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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the document is a true copy of the original as registered. The signature sheet and the endorsement sheet attached with this document are the part of this document.

[Signature]

Dist. Magistrate, Pargana

18 SEP 2024

Soma Das

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 18th day of September, 2024 (Two Thousand Twenty Four)

BETWEEN

13/09/2024
A. No. 11162 Date
Sold to Sona Das 8000
of 96/2 Sicker Rally M-83
Rupees. 100

Semiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-2



Prasenjit Dey
870^{Like} Harabandhu Dey
Talbar
P.O - Purba Putiary
P.S - Regent Park
Kol - 93

9
Not a valid stamp
A stamp is required for the document to be valid

18 SEP 2024

Sona Das

(1) SRI SONA DAS (PAN – CWSPD0318Q, Aadhaar No. – 6457 2643 6946); son of Late Sushil Kumar Das, by Occupation – Service, residing at 68, Bidhan Pally, P.O. – Garia, Police Station – Bansdrone, Kolkata – 700084, in the District of South 24 Parganas, (2) SRI SANTOSH NAG (PAN – AQZPN1431H, Aadhaar No. – 5498 0763 3719), son of Late Anil Chandra Nag, by Occupation – Retired Person, residing at 68A, Bidhan Pally, P.O. – Garia, Police Station – Bansdrone, Kolkata – 700084, in the District of South 24 Parganas, (3) SRI SWAPAN NAG (PAN – ANVPN3196J Aadhaar No. – 2100 4662 7353), son of Late Anil Chandra Nag, by Occupation – Business, residing at 68A, Bidhan Pally, P.O. – Garia, Police Station – Bansdrone, Kolkata – 700084, in the District of South 24 Parganas & (4) SRI ASIT BARAN NAG (PAN – AOHPN3930R, Aadhaar No. – 7483 6236 8199), son of Late Anil Chandra Nag, by Occupation – Retired Person, residing at 68A, Bidhan Pally, P.O. – Garia, Police Station – Bansdrone, Kolkata – 700084, in the District of South 24 Parganas, all are by Faith – Hindu, by Nationality – Indian, hereinafter jointly called and referred to as the "LAND OWNERS" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

SRI TAPASH BHADURI (PAN – AJWPB4316R, Aadhaar No. – 7285 3965 6780), son of Late Amaresh Bhaduri, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 74, Bidhan Pally, P.O. – Garia, Police Station – Bansdrone, Kolkata – 700084, in the District of South 24 Parganas, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS one Smt. Parul Bala Das, wife of Late Sushil Kumar Das, was a Refugee and displaced person from the then East Pakistan now called as Bangladesh, came to the territory of the State of West Bengal after the partition of India and occupied a piece or

Sona Das

parcel of Bastu Land measuring 2 Cottahs 14 Chittaks be the same a little more or less for her residential purpose and since that time she had been residing with her family members after constructing a pucca structure on the aforesaid plot of land and subsequently the Government of West Bengal, by way of a Deed of Gift, gifted the said demised land measuring about more or less 2 Cottahs 14 Chittaks, comprised in E.P. No. – 68, S.P. No. – 177, C.S. Plot No. – 16 (P), of Mouza – Kamdahari, J.L. No. – 49, Police Station – Regent Park now Bansdrani, presently lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, Kolkata – 700084, in the District of South 24 Parganas, the said Deed of Gift was executed and registered on 29/07/1992 in the Additional Sub-Registry Office at Alipore and recorded in Book No. I, Volume No. 16, Pages from 49 to 52, Being Deed No. 1213, for the year 1992.

AND WHEREAS by the said registered Deed of Gift the said Smt. Parul Bala Das, wife of Late Sushil Kumar Das, became the sole and absolute lawful owner and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Bastu Land measuring more or less 2 Cottahs 14 Chittaks, comprised in E.P. No. – 68, S.P. No. – 177, C.S. Plot No. – 16 (P), of Mouza – Kamdahari, J.L. No. – 49, Police Station – Regent Park now Bansdrani, presently lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, Kolkata – 700084, in the District of South 24 Parganas, and duly mutated her name before the Kolkata Municipal Corporation, and was paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons free from all encumbrances.

AND WHEREAS thereafter the said Smt. Parul Bala Das, by her natural love and affection gifted, transferred and conveyed **ALL THAT** piece or parcel of Bastu Land measuring more or less 1 Cottah 02 Chittaks 35 Sq.ft. out of her 2 Cottahs 14 Chittaks of land, TOGETHER WITH a Tile Shed structure measuring more or less 460 Sq.ft., comprised in E.P. No. – 68, S.P. No. – 177, C.S. Plot No. – 16 (P), of Mouza – Kamdahari, J.L. No. – 49, Police Station – Regent Park now Bansdrani, presently lying within the limits of the Kolkata

Sona Das

Municipal Corporation Ward No. – 112, Kolkata – 700084, in the District of South 24 Parganas, unto and in favour of SRI SONA DAS, son of Late Sushil Kumar Das and the said Deed of Gift was executed and registered on 18/11/2011, at the Office of the D.S.R-I at Alipore and recorded in Book No. I, Being of Deed No. 3350, for the Year 2011 and thereafter the said SRI SONA DAS duly mutated his name before the Kolkata Municipal Corporation and the property being known and numbered as the Kolkata Municipal Premises No. – 96/2, Bidhan Pally (having it's Postal Address 68, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-1241-2, Police Station – Regent Park now Bansdrone and he has been paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons and is free from all encumbrances.

AND WHEREAS thus the said **SRI SONA DAS**, the Land Owner No. 1, became the sole and absolute lawful Owner of **ALL THAT** piece or parcel of Bastu Land measuring more or less 1 Cottah 02 Chittaks 35 Sq.ft., TOGETHER WITH a Tile Shed structure measuring about more or less 460 Sq.ft., lying and situated at Mouza – Kamdahari, J.L. No. – 49, E.P. No. – 68, S.P. No. – 177, C.S. Plot No. – 16 (P), lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, being the K.M.C Premises No. – 96/2, Bidhan Pally (having it's Postal Address 68, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-1241-2, Police Station – Regent Park now Bansdrone, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore.

