not be liable and/or responsible in any manner whatsoever with regard to any sort of dispute that may arise by and between the party hereto of the second part and the intending purchaser in respect of any manner relating to and concerning the flats and/or units falling within the purview of Developer's allocation.

(8) As stipulated above the parties hereto of the First Part shall be duty bound to execute appropriate deed of transfers in favour of the intending purchasers to be nominated by the party hereto of the Second Part and all stamp duty, registration cost. Advocate's Fees and/or other allied and/or incidental expenses shall be borne by the intending purchasers.

(9) That the parties hereto of the First Part shall be duty bound to execute a Registered Power of Attorney in favour of the second part thereby conferring upon the party hereto of the Second Part all powers as may be required for undertaking to deal with tenants, the constructional work as well as the execution of the appropriate deed of transfer of the Developer Allocation in favour of the intending purchasers. The cost and expenses of such Power of Attorney shall be borne entirely by the party hereto of the Second Part.

(10) On completion of the proposed new building along with the delivery of the possession of the OWNERS' allocation the

9



ADDL. REVENUE OFFICER
OF ASSAM, SILIGURDY

48 MG 225

party hereto of the Second Part shall execute a letter of possession to the party of the First Part in respect of the portion falling within the purview of the OWNERS allocation.

(11) Notwithstanding anything contained above with regard to the time limits in respect of the constructional work to be completed within 24 months from the date of obtaining sanction plan or starting of the construction work which ever is latter and the said period may be extended in case of any natural calamity and/or Act of God, any legal complications beyond the control of the party hereto of the Second Part.

(12) The Second Party has already obtained the plan sanctioned by the Kolkata Municipal Corporation.

(13) God forbid if any accident takes place during the construction work, then and in that event the parties hereto of the First Part shall not be liable and/or responsible for the same in any manner whatsoever.

(14) That the party hereto of the Second Part shall pay all Municipal Taxes and other outgoings on and from the date of obtaining the vacant and peaceful possession of the said property.

(15) That the party hereto of the Second Part shall be liable for maintenance, safety and security of the OWNERS allocation as well as the Developer's allocation till such time the same are allotted to the OWNERS and/or the intending purchasers as the case may be.

7



(16) That the parties hereto of the First Part shall be exclusively entitled to the OWNERS allocation in respect of the said building with exclusive right to sell, transfer or otherwise deal with or dispose of the same to such price or prices as they may deem fit without any right, claim or demand whatsoever of the Party hereto of the Second part or any person or persons claiming through or under him and the party hereto of the Second part or any person or persons claiming through or under him shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the OWNERS allocation of the parties hereto of the first part and/or their nominee and/or nominees.

(17) That the parties hereto have entered into this agreement purely for construction and nothing contained herein shall be deemed to be constructed as partnership between the parties in any manner whatsoever.

(18) That parties hereto of the First Part shall have the right to inspect the OWNERS allocation during the construction period with their Engineer and agents if necessary and the party hereto of the Second Part shall not raise any objection thereto.

(19) The party hereto of the Second Part undertakes to keep the party hereto of the First Part indemnified against all third party claims and actions arising out of any sort of act of the party hereto of the second part relating to the construction of the building at the said premises and other related and/or

7



ADDITIONAL SECRETARY
OFFICE OF ASSURANCE, CALCUTTA
18 AUG 1955

connected works thereto including any sort of claim the intending purchasers may have on the party hereto of the second part.

(20) After execution of the instant Agreement the party hereto of the second part shall from time to time keep the parties hereto of the first part constantly informed regarding the progress of the constructional work.

(21) There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

(22) All expenses for obtaining the sanctioned plan including expenses for construction by engaging Architect, Engineers, building surveyors, men, masons shall be borne by the party hereto of the Second Part.

(23) Both the Developer and the OWNERS herein shall enjoy their respective allocation/portions in the said building under their occupation forever with absolute right to alienate, transfer, sell, gift etc. and such rights of the parties in no way could be taken of or infringed by either of the parties under any circumstances.

(24) The OWNERS shall not do any act, deed or thing wherein the Developer shall be prevented from construction and completion of the said building as per the approved plan.

9



(25) Neither party shall use or permit to be use their respective allocation in the building or any portion thereto for carrying on any obnoxious, illegal and immoral trade or activities, not use the same for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

(26) Neither party shall demolish any wall or other structure in their respective proposed allocation or any portion thereof or make any structural alteration therein without the previous consent of the others in this behalf.

(27) Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

(28) The respective allottees or their transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working condition and in particularly so as not to cause any acts to other occupiers of the building and indemnify from and against the consequences of any breach.

(29) Neither party or their transferee shall do or cause or permitted to be done any act or thing which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

†



(30) That the OWNERS herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/and or any portion thereof at any time during the subsistence of this agreement.

(31) That the Developer hereby agrees and covenants with the OWNERS not to make any violation or contravention of the provision of Rules applicable to construction of the said building and/or the plan sanctioned by the Kolkata Municipal corporation without prior approval.

(32) The OWNERS hereby undertake that the Developer shall be entitled to the said construction and shall enjoy or may sell out its allocated space without any interference or disturbance on the part of the OWNERS. Further the OWNERS shall not claim any amount from the said sale proceeds and the same shall be appropriated by the Developer only.

(33) That the Developer hereby undertakes to keep the OWNERS indemnified against all third party claims and actions arising out of any sort of act of omission or commissions of the Developer, relating to the construction of the said building. The Developer shall also not interfere in any manner whatsoever to the sale proceeds of the OWNERS' allocation sold by them.

(34) The plan layout and specification for the OWNER'S allocated portion will entirely vest on the OWNERS irrespective of the rest of the plan of the developed building. The construction

9



ADDITIONAL SECRETARY
OF ASSURANCE, KOLKATA
4 8 AUG 1960

shall be made as per the discretion of the Developer with good qualities of construction materials.

(35) The OWNERS and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership between the parties.

(36) All disputes and differences arising out of this agreement or in relation to the determination of any rights and/or liabilities of the parties hereto or the construction and interpretation of any of the terms and meaning thereof shall be referred and adjudicated as well as settled vide Arbitration and Conciliation Act 1996.

(37) The details of materials to be used by the Developer in construction have been depicted in the Schedule "B" hereunder written.

SCHEDULE "A" ABOVE REFERRED TO:

(The said property referred to above)

ALL THAT piece and parcel of land measuring about **7 Cottah 29 sq.ft. more or less as per Deed & as per physical measurement 5 Cottah 15 Chittaks 21 sq.ft. more or less (as per KMC building permit No-2025020016 dated 17.06.2025)** together with constructed residential covered area 500 Sq.ft. with Cemented Flooring of the Municipal Premises No. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, being Assessee No. 110172302087, Ward No.17, within the limits of the Kolkata Municipal Corporation, which is butted and bounded as follows :-

7



- ON THE NORTH** : By Premises No. 94/1A, 94/1B and 94/1C, Aurobinda Sarani, Kolkata 700006
- ON THE SOUTH** : By Back Portion of 54B (Partly), Hari Ghose Street, Kolkata 700006
- ON THE EAST** : By Premises No. 54/A and 53-D, Hari Ghose Street, Kolkata - 700006
- ON THE WEST** : By Hari Ghosh Street, Kolkata 700006

SCHEDULE "B" ABOVE REFERRED TO

(Specification of construction)

- (1) **BUILDING** : R.C.C. framed multi storied building.
- (2) **WALLS** : Brick masonry 8 (eight) inches thick partition 5" and 3" thick with wire netting, cement plaster both sides, plaster of Paris and outside surfaces finishing with cement base paints;
- (3) **WINDOWS** : Aluminium windows with integrated grills painted with synthetic enamel paint and 2 mm. Glass.
- (4) **DOORS** : Flush doors with latch.
- (5) **FLOORS** : Entire vitrified flooring.
- (6) **WATER ARRANGEMENT**: Corporation water shall be stored and shall be pumped into a reservoir and from there supply to different flats will be made;
- (7) **KITCHEN**: Mosaic platforms, porcelain sink with 1' Dado on kitchen platform;
- (8) **TOILETS**: Toilets of Western Pan, Basin, Shower. Rail 6' (four) feet Tiles;
- (9) **ELECTRICITY** : Fully concealed wiring, two light points, one fan point and two plug points and two fan points in living room, dining room, if required.

1



IN WITNESS WHEREOF the parties hereof execute this deed the date, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **PARTIES** hereto of the First Part
in presence of:-

1. Tapan Kumar Ray. Putul Roy
143 Bidhan sarakhi. Monalisa Roy alias Monalisa Roy
Cal - 6 Boni Roy.

**SIGNATURE OF THE FIRST PARTY/
OWNERS**

2. ରବି କୁମାର ରାୟ
ରାମକୃଷ୍ଣ ରାୟ
25/1/17
922906

RAINBOW DEVELOPER
Sourav Banth

Boni Roy. Partner

**SIGNATURE OF THE SECOND PARTY/
DEVELOPER**

Drafted by :

Chaitali Chatterjee
Chaitali Chatterjee

Advocate

City Civil Court, Calcutta.

Enrolment No. WB-706 of 2006.

RAJIB K. CHAKRABORTY

10/11/08

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
4 8 AUG 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within-named **Developer** the within-mentioned sum of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lac) only** as non-refundable security deposit amount as per memo below :-

Date	Cheque No.	Bank	Amount
18.08.2025,	000009	HDFC	RS-17,00,000/-
"	000010	"	RS-16,50,000/-
"	000011	"	RS-16,50,000/-
"	000012	"	RS-17,00,000/-
"	000013	"	RS-16,50,000/-
"	000014	"	RS-16,50,000/-
"	000015	"	RS-17,00,000/-
"	000016	"	RS-16,50,000/-
"	000017	"	RS-16,50,000/-
Total =			Rs.1,50,00,000/-

(Rupees One Crore Fifty Lac) only

Putul Roy

Monalisa Roy alias

Monalisa Dev

WITNESSES:

1. Tapam Kumar Ray.

Boni Roy.

2. *(Signature)*

SIGNATURE OF THE OWNERS



1

100 100

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Pritul Roy</i>		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



<i>Menalisa Roy alias Menalisa Dey</i>		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



<i>Boni Roy</i>		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



<i>Sourav Banik</i>		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



1

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

18 AUG 2025



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



192025260215686178

GRN Details

GRN: 192025260215686178 Payment Mode: SBI Epay
GRN Date: 18/08/2025 06:47:50 Bank/Gateway: SBIPay Payment Gateway
BRN : 6190427610725 BRN Date: 18/08/2025 06:48:11
Gateway Ref ID: 115425814 Method: Axis Bank-Retail NB
GRIPS Payment ID: 180820252021568616 Payment Init. Date: 18/08/2025 06:47:50
Payment Status: Successful Payment Ref. No: 2002322478/1/2025
[Query No*/Query Year]