AND WHEREAS one Smt. Hashi Rani Nag, wife of Late Anil Chandra Nag, was a Refugee and displaced person from the then East Pakistan now called as Bangladesh, came to the territory of the State of West Bengal after the partition of India and occupied a piece or parcel of Bastu Land measuring 2 Cottahs 14 Chittaks be the same a little more or less for her residential purpose and since that time she had been residing with her family members after constructing a pucca structure on the aforesaid plot of land and subsequently the Government of West Bengal, by way of a Deed of Gift, gifted the said demised land

Sona Das

measuring about more or less 2 Cottahs 14 Chittaks, comprised in E.P. No. – 68A, S.P. No. – 177/1, C.S. Plot No. – 16 (P), of Mouza – Kamdahari, J.L. No. – 49, Police Station – Regent Park now Bansdroni, presently lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, Kolkata – 700084, in the District of South 24 Parganas, the said Deed of Gift was executed and registered on 29/07/1992 before the office of Additional Sub-Registry at Alipore and recorded in Book No. I, Volume No. 16, Pages from 33 to 36, Being No. 1209, for the year 1992.

AND WHEREAS by the said registered Deed of Gift the said Smt. Hashi Rani Nag, wife of Late Anil Chandra Nag, became the sole and absolute lawful owner and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Bastu Land measuring more or less 2 Cottahs 14 Chittaks, comprised in E.P. No. – 68A, S.P. No. – 177/1, C.S. Plot No. – 16 (P), of Mouza – Kamdahari, J.L. No. – 49, Police Station – Regent Park now Bansdroni, presently lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, Kolkata – 700084, in the District of South 24 Parganas and duly mutated her name before the Kolkata Municipal Corporation and was paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons free from all encumbrances. Thereafter the said Smt. Hashi Rani Nag divided her above mentioned land into Three nos. of separate plots of land by using a portion of her land measuring about more or less 03 Chittaks 28.5 Sq.ft. for common passage.

AND WHEREAS thereafter the said Smt. Hashi Rani Nag, by her natural love and affection gifted, transferred and conveyed **ALL THAT** piece or parcel of Bastu Land measuring more or less 1 Cottah 03 Chittaks 39 Sq.ft. out of her 2 Cottahs 14 Chittaks of land, **TOGETHER WITH** a Pucca structure measuring about more or less 250 Sq.ft., in the Ground Floor and a Tile Shed structure measuring about more or less 250 Sq.ft. in First Floor, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, presently lying within the limits of the Kolkata Municipal Corporation Ward No. –

Sona Das

112, Kolkata – 700084, in the District of South 24 Parganas, unto and in favour of SRI SANTOSH NAG, son of Late Anil Chandra Nag, which was executed and registered on 25/02/2021, in the office of the D.S.R-V, Alipore and recorded in Book No. 1, Volume No. 1630-2021, Pages from 45433 to 45457, Being Deed No. 163001018, for the Year 2021 and thereafter the said SRI SANTOSH NAG duly mutated his name before the Kolkata Municipal Corporation and the property being known and numbered as the Kolkata Municipal Premises No. – 97, Bidhan Pally (having it's Postal Address 68A/2, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-0097-5, Police Station – Regent Park now Bansdrone and he has been paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons and is free from all encumbrances.

AND WHEREAS thus the said **SRI SANTOSH NAG**, the Land Owner No. 2, became the sole and absolute lawful Owner of **ALL THAT** piece or parcel of Bastu Land measuring more or less 1 Cottah 03 Chittaks 39 Sq.ft. (without common passage), 1 Cottah 05 Chittaks 03.5 Sq.ft. (with common passage), TOGETHER WITH a Pucca structure measuring about more or less 250 Sq.ft., in the Ground Floor and a Tile Shed structure measuring about more or less 250 Sq.ft. in First Floor, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, being the K.M.C Premises No. – 97, Bidhan Pally (having it's Postal Address 68A/2, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-0097-5, Police Station – Regent Park now Bansdrone, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore.

AND WHEREAS thereafter the said Smt. Hashi Rani Nag, by her natural love and affection gifted, transferred and conveyed **ALL THAT** piece or parcel of Bastu Land measuring more or less 00 Cottah 12 Chittaks 00 Sq.ft. out of her 2 Cottahs 14 Chittaks of land, TOGETHER WITH a Pucca structure measuring about more or less 100 Sq.ft., in the Ground Floor and a Pucca structure measuring about more or less 100 Sq.ft. in First Floor, at

Sona Das

Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, presently lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, Kolkata – 700084, Police Station – Regent Park now Bansdrone, in the District of South 24 Parganas, unto and in favour of SRI SWAPAN NAG, son of Late Anil Chandra Nag, which was executed and registered on 21/07/2008, in the office of the Additional District Sub-Registrar office at Alipore and recorded in Book No. I, Volume No. 247, Pages from 1 to 19, Being Deed No. 3486, for the Year 2008, and thereafter he duly mutated his name before the Kolkata Municipal Corporation and the property being known and numbered as the Kolkata Municipal Corporation Premises No. – 97/1, Bidhan Pally (having it's Postal Address 68A, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-0957-7, Police Station – Regent Park now Bansdrone, in the District of South 24 Parganas and he has been paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons free from all encumbrances.

AND WHEREAS thus the said **SRI SWAPAN NAG**, the Land Owner No. 3, became the sole and absolute lawful Owner of **ALL THAT** piece or parcel of Bastu Land measuring more or less 00 Cottah 12 Chittaks 00 Sq.ft. (without common passage), 00 Cottah 13 Chittaks 09.5 Sq.ft. (with common passage), TOGETHER WITH a Pucca structure measuring about more or less 100 Sq.ft., in the Ground Floor and a Pucca structure measuring about more or less 100 Sq.ft. in First Floor, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, being the K.M.C Premises No. – 97/1, Bidhan Pally (having it's Postal Address 68A, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-0957-7, Police Station – Regent Park now Bansdrone, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore.

AND WHEREAS thereafter the said Smt. Hashi Rani Nag, by her natural love and affection gifted, transferred and conveyed **ALL THAT** piece or parcel of Bastu Land measuring more or less 00 Cottah 11 Chittaks 12 Sq.ft. out of her 2 Cottahs 14 Chittaks of

SONA DAS

land, TOGETHER WITH a Tile Shed structure measuring about more or less 100 Sq.ft, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, presently lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, Kolkata – 700084, Police Station – Regent Park now Bansdrani, in the District of South 24 Parganas, unto and in favour of SRI ASIT BARAN NAG, son of Late Anil Chandra Nag, which was executed and registered on 21/07/2008, in the Additional District Sub-Registrar office at Alipore and recorded in Book No. I, Volume No. 247, Pages from 20 to 33, Being Deed No. 3487, for the Year 2008 and thereafter he duly mutated his name before the Kolkata Municipal Corporation and the property being known and numbered as the Kolkata Municipal Corporation Premises No. – 97/2, Bidhan Pally (having it's Postal Address 68A, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-0956-5, Police Station – Regent Park now Bansdrani, in the District of South 24 Parganas and he has been paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons free from all encumbrances.

AND WHEREAS thus the said **SRI ASIT BARAN NAG**, the Land Owner No. 4, became the sole and absolute lawful Owner of **ALL THAT** piece or parcel of Bastu Land measuring more or less 00 Cottah 11 Chittaks 12 Sq.ft. (without common passage), 00 Cottah 12 Chittaks 21.5 Sq.ft. (with common passage), TOGETHER WITH a Tile Shed structure measuring about more or less 100 Sq.ft, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, being the K.M.C Premises No. – 97/2, Bidhan Pally (having it's Postal Address 68A, Bidhan Pally), Kolkata – 700084, vide K.M.C Assessee No. – 31-112-05-0956-5, Police Station – Regent Park now Bansdrani, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore.

AND WHEREAS thereafter the said **SRI SONA DAS**, **SRI SANTOSH NAG**, **SRI SWAPAN NAG** & **SRI ASIT BARAN NAG** while they were seized and possessed of their respective plot of lands which were situated side by side adjacent to each other and accordingly for the

SONA DAS

benefit of use, occupation and enjoyment of the same they have joined the said four nos. plot of lands into a single plot of land by virtue of registered Deed of Amalgamation dated 20/03/2024 which was registered at the office of the D.S.R-I, South 24 Parganas and recorded in Book No. I, Volume No 1601-2024, Pages from 20752 to 20783, Being No. 160100583, for the Year 2024.

SONA DAS

AND WHEREAS thereafter some typographical mistakes have been found in that Amalgamation Deed being the Deed No. 160100583, for the Year 2024 and those mistakes have been rectified by virtue of a Deed of Declaration dated 18/09/24, which was registered at the office of the D.S.R-III, South 24 Parganas and recorded in Book No. II, Volume No 1603-2024, Being No. 160300679, for the Year 2024 and thereafter the said SRI SONA DAS, SRI SANTOSH NAG, SRI SWAPAN NAG & SRI ASIT BARAN NAG jointly mutated their names in the record of the Kolkata Municipal Corporation and the entire property has been known and numbered as **K.M.C Premises No. – 97, Bidhan Pally, Kolkata – 700084, Police Station – Regent Park now Bansdrone** and they have/had been paying K.M.C taxes in their joint names in the records of the **K.M.C Assessee No. – 31-112-05-0097-5.**

AND WHEREAS in pursuance to the above the said **SRI SONA DAS, SRI SANTOSH NAG, SRI SWAPAN NAG & SRI ASIT BARAN NAG**, the Land Owners herein, became the absolute joint Land Owners of **ALL THAT** piece or parcel of Bastu Land measuring more or less **4 Cottahs 00 Chittak 35 Sq.ft., TOGETHER WITH** a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the Ground Floor, a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the First Floor & a Tile shed structure measuring about more or less 560 Sq.ft., with cemented floor finished, in the Ground Floor, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, being the **K.M.C Premises No. – 97, Bidhan Pally, Kolkata – 700084, K.M.C Assessee No. – 31-112-05-0097-5, Police Station – Regent Park now Bansdrone**, in the District of

SONA DAS

South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore, which is morefully and particularly described in the **SCHEDULE 'A'** hereunder written.

AND WHEREAS for better living, the Land Owners are interested to construct a building thereon consisting of various flats, shops, car parking spaces etc. upon the said land according to the building plan to be sanctioned by the K.M.C, but as the Land Owners have no financial capacity and experience regarding construction of big building and they are in search of an experienced, financially strong Developer to undertake the said construction work and after verbal discussions between the parties, both the parties agreed between themselves with the following terms and conditions to complete the project accordingly.

NOW THIS AGREEMENT WITNESSETH :-

1. **LAND OWNERS:** The Land Owners shall mean (1) **SRI SONA DAS**, son of Late Sushil Kumar Das, residing at 68, Bidhan Pally, P.O. – Garia, Police Station – Bansdronei, Kolkata – 700084, in the District of South 24 Parganas, (2) **SRI SANTOSH NAG**, son of Late Anil Chandra Nag, residing at 68A, Bidhan Pally, P.O. – Garia, Police Station – Bansdronei, Kolkata – 700084, in the District of South 24 Parganas, (3) **SRI SWAPAN NAG**, son of Late Anil Chandra Nag, residing at 68A, Bidhan Pally, P.O. – Garia, Police Station – Bansdronei, Kolkata – 700084, in the District of South 24 Parganas & (4) **SRI ASIT BARAN NAG**, son of Late Anil Chandra Nag, residing at 68A, Bidhan Pally, P.O. – Garia, Police Station – Bansdronei, Kolkata – 700084, in the District of South 24 Parganas.
2. **DEVELOPER:** The Developer shall mean **SRI TAPASH BHADURI**, son of Late Amaresh Bhaduri, residing at 74, Bidhan Pally, P.O. – Garia, Police Station – Bansdronei, Kolkata – 700084, in the District of South 24 Parganas.
3. **PREMISES:** The premises shall mean **ALL THAT** piece or parcel of Bastu Land measuring more or less **4 Cottahs 00 Chittak 35 Sq.ft.**, **TOGETHER WITH** a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the Ground Floor, a Pucca structure measuring about more or less 100 Sq.ft., with cemented floor finished, in the First Floor & a Tile shed structure measuring about