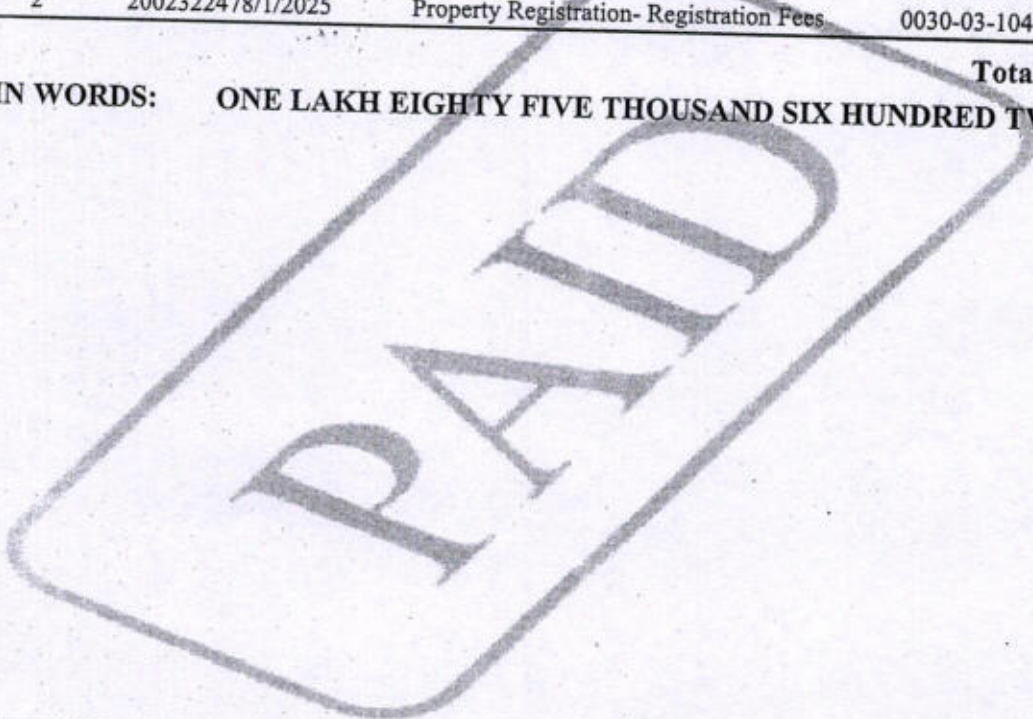
Depositor Details

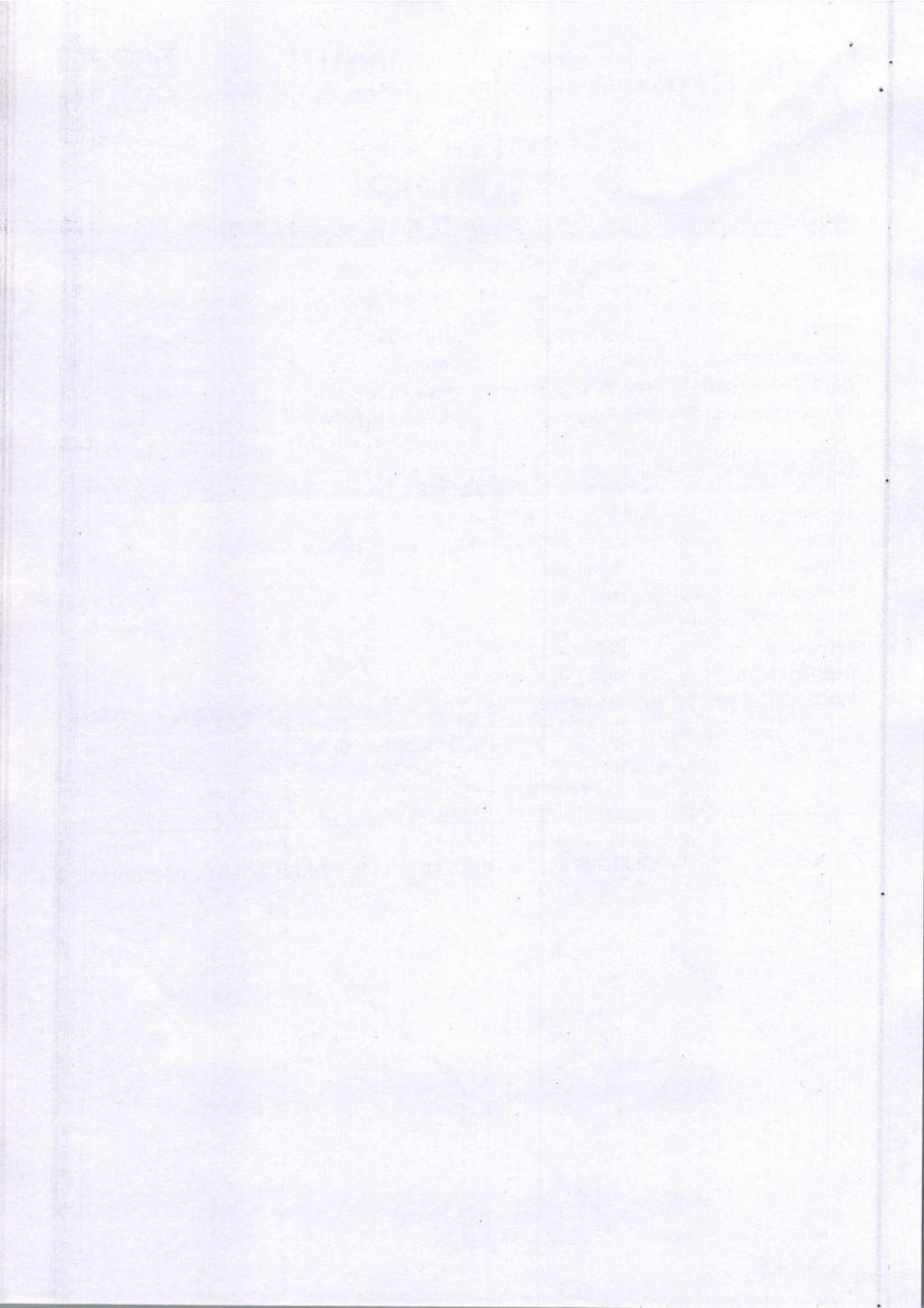
Depositor's Name: Mr Souranic Banik
Address: H/1/10, Durgabari, Aswini Nagar, Baguiati, Kolkata-700159
Mobile: 9836118227
Period From (dd/mm/yyyy): 18/08/2025
Period To (dd/mm/yyyy): 18/08/2025
Payment Ref ID: 2002322478/1/2025
Dept Ref ID/DRN: 2002322478/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002322478/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002322478/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	150600
			Total	185621

IN WORDS: ONE LAKH EIGHTY FIVE THOUSAND SIX HUNDRED TWENTY ONE ONLY.