SONA DAS

more or less 810 Sq.ft., with cemented floor finished, in the First Floor, at Mouza – Kamdahari, J.L. No. – 49, C.S. Plot No. – 16(P), E.P. No. – 68A, S.P. No. – 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. – 112, being the K.M.C Premises No. – 97, Bidhan Pally, Kolkata – 700084, K.M.C Assessee No. – 31-112-05-0097-5, Police Station – Regent Park now Bansdrani, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore.

4. LAND OWNER'S ALLOCATION: The Land Owners i.e. (i) SRI SONA DAS, (ii) SRI SANTOSH NAG, (iii) SRI SWAPAN NAG and (iv) SRI ASIT BARAN NAG are entitled to ^{jointly} get total 4 (four) Nos. of Flats :- (i) One self-contained residential Flat with floor tiles finish at the Third Floor (Top Floor) in Front Side Portion, measuring more or less 650 Sq.ft. Built up area, (ii) One self-contained residential Flat with floor tiles finish at the Third Floor (Top Floor) in Back Side Portion, measuring more or less 650 Sq.ft. Built up area, (iii) One self-contained residential Flat with floor tiles finish at the First Floor in Front Side Portion, measuring more or less 650 Sq.ft. Built up area and (iv) One self-contained residential Flat with floor tiles finish at the Second Floor in Front Side Portion, measuring more or less 650 Sq.ft. Built up area, respectively as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation of the said proposed G+III (Ground plus Three) storied building.

The Developer shall also pay a total amount of Rs.15,00,000/- (Rupees Fifteen Lakhs) only to Land Owners herein, as non-refundable money as the following manner:-

- a) Rs.1,00,000/- (Rupees One Lakh) only already paid to each of the Land Owners.
- b) Rs.1,00,000/- (Rupees One Lakh) only shall be paid to each of the Land Owners after sanction of the G+III (Ground plus Three) storied building plan.
- c) Rs.1,00,000/- (Rupees One Lakh) only shall be paid to each of the Land Owners at the time of shifting the Land Owners.

SONA DAS

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- d) Rs.75,000/- (Rupees Seventy Five Thousand) only shall be paid to each of the Land Owners at the time of handing over the possession to each of the Land Owners.

The Developer shall provide false ceiling to SRI SONA DAS and SRI SANTOSH NAG in the Land Owner's Allocation only in all bed rooms. The Land Owners and the Developer are mutually agreed that in case of any increase in the Land Owner's share then the Land Owners shall pay on Government marketable rate to the Developer and/or in case of any decrease in the Land Owner's share then the Developer shall pay on Government marketable rate to the Land Owners. Any extra work to be carried on by the Land Owners through the Developer, the cost of the same should be deducted from the Land Owner's Allocation or to be paid by the Land Owners before handing over the possession and the Land Owners agree that after receiving the Land Owner's Allocation the Land Owners shall register their individual flats within 7 (seven) days from the date of receiving the possession letter. The Land Owners shall deliver or handover all original Deeds and other documents relating to the said property which shall be in possession and control to the Developer at the time of execution of these presents. The Land Owners shall bear all the cost and expenses for all arrear outstanding Taxes if any and any expenses or any other Government duties, till the handing over of the possession of the SCHEDULE 'A' mentioned property to the Developer for demolishing the existing structure. The Land Owners shall bear the cost and expenses for only individual and separate electric meters in their names from the W.B.S.E.D.C.L. After the completion of the proposed building and handing over possession to the Land Owners and after selling the flats from the Developer Allocation, the Developer shall hand over all the Title Deeds and the documents thereof duly received from the Land Owners to the Association of the said building. The Developer shall handover the copy of completion certificate to the Land Owners at the time of handing over the

SONA DAS

possession under Land Owner's Allocation before transfer the possession to any intending purchasers from the Developers Allocation.

5. **SHIFTING**: The Developer shall pay the shifting charge of Rs.5,000/- (Rupees Five Thousand) only per month to the each of the Land Owners i.e. Rs.5,000/- to SRI SONA DAS, Rs.5,000/- to SRI SANTOSH NAG, Rs.5,000/- to SRI SWAPAN NAG and Rs.5,000/- to SRI ASIT BARAN NAG (Total = Rs.20,000/- per month) up to the date of handing over the possession of the Flats under Land Owner's Allocation and the shifting charges will be effected from the date of shifting from the SCHEDULE 'A' mentioned property.
6. **DEVELOPER'S ALLOCATION**: The Developer is entitled to get the remaining constructed saleable area save and except the Land Owner's Allocation including the entire ground floor area and the Land Owners shall not raise any objection for sale of the Developer's Allocation.

The Developer shall be liable to pay all outstanding arrear taxes from the date of construction of the building till handover the position under Land Owner's Allocation. The Developer shall bear the proportionate cost for service connection, transformer and main meter from the W.B.S.E.D.C.L.
7. **TIME**: The proposed G+III storied building shall be completed by the Developer within **24 (Twenty Four) months** from the date of sanction of the building plan and if the Developer fails to complete the proposed building within the said stipulated time then the developer shall pay Rs.10,000/- (Rupees Ten Thousand) only per month to each of the Land Owners till the completion of the proposed building by the developer and handing over possession to each of the Land Owner's from the Land Owner's Allocation. The time will be expanded in this respect unless the same is beyond the control of the agreement between the parties.
8. **BUILDING**: The Building shall mean the proposed G+III storied Building to be constructed on the SCHEDULE 'A' mentioned land accordance with the Sanctioned building Plan to be sanctioned by the Kolkata Municipal Corporation.