Major Information of the Deed

Deed No :	I-1902-09931/2025	Date of Registration	18/08/2025
Query No / Year	1902-2002322478/2025	Office where deed is registered	
Query Date	12/08/2025 8:13:44 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	C Chatterjee City Civil Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836118227, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,82,54,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,50,600/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

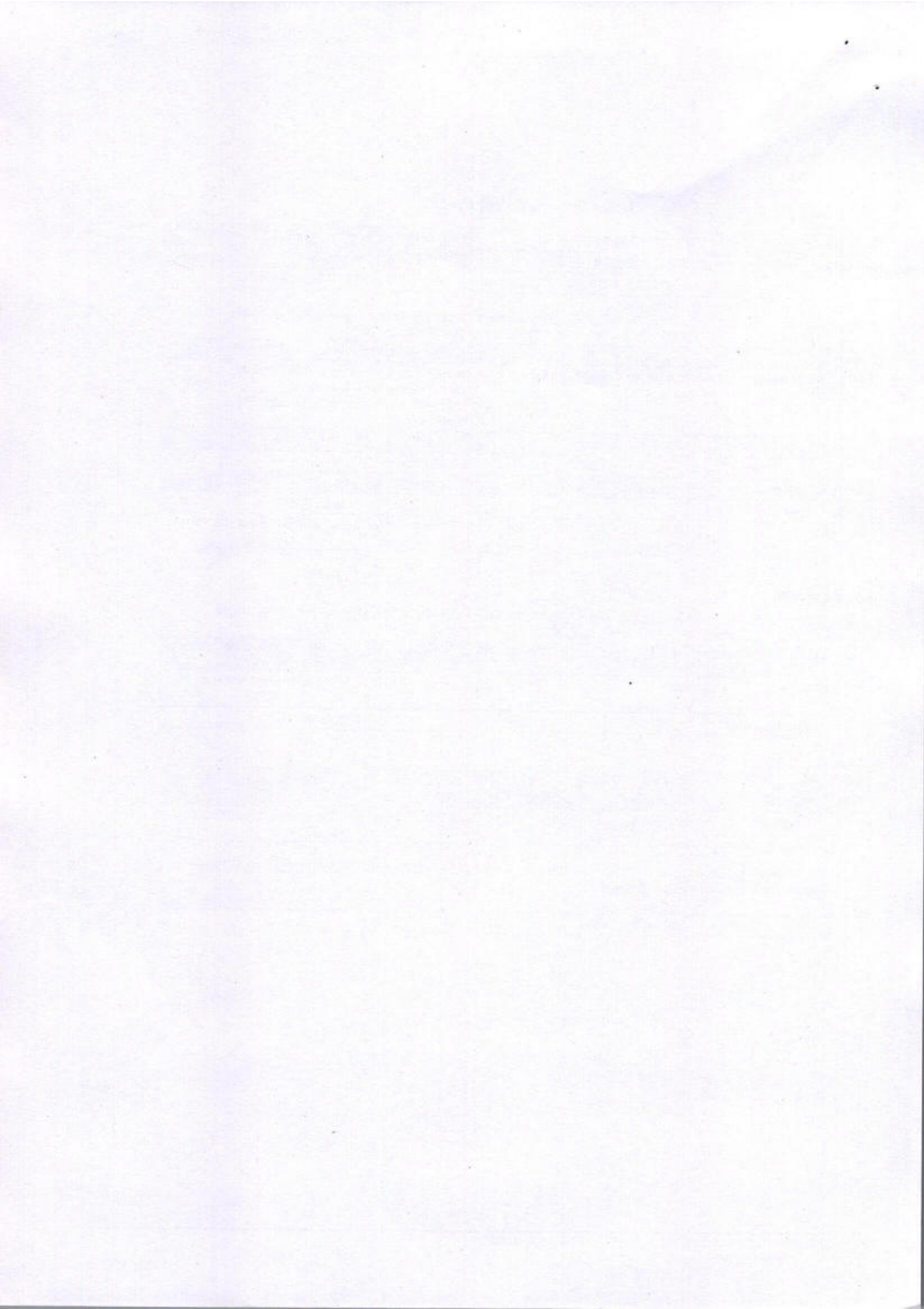
Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Ghosh Street, , Premises No: 54B, , Ward No: 017 Pin Code : 700006







Sch No	Plot Number	Khatian Number	Larid Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 29 Sq Ft	1/-	2,78,79,500/-	Property is on Road
Grand Total :				11.6165Dec	1 /-	278,79,500 /-	

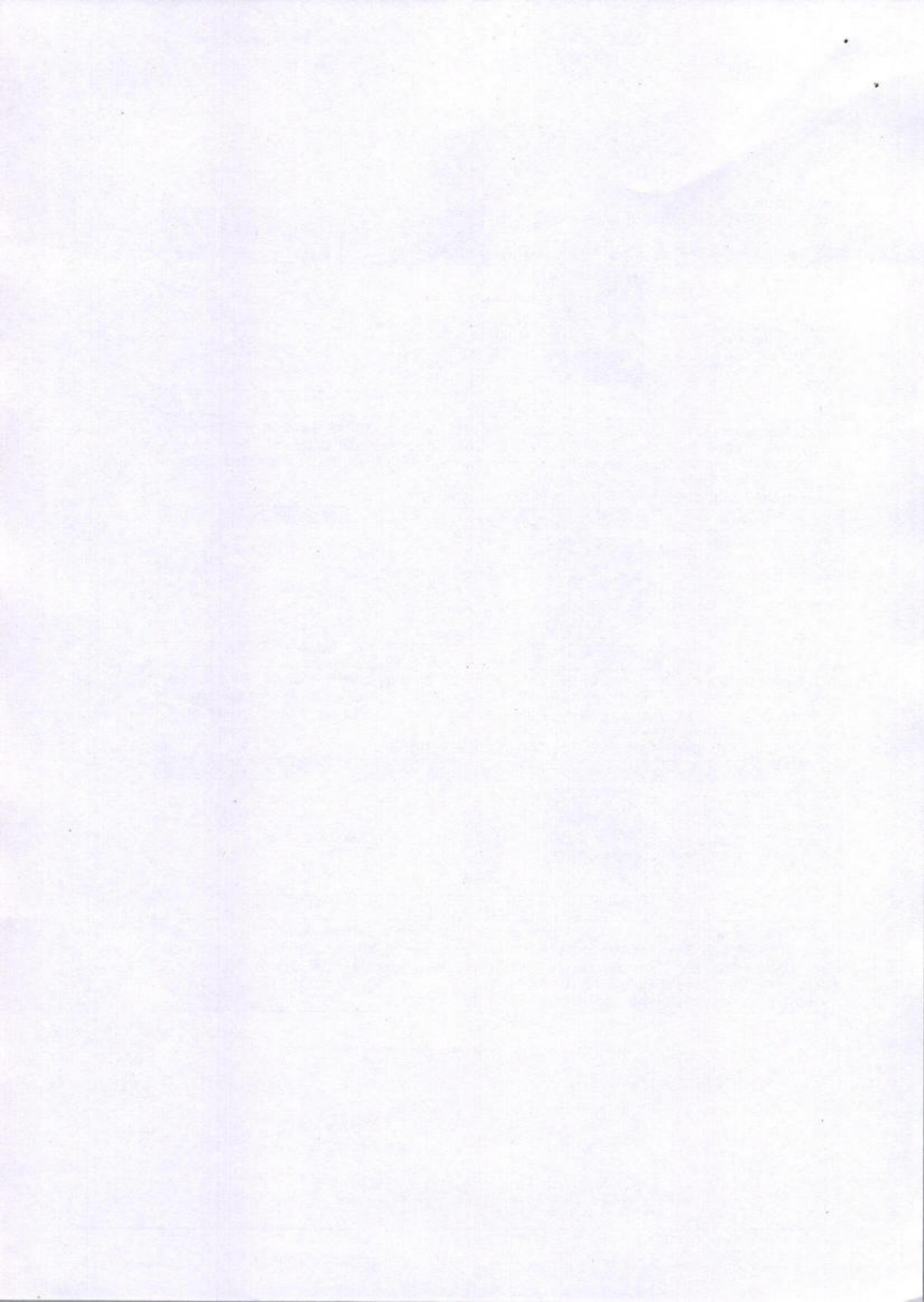
Structure Details :

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



Land Lord Details :












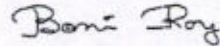


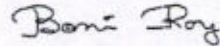


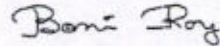
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Putul Roy Wife of Shri Tapan Kumar Roy Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office	 18/08/2025	 Captured LTI 18/08/2025	Putul Roy 18/08/2025
143, Bidhan Sarani, VTC, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: adxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Monalisa Dey Wife of Shri Saugata Dey Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office	 18/08/2025	 Captured LTI 18/08/2025	Monalisa Dey 18/08/2025
143, Bidhan Sarani, VTC, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: afxxxxx6l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Boni Roy Wife of Shri Souranic Banik Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office	 18/08/2025	 Captured LTI 18/08/2025	Boni Roy 18/08/2025
143, Bidhan Sarani, VTC, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: aoxxxxx2e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office				





Developer Details :

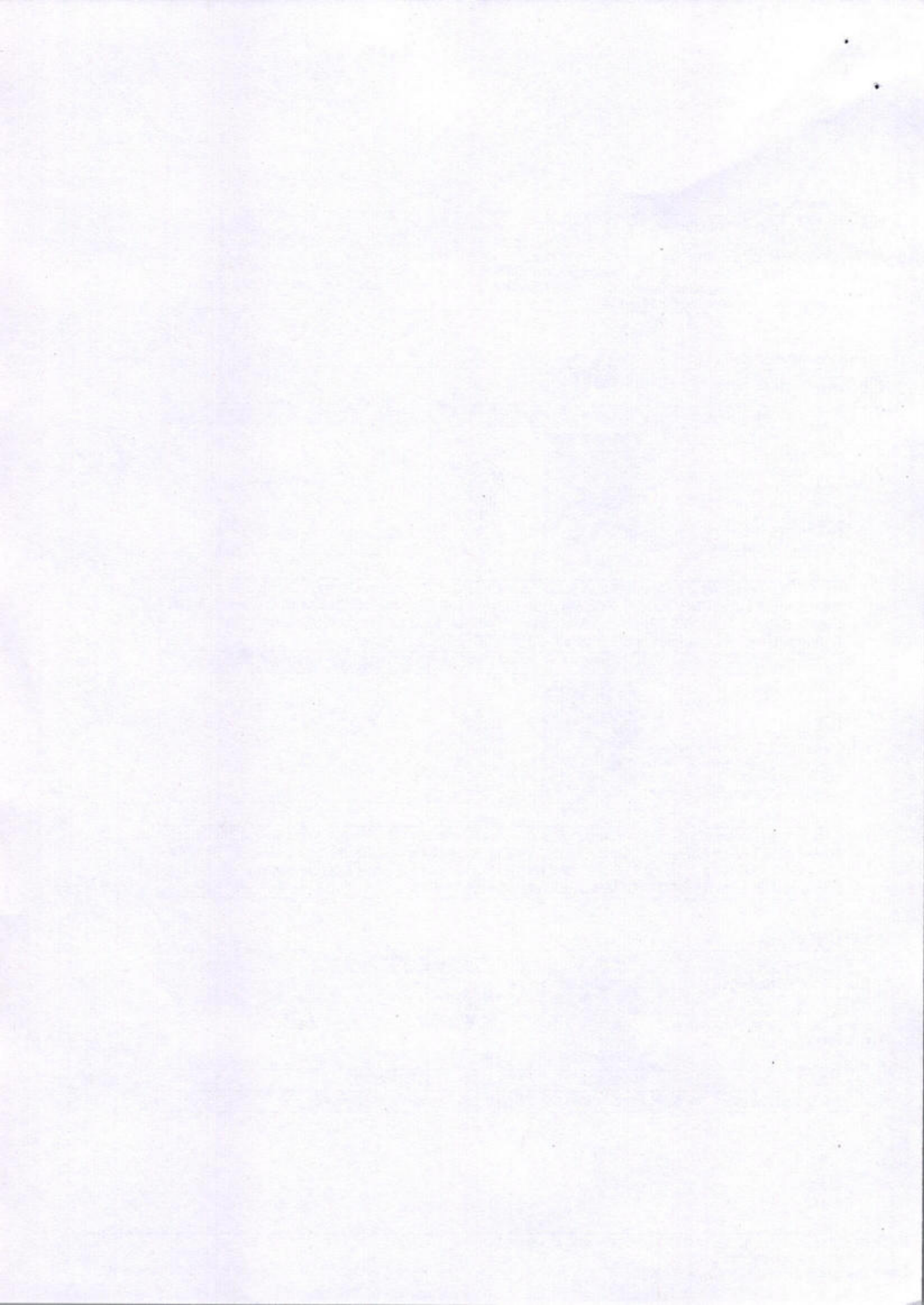
Sl No	Name,Address,Photo,Finger print and Signature
1	RAINBOW DEVELOPERS 54, Hari Ghosh Street, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Date of Incorporation:XX-XX-2XX2 , PAN No.:: abxxxxx5d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