Sona Das

9. **COMMON FACILITIES AND AMENITIES:** Shall include corridors, hall-ways, stair-ways, passage-ways, common lavatories, pump room, entrance, passage, roof of the building, Stair, staircase overhead tank, Septic tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment for location enjoyment, maintenance and/or management of the building.
10. **SALEABLE SPACE:** Shall mean the space in the building available for independent use and occupation with due provision for common facilities and the space required.
11. **ARCHITECT:** Shall mean the person or persons who may be appointed by the Developer for design and planning of the said building with the approval of the Land Owners.
12. **BUILDING PLAN:** Shall mean the building plan to be sanctioned by the Kolkata Municipal Corporation with such alteration or modification as may be made by the Developer with the approval of the Land Owners from time to time.
13. **TRANSFER:** With the Grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be area of the Flat and the right to use in common spaces multi-storied building to Purchaser thereof.
14. **WORDS:** Importing singular shall include plural and vice-versa. Importing Masculine Gender shall include Feminine Gender likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall including masculine and feminine genders.
15. **ACCIDENT OR MISHAPS:** The Land Owners shall not be liable under any circumstances in case of any Accident or incident or Mishaps if caused during the period of the construction of the said building, the Developer shall solely be responsible for the same.

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16. **TAX LIABILITIES:** The Land Owners shall not be liable to pay the tax liabilities in respect of selling the Flats and spaces under Developer's Allocation.

ARTICLE II
:: DEVELOPER'S RIGHT ::

1. The Land Owners hereby grant, subject to what have been herein after provided the exclusive right to the Developer to build, construct, erect and complete the said building and commercially exploit the same by entering into Agreement for Sale of their saleable areas and to transfer and/or construct in accordance with the plan in the name of the Land Owners by the appropriate authorities with or without amendment and/or modification made or caused by the Developer with the approval of the Land Owners.
2. In consideration of the Developer be entitled to get the Flats and other spaces, save and except the Land Owner's Allocation as described in stated herein before of the said Premises together with the proportionate undivided share of land and the common facilities and amenities and the Developer shall be entitled to enter into Sale Agreement with the intending Purchaser for sale and transfer in own name with any transferee and to receive, realize and collect all moneys in respect thereof to which the Land Owners moneys shall absolutely belonged to the Developer and the Land Owners hereby consent to the Developer entering into the said Agreement and the Land Owners undertake to convey the flat with the said right to the Purchaser/s when called upon by the Developer.
3. The Developer shall at his own costs, construct and complete the building and the common facilities and amenities at the said premises in accordance with the building plan to be sanctioned by the authority concern and to be constructed with good standard quality materials as may be specified by the Architect from time to time. Such construction of the said Building shall be completed in their entirety by the Developer within 24 (Twenty Four) months from the date of sanction plan. Time is

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essence of this contract but time is this respect unless the same is beyond the control of the agreement between the parties.

4. The Developer shall be deemed to be the Agent of the Land Owners and as such Agent shall be solely and inclusively responsible for construction of the said building.
5. Subject to aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto.
6. Completion of Work - The Developer shall complete the said Building in all respect within **24 (Twenty Four) months** from the date of sanction plan subject to beyond the control of the Developer i.e. Force-Major i.e. Civil Work, Earth-quake, Act of God or any court case.
7. Inspection of the Construction - The Land Owners shall have the right and liberty to inspect the Construction's works of the project building, by their own Architect and fees will be paid by the Land Owners. If any inferior quality of the building materials thereof shall be detected by the Land Owners the same shall be replaced by the standard good quality of the same by the Developer and the cost of the Developer.
8. Confirming Party - The Developer shall be the Confirming Party in all said Sale Deeds in respect of the Flat under Developer's Allocation.
9. The Developer shall provide in the said Building, pump, water, watercourses, storage, tanks, overhead reservoirs, electrification, permanent electric connection and until permanent electric connection is obtained temporary electric connection required to be provided in a residential multi-storeyed Land Ownership building having self-contained Apartments and constructed spaces for this and or residential flat and / or constructed spaces on Land Ownership basis.
10. The Developer shall be authorized in the name of the Ownership so far as are necessary to apply for and obtain quotas entitled rents and other allocation or for cement, steel, bricks and other building materials allocable to the Land Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, Electricity power, drainage, sewerage and/or Gas to

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the building and other inputs and facilities required for the construction or enjoyments of the Building.

11. The Developer shall at his own cost and expenses with creating any financial or other liabilities on the Land Owners constructs and complete the building and various units and/or apartments therein in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of the Land Owners in writing.
12. All costs, charges and expenses including Architects fees shall be paid discharged and borne by the Developer and the Land Owners shall have no liability in this context.
13. The Developer shall not be assigned this Development Agreement unto any person, organization or firms without the written consent of the Land Owners herein.
14. The Developer shall strictly follow the Building Rules and Regulations of the Kolkata Municipal Corporation in respect of the sanction of the said Building Plan or modified sanction plan building plan in respect of the construction of the said, building.
15. The Developer shall be fully satisfied with the marketable title to the Land Owners herein, after examination of all documents, title of the Land Owners and thereafter enter into this Development Agreement.
16. The Land Owners shall not be liable for any demand by the Local person or persons or authorities in respect of the said Building construction. All problems should be solved or meet up by the Developer.
17. In case the Developer fails to deliver the possession of the entirely of the Land Owner's allocated flats and car parking space as stated before to the Land Owners within the said stipulated period of 24 (Twenty Four) months from the date of sanction plan and in such event, by mutual understanding the Developer shall also be granted an extension of a maximum periods of 6 (Six) months. The Developer can only sell the flats from his allocation after handing over the possession to Land Owner's respectively.

18. In case of death of any of the parties under this Development Agreement the legal heirs and/or successors, interest will be substituted as the Party and both the parties will be bound to regard and fulfill the terms and conditions set forth in the instant Agreement.
19. If Supplementary Agreement is executed subsequently (in correction with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.
20. The Land Owners shall have the full right and liberty to check up all the building materials, sanitary goods, electric fittings and fixtures etc., to be used in the said Building and if it will be found that any substandard Building Materials etc., are to be used, at the instance of the Land Owners, the Developer shall be bound to alter and/or replace the said substandard material by placing standard materials.
21. Power of Attorney - The Land Owners shall execute and register General Sale Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer's Allocation Flats and car-parking by receiving money from them. The Land Owners shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser or purchasers nominated by the said Attorney and to present the deed or deeds before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.
22. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Builder/Contractor other than allocation as the Builder/Contractor shall think fit and proper for the beneficial of his firm and also for this project.
23. If the Developer fails to complete the construction of the said proposed building within the stipulated period mention before, in that case the Developer shall pay Rs.40,000/- (Rupees Forty Thousand) Only per month to the Land Owners (Each land

SONA DAS

Owner Rs.10,000/-) as penalty charges till the handover of the Land Owner's Allocation.

-:: SCHEDULE - A ::-

(SCHEDULE OF THE PROPERTY ABOVE REFERRED TO)

ALL THAT piece or parcel of Bastu Land measuring more or less 4 Cottahs 00 Chittak 35 Sq.ft., TOGETHER WITH a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the Ground Floor, a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the First Floor & a Tile shed structure measuring about more or less 560 Sq.ft., with cemented floor finished, in the Ground Floor, at Mouza - Kamdahari, J.L. No. - 49, C.S. Plot No. - 16(P), E.P. No. - 68A, S.P. No. - 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. - 112, Borough No. - XI, being the K.M.C Premises No. - 97, Bidhan Pally, Kolkata - 700084, K.M.C Assessee No. - 31-112-05-0097-5, Police Station - Regent Park now Bānsdrōni, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore and the same is butted and bounded in the manner as follows:-

On the North	: By 20ft. wide K.M.C Road
On the South	: By the property of Jharna Das.
On the East	: By the property of Goutam Das.
On the West	: By the property of Dilip Das & Ratan Das.

-:: SCHEDULE "B" ::-

(LAND OWNER'S ALLOCATION)

The Land Owners i.e. (i) SRI SONA DAS, (ii) SRI SANTOSH NAG, (iii) SRI SWAPAN NAG and (iv) SRI ASIT BARAN NAG are entitled to get ^{jointly} total 4 (four) Nos. of Flats :- (i) One self-contained residential Flat with floor tiles finish at the Third Floor (Top Floor) in Front Side Portion, measuring more or less 650 Sq.ft. Built up area, (ii) One self-contained residential Flat with floor tiles finish at the Third Floor (Top Floor) in Back Side Portion, measuring more or less 650 Sq.ft. Built up area, (iii) One

SONA DAS

self-contained residential Flat with floor tiles finish at the **First Floor in Front Side Portion, measuring more or less 650 Sq.ft. Built up area** and (iv) One self-contained residential Flat with floor tiles finish at the **Second Floor in Front Side Portion, measuring more or less 650 Sq.ft. Built up area**, respectively as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation of the said proposed **G+III (Ground plus Three) storied building.**

The Developer shall also pay a total amount of **Rs.15,00,000/- (Rupees Fifteen Lakhs) only** to Land Owners herein, as non-refundable money as the following manner :-

- a) Rs.1,00,000/- (Rupees One Lakh) only already paid to each of the Land Owners.
- b) Rs.1,00,000/- (Rupees One Lakh) only shall be paid to each of the Land Owners after sanction of the G+III (Ground plus Three) storied building plan.
- c) Rs.1,00,000/- (Rupees One Lakh) only shall be paid to each of the Land Owners at the time of shifting the Land Owners.
- d) Rs.75,000/- (Rupees Seventy Five Thousand) only shall be paid to each of the Land Owners at the time of handing over the possession to each of the Land Owners.

-:: SCHEDULE "C" ::-
(DEVELOPER'S ALLOCATION)

The Developer is entitled to get the remaining constructed saleable area save and except the Land Owner's Allocation including the entire ground floor area and the Land Owners shall not raise any objection for sale of the Developer's Allocation.

Sona Das

-:: SCHEDULE "D" ::-

(CONSTRUCTION & JOB SPECIFICATION)

The quality of the structures as well as the specification, guidelines regarding strength of the building etc. as per the Kolkata Municipal Corporation Rules shall be followed by the developer.

- A. **FOUNDATION**: As per Kolkata Municipal Corporation Corporat Structural Sanction Plan.
- B. **PLINTH**: As per Kolkata Municipal Corporation Structural Sanction Plan.
- C. **SUPER STRUCTURE**: As per Kolkata Municipal Corporation Structural Sanction Plan.
- D. **WALLS**: As per Kolkata Municipal Corporation Sanctioned Plan.
- E. **FLOOR FINISH, SKIRTING, DADO ETC.**: Floor Tiles flooring, 4" skirting and margin, 6'-4" dado to bath and privy, 3' ft. height glazed tiles above cooking platform to 6' ft. from the floor height.
- F. **PLASTER**: The outside of the building wall have cement plaster (1:6) 3/4th average where at the inside and the ceiling plaster will be 1/2" thick. Average in (1:4) with plaster of Paris finishing inside and outside plaster shall be of cement and sand.
- G. **OUTSIDE PAINTING**: Weather Coat in four sides by ICI or Berger Paints.
- H. **DOORS**: a) Wooden frame (Sal wood) of each door, b) Commercial Flash door painted both side, c) Aluminium tower bolt, d) Hazbolt handle for door front side, e) Electric bell point.
- I. **WINDOWS**: Aluminum sliding windows with 3mm. white clear glass and grill/square of good quality.
- J. **TOILET & KITCHEN FITTINGS**: a) One W.C. and Indian type white commode (I.S.I.) with white P.V.C. cistern. b) One white porcelain wash, c) One shower, d) Two taps.
- K. **W.C.**: a) One European/Indian type white commode with white P.V.C. Cistern, b) One tap.
- L. **KITCHEN**: The kitchen will have a cooking platform with Granite, sink (stainless still) with water connection, two points with bibcock (Marck) will be provided at the

kitchen, glazed tiles will be in front of cooking base (6'-0" X 2'-6") with marble flooring.