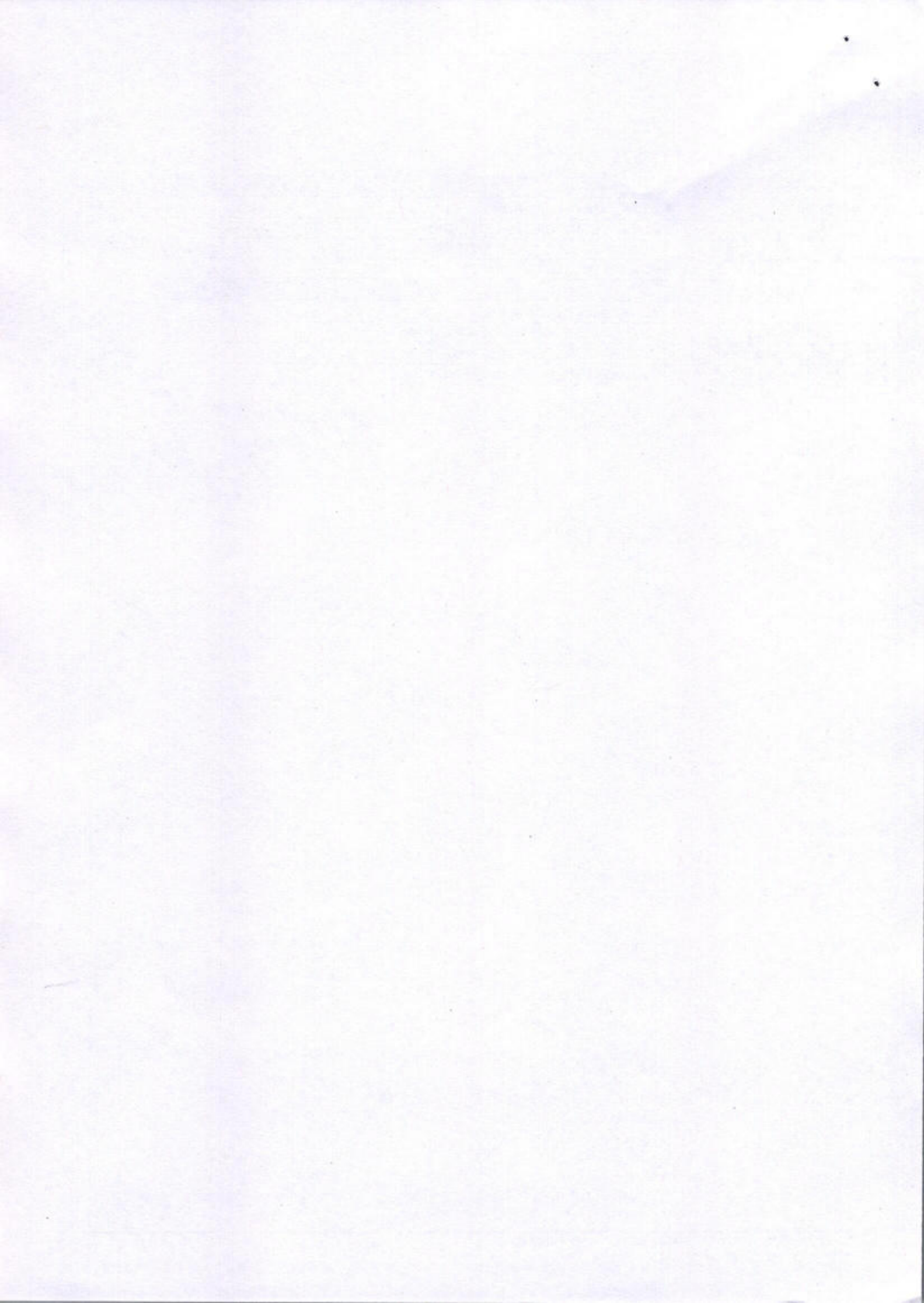
Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Souranic Banik (Presentant) Son of Sankar Banik Date of Execution - 18/08/2025, , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office </td> <td>  Aug 18 2025 4:53PM </td> <td>  Captured LTI 18/08/2025 </td> <td>  18/08/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Souranic Banik (Presentant) Son of Sankar Banik Date of Execution - 18/08/2025, , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office	 Aug 18 2025 4:53PM	 Captured LTI 18/08/2025	 18/08/2025	H/1/10, Durgabari, Aswini Nagar, City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx5J, Aadhaar No: 55xxxxxxxx4050 Status : Representative, Representative of : RAINBOW DEVELOPERS (as Partner)		
Name	Photo	Finger Print	Signature									
Mr Souranic Banik (Presentant) Son of Sankar Banik Date of Execution - 18/08/2025, , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office	 Aug 18 2025 4:53PM	 Captured LTI 18/08/2025	 18/08/2025									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Ms Boni Roy Daughter of Mr Tapan Kumar Roy Date of Execution - 18/08/2025, , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office </td> <td>  Aug 18 2025 4:52PM </td> <td>  Captured LTI 18/08/2025 </td> <td>  18/08/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Ms Boni Roy Daughter of Mr Tapan Kumar Roy Date of Execution - 18/08/2025, , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office	 Aug 18 2025 4:52PM	 Captured LTI 18/08/2025	 18/08/2025	143, Bidhan Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AOxxxxxx2E, Aadhaar No: 86xxxxxxxx6414 Status : Representative, Representative of : RAINBOW DEVELOPERS (as Partner)		
Name	Photo	Finger Print	Signature									
Ms Boni Roy Daughter of Mr Tapan Kumar Roy Date of Execution - 18/08/2025, , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office	 Aug 18 2025 4:52PM	 Captured LTI 18/08/2025	 18/08/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Chaitali Chatterjee Daughter of Mr P S Roy City Civil Court Kolkata, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 18/08/2025	 Captured 18/08/2025	 18/08/2025
Identifier Of Smt Putul Roy, Smt Monalisa Dey, Smt Boni Roy, Mr Souranic Banik, Ms Boni Roy			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Putul Roy	RAINBOW DEVELOPERS-3.87215 Dec
2	Smt Monalisa Dey	RAINBOW DEVELOPERS-3.87215 Dec
3	Smt Boni Roy	RAINBOW DEVELOPERS-3.87215 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Putul Roy	RAINBOW DEVELOPERS-166.66666700 Sq Ft
2	Smt Monalisa Dey	RAINBOW DEVELOPERS-166.66666700 Sq Ft
3	Smt Boni Roy	RAINBOW DEVELOPERS-166.66666700 Sq Ft