- M. **STAIR CASE AND FLOOR**: a) Staircase marble flooring will be provided with R.C.C. Jal, for light and ventilation, b) Cabin for electric meter, c) 4" thick (average) lime tracing will be provided roof slab/or tiles, (d) 3' ft. height parapet wall will be provided all ground the roof, e) The staircase and floor of the flat will be by marble finishing.
- N. **SANITATION & CLEANLINESS**: Proportionate expenses of all Land Owners/occupiers after completion of construction.
- O. **ELECTRICALS**: Concealed wiring with copper wires wiring for installation.
- a. Each bed room: 2 light points, 1 fan point, 2 plug points (5 amp.), 1 A.C. Point Each.
 - b. Living/Dining: 2 light points, 1 power point 15amp, 2 Fan points, 2 Plug points (5 amp.).
 - c. Kitchen: Light, 1 exhaust fan point, 1 plug point (5 amp.), 1 power point (15 amp.).
 - d. W.C.: 1 light point (5 amp.) 1 exhaust fan point (5 amp.).
 - e. Toilet: 1 light point, 1 exhaust point (5 amp.), 1 plug point (15 amp.).
 - f. Each Balcony: 1 light point (5 amp.) along with one 5 point plug.
 - g. Required points for pump, stair, common passage and roof.
- P. **WATER SUPPLY**: One R.C.C. overhead reservoir provided on the top of the last roof as per design. The suitable electric pump with motor will be installed at ground floor to deliver water to overhead reservoir from R.S.M. supply. Third floor false ceiling. All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Land Owners/Purchasers.

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Anything extra demanded by the Land Owners or intending Purchaser/s apart from the technical specification given in SCHEDULE 'D' that shall be made or done by the cost of the Land Owners or intending Purchaser/s.

IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands on the day, month and year first above written.

WITNESSES:

1) Prasenjit Dey
Talbarun
1201-93

2) Animesh Chakrabarty
Nakimpally
Kolkata - 700093

sona das
Signature
Santosh Nag
Asit Baran Nag -
SIGNATURE OF THE LAND OWNERS

Drafted and prepared by me :

Chirp DCS
Adv.

Tapank Bheduni
SIGNATURE OF THE DEVELOPER

Advocate,

SONA DAS

--: MEMO OF THE CONSIDERATION ::-

RECEIVED a sum of Rs.4,00,000/- (Rupees Four Lakhs) Only by the Land Owners herein in terms of this Agreement in presence of the following witnesses and in the following manners :-

DATE	CHEQUE NO.	BANK & BRANCH	AMOUNT
24/05/2023	000482 (SONA DAS)	Punjab & Sind Bank, Bansdrone Br.	Rs.1,00,000/-
24/05/2023	000483 (SANTOSH NAG)	-Do-	Rs.1,00,000/-
24/05/2023	000484 (SWAPAN NAG)	-Do-	Rs.1,00,000/-
24/05/2023	000485 (ASIT BARAN NAG)	-Do-	Rs.1,00,000/-
Total =			Rs.4,00,000/-

(Rupees Four Lakhs Only)

WITNESSES:

1) Prasenjit Dey
Talbar
Kolkata - 73

2) Animesh Chakrabarty
Nadimpally
Kolkata - 700093

SONA DAS
স্বাক্ষর
Santosh Nag
Asit Baran Nag -

SIGNATURE OF THE LAND OWNERS

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name SONA DAS

Signature SONA DAS



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name SANTOSH NAG

Signature Santosh Nag



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name SWAPAN NAG

Signature Swapan Nag

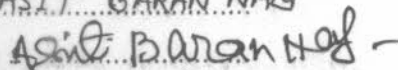
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					







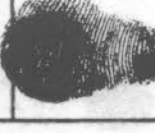




Name

Signature

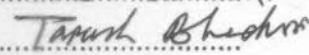
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	left hand					
	right hand					

Name ASIT. BARAN NAG

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TAPASH BHADURI

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



170920242021138944

GRIPS Payment Detail

GRIPS Payment ID:	170920242021138944	Payment Init. Date:	17/09/2024 17:30:20
Total Amount:	24942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9255831278327	BRN Date:	17/09/2024 17:30:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

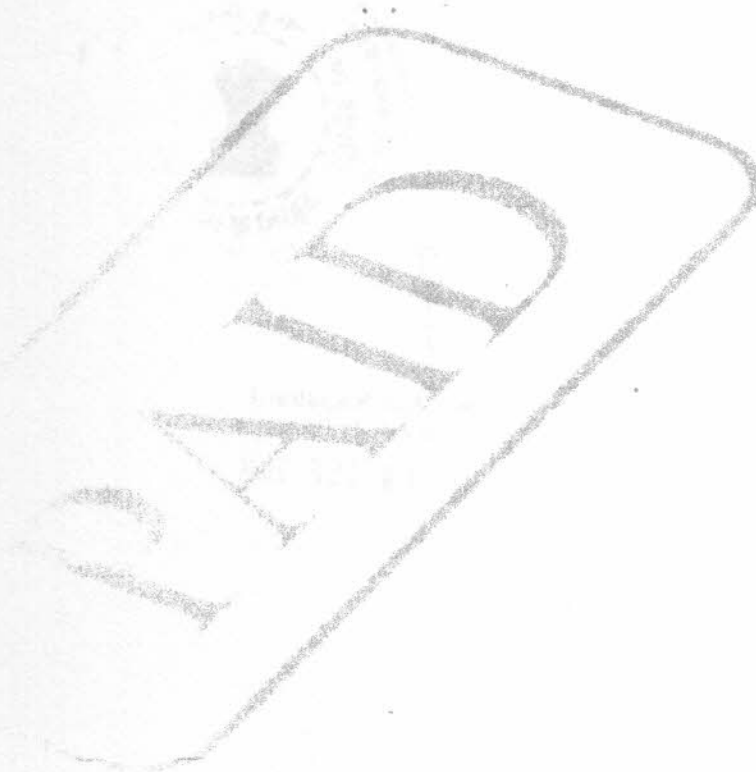
Depositor's Name: Mr ANIMESH CHAKRABORTY
Mobile: 9433213624

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250211389458	Directorate of Registration & Stamp Revenue	24942
Total			24942

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

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





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



192024250211389458

GRN Details

GRN:	192024250211389458	Payment Mode:	SBI Epa
GRN Date:	17/09/2024 17:30:20	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9255831278327	BRN Date:	17/09/2024 17:30:35
Gateway Ref ID:	242616111484	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	170920242021138944	Payment Init. Date:	17/09/2024 17:30:20
Payment Status:	Successful	Payment Ref. No:	2002450435/4/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name: Mr ANIMESH CHAKRABORTY
Address: NATUNPALLY, KOLKATA - 700093
Mobile: 9433213624
Period From (dd/mm/yyyy): 17/09/2024
Period To (dd/mm/yyyy): 17/09/2024
Payment Ref ID: 2002450435/4/2024
Dept Ref ID/DRN: 2002450435/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002450435/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002450435/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				24942

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1601-01918/2024	Date of Registration	18/09/2024
Query No / Year	1601-2002450435/2024	Office where deed is registered	
Query Date	16/09/2024 9:37:07 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY NATUNPALLY, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9433213624, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 79,80,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 97, , Ward No: 112 Pin Code : 700084




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 35 Sq Ft		72,87,500/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.6802Dec	0 /-	72,87,500 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	560 Sq Ft.	0/-	1,68,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 560 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	700 Sq Ft.	0/-	5,25,000/-	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, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1260 sq ft	0 /-	6,93,000 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SONA DAS (Presentant) Son of Late SUSHIL KUMAR DAS Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office		 Captured	
	18/09/2024	LTI 18/09/2024	18/09/2024	
68, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: CWxxxxxx8Q, Aadhaar No: 64xxxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				
2	Mr SANTOSH NAG Son of Late ANIL CHANDRA NAG Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office		 Captured	
	18/09/2024	LTI 18/09/2024	18/09/2024	
68A/2, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AQxxxxxx1H, Aadhaar No: 54xxxxxxxx3719, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				
3	Mr SWAPAN NAG Son of Late ANIL CHANDRA NAG Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office		 Captured	
	18/09/2024	LTI 18/09/2024	18/09/2024	
68A, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ANxxxxxx6J, Aadhaar No: 21xxxxxxxx7353, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

4	Name Mr ASIT BARAN NAG Son of Late ANIL CHANDRA NAG Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	Photo  18/09/2024	Finger Print  Captured LTI 18/09/2024	Signature  18/09/2024
68A, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AOxxxxxx0R, Aadhaar No: 74xxxxxxxx8199, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPASH BHADURI Son of Late AMARESH BHADURI Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	Photo  18/09/2024	Finger Print  Captured LTI 18/09/2024	Signature  18/09/2024
Son of Late AMARESH BHADURI 74, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AJxxxxxx6R, Aadhaar No: 72xxxxxxxx6780, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRASENJIT DEY Son of Late HARABANDHU DEY TALBAGAN, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	 18/09/2024	 Captured 18/09/2024	 18/09/2024
Identifier Of Mr SONA DAS, Mr SANTOSH NAG, Mr SWAPAN NAG, Mr ASIT BARAN NAG, , , Mr TAPASH BHADURI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SONA DAS	Mr TAPASH BHADURI-1.67005 Dec
2	Mr SANTOSH NAG	Mr TAPASH BHADURI-1.67005 Dec
3	Mr SWAPAN NAG	Mr TAPASH BHADURI-1.67005 Dec
4	Mr ASIT BARAN NAG	Mr TAPASH BHADURI-1.67005 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SONA DAS	Mr TAPASH BHADURI-140.00000000 Sq Ft
2	Mr SANTOSH NAG	Mr TAPASH BHADURI-140.00000000 Sq Ft
3	Mr SWAPAN NAG	Mr TAPASH BHADURI-140.00000000 Sq Ft
4	Mr ASIT BARAN NAG	Mr TAPASH BHADURI-140.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SONA DAS	Mr TAPASH BHADURI-175.00000000 Sq Ft
2	Mr SANTOSH NAG	Mr TAPASH BHADURI-175.00000000 Sq Ft
3	Mr SWAPAN NAG	Mr TAPASH BHADURI-175.00000000 Sq Ft
4	Mr ASIT BARAN NAG	Mr TAPASH BHADURI-175.00000000 Sq Ft

Endorsement For Deed Number : I - 160101918 / 2024

On 17-09-2024

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 79,80,500/-



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

On 18-09-2024

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

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

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

Presented for registration at 12:45 hrs on 18-09-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SONA DAS , one of the Executants.

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

Execution is admitted on 18/09/2024 by 1. Mr SONA DAS, Son of Late SUSHIL KUMAR DAS, 68, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mr SANTOSH NAG, Son of Late ANIL CHANDRA NAG, 68A/2, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Mr SWAPAN NAG, Son of Late ANIL CHANDRA NAG, 68A, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr ASIT BARAN NAG, Son of Late ANIL CHANDRA NAG, 68A, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 5. Mr TAPASH BHADURI, Son of Late AMARESH BHADURI, 74, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr PRASENJIT DEY, , , Son of Late HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2024 5:30PM with Govt. Ref. No: 192024250211389458 on 17-09-2024, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9255831278327 on 17-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11162, Amount: Rs.100.00/-, Date of Purchase: 13/09/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2024 5:30PM with Govt. Ref. No: 192024250211389458 on 17-09-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBIPay), Ref. No. 9255831278327 on 17-09-2024, Head of Account 0030-02-103-003-02



Md Tabis Ansari

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2024, Page from 69971 to 70007
being No 160101918 for the year 2024.



[Handwritten signature]

Digitally signed by MD TABIS ANSARI
Date: 2024.09.18 14:35:35 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 18/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.