Endorsement For Deed Number : I - 190209931 / 2025

On 18-08-2025

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 16:15 hrs on 18-08-2025, at the Office of the A.R.A. - II KOLKATA by Mr Souranic Banik

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 2,82,54,500/-

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

Execution is admitted on 18/08/2025 by 1. Smt Putul Roy, Wife of Shri Tapan Kumar Roy, 143, Bidhan Sarani, VTC, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Smt Monalisa Dey, Wife of Shri Saugata Dey, 143, Bidhan Sarani, VTC, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Smt Boni Roy, Wife of Shri Souranic Banik, 143, Bidhan Sarani, VTC, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mrs Chaitali Chatterjee, , , Daughter of Mr P S Roy, City Civil Court Kolkata, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-08-2025 by Mr Souranic Banik, Partner, RAINBOW DEVELOPERS (Partnership Firm), 54, Hari Ghosh Street, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mrs Chaitali Chatterjee, , , Daughter of Mr P S Roy, City Civil Court Kolkata, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2025 by Ms Boni Roy, Partner, RAINBOW DEVELOPERS (Partnership Firm), 54, Hari Ghosh Street, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mrs Chaitali Chatterjee, , , Daughter of Mr P S Roy, City Civil Court Kolkata, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,600.00/- (B = Rs 1,50,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,50,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2025 6:48AM with Govt. Ref. No: 192025260215686178 on 18-08-2025, Amount Rs: 1,50,600/-, Bank: SBI EPay (SBlePay), Ref. No. 6190427610725 on 18-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

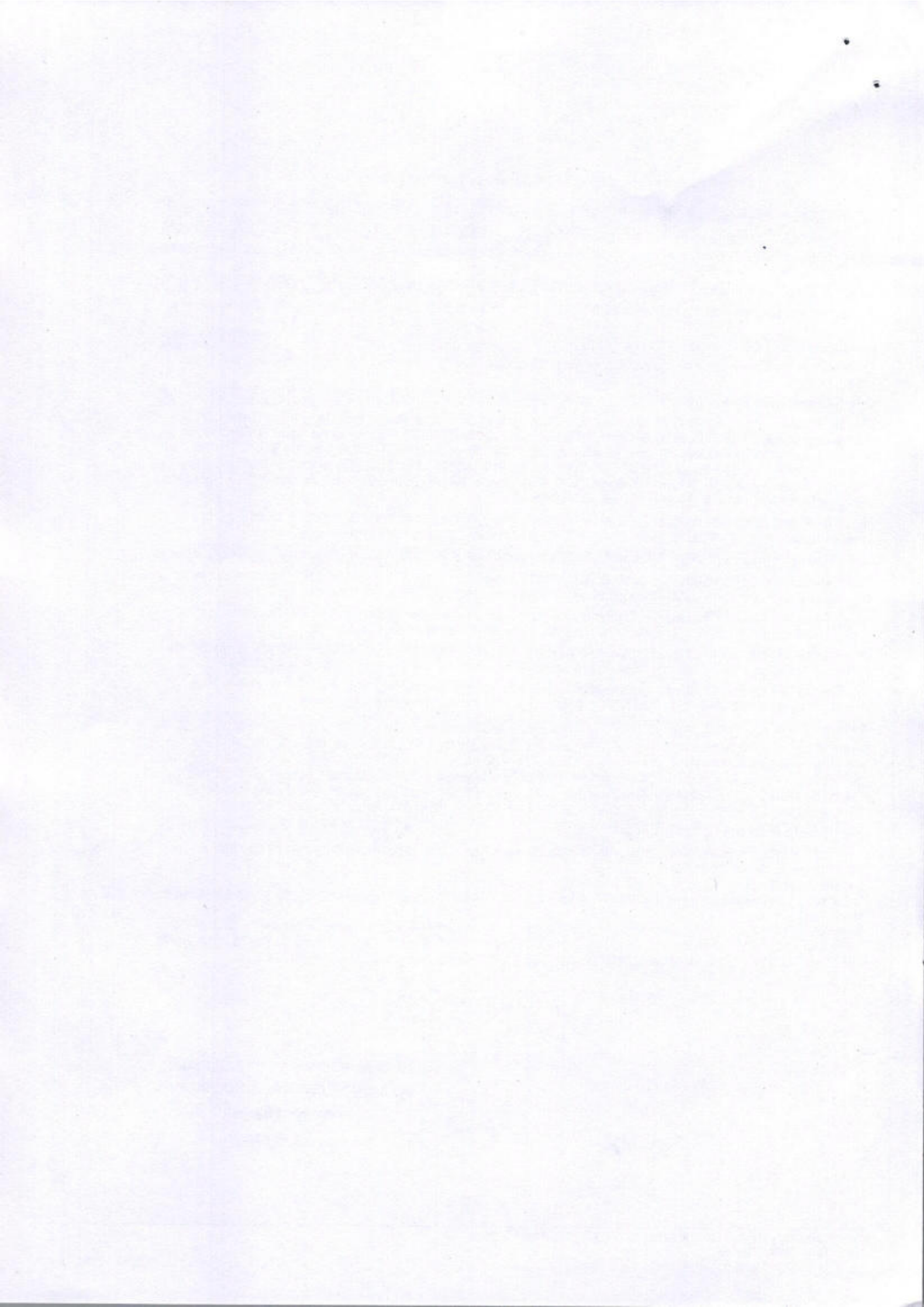
Description of Stamp

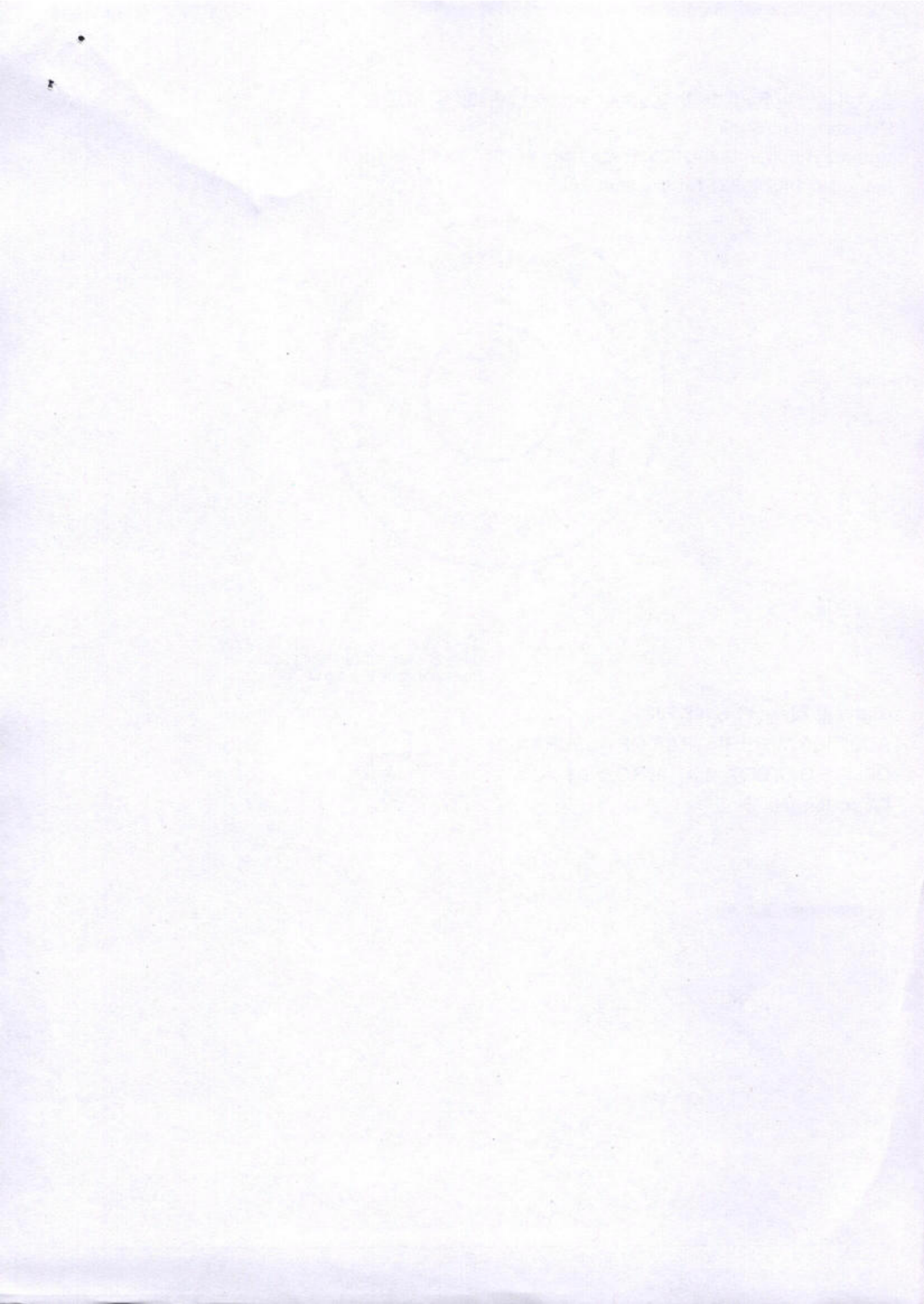
1. Stamp: Type: Impressed, Serial no 276377, Amount: Rs.5,000.00/-, Date of Purchase: 12/08/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2025 6:48AM with Govt. Ref. No: 192025260215686178 on 18-08-2025, Amount Rs: 35,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6190427610725 on 18-08-2025, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 461381 to 461411

being No 190209931 for the year 2025.



fm

Digitally signed by SATYAJIT BISWAS
Date: 2025.08.22 18:50:14 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 22/08/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.