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I-19668/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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

19 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 19th day of December, Two Thousand Twenty Three BETWEEN (1) SMT. GITA NANDI (PAN No. ADCPN0633M) (AADHAAR No. 8060 9402 1781), wife of Sri Deb Dulal Nandi, by Nationality-Indian, by faith-Hindu, by occupation Housewife, residing at, 2253, Garia Place, Flat No. C-4, Ramani Endear, Kolkata-700084, P. O. Garia, P. S. Narendrapur, in the District of South 24-Parganas and (2) SMT. KRISHNASREE SAHA, (PAN No. ATJPS9466J) (AADHAAR No. 4347 0820 1212), wife of Sri Tapas Saha, by Nationality-Indian, by faith-Hindu, by occupation Business, residing at 72/1C, Ibrahimpur Road, Kolkata-700 032,

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18237

14 DEC 2023

No..... ₹ 100/- Date.....

Name :..... S. Karmakar Advocate

Address :..... ALIPORE JUDGES' COURT
Kolkata 700 027

Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



WITNESSED BY ME:-

Asithan Chowdhury

310-A.M. Chowdhury

Madanrat Dura Para

P.O. Barui'pur

Pin 743610.

P.O.Jadavpur, P. S.Jadavpur, in the District of South 24-Parganas, hereinafter collectively referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

"M/S. S.N. CONSTRUCTION" (PAN No. AFAFS 1260D), a Partnership firm, having its registered office at 23A, R. N. Das Road, Dhakuria, Kolkala.-700 031, P.O. Dhakuria, P. S. Garfa, in the District of South 24-Parganas, represented by its Partners (1) **SRI SUVENDU PAUL** (PAN No. AFQPP 2983N) (AADHAAR No.7032 7849 6097), son of Late Gostha Behari Paul, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 23A, R. N. Das Road, P.O.Dhakuria, Kolkata-700031, P.S.Garfa and (2) **SRI NABARUN MANDAL** (PAN No. APHPM 8071P) (AADHAAR No. 4134 6740 7876) son of Late Bhanu Mondal, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 30C, R. N. Das Road, Kolkata-700 031, P. O. Dhakuria, P. S. Garfa, both within the District of South 24 Parganas, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being its successors, successors-in-interest and assigns) of the **OTHER PART.**

WHEREAS one Sri Sudhir Ranjan Chowdhury, son of Late Ramani Mohon Chowdhury was the sole and absolute owner of land measuring 10 Cottahs 1 Chittak 33 square feet more or less together with Tin Shed structure measuring 1000 square feet more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L.No.28, R.S.No.11, Touzi No.56 and 151, appertaining to C.S. Khatian No.272, comprising C.S.Dag No.288, P.S. formerly Jadavpur at present Netaji Nagar, now within the local limits of The Kolkata Municipal Corporation under Ward No.100, being known as Municipal Premises No.279B, N.S.C.Bose Road, Kolkata-700 047, in the District of South 24-Parganas, by way of inheritance.



AND WHEREAS by an Indenture of Deed of Gift made on 24th November, 2016 between Sri Sudhir Ranjan Chowdhury, son of Late Ramani Mohan Chowdhury described therein as the Donor of the one Part and Smt. Gita Nandi, wife of Sri Deb Dulal Nandi and Smt. Krishnasree Saha, wife of Sri Tapas Saha, collectively described therein as the Donee of the other Part the said Donor gifted, transferred and conveyed all that piece and parcel of land measuring 4 Cottahs 7 Chittaks and 17 square feet be the same a little more or less together with Tin shed structure measuring 500 square feet more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L.No.28, R.S.No.11, Touzi No.56 and 151, appertaining to C.S. Khatian No.272, comprising C.S.Dag No.288, P.S. formerly Jadavpur at present Netaji Nagar, now within the local limits of The Kolkata Municipal Corporation under Ward No.100, being part of Municipal Premises No.279B, N.S.C.Bose Road, Kolkata-700 047, in the District of South 24-Parganas in favour of the said Donee and the said Deed of Gift was registered in the office of the Additional District Sub-Registrar at Alipore and recorded therein Book No.1, Volume No.1605-2016, Pages 205054 to 205069 being No.160507589 for the year 2016 and delivered possession forthwith and the said Donee accepted the said Gift of the Donor.

AND WHEREAS since then the said owners Smt. Gita Nandi, wife of Sri Deb Dulal Nandi and Smt. Krishnasree Saha, wife of Sri Tapas Saha, have been jointly exercising all their right of ownership and possession over the said demarcated gifted property measuring 4 Cottahs 7 Chittaks and 17 square feet be the same a little more or less together with Tin shed structure measuring 500 square feet more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L.No.28, R.S.No.11, Touzi No.56 and 151, appertaining to C.S. Khatian No.272, comprising C.S.Dag No.288, P.S. formerly Jadavpur at present Netaji Nagar, now within the local limits of The Kolkata Municipal Corporation under Ward No. 100, being part of Municipal Premises No.279B, N.S.C. Bose Road, Kolkata-700 047, in the District of South 24-Parganas got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property separately and the said plot of land has since been



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

renumbered as Municipal Premises No.279B/1, N.S.C. Bose Road, Kolkata-700 047, (having Assessee No. 21-100-07-4427-3) P.S. Netaji Nagar, which is morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "said property".

AND WHEREAS the Owners herein approached the Developer herein with the proposal to construct a ground plus three storied residential-cum-commercial building upon the said land with additional fourth floor as sanction by The K.M.C. in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation comprising of several self contained flats, car parking spaces and commercial spaces for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled by and between the parties herein.

AND WHEREAS the Owners have specifically represented to the Developer that they are the joint Owners of the said property morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the Owners thereof and that they have unfettered right and absolute authority of alienation or transfer of the same or any part or portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declare and confirm that they have not yet executed any sort of instrument like sale, lease, gift, mortgage, charge or Agreement for Sale, Tenancy and Development Agreement in respect of the said property or any part or portion thereof with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as have been agreed upon by and between the parties hereto and as hereinafter provided.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

(5)

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

ARTICLE : I : DEFINITIONS

1. **OWNERS** shall mean (1) **SMT. GITA NANDI (PAN No. ADCPN0633M) (AADHAAR No. 8060 9402 1781)**, wife of Sri Deb Dulal Nandi, by Nationality-Indian, by faith-Hindu, by occupation Housewife, residing at 2253, Garia Place, Flat No. C-4, Ramani Endear, Kolkata-700084, P. O. Garia, P. S. Narendrapur, in the District of South 24-Parganas and (2) **SMT. KRISHNASREE SAHA, (PAN No. ATJPS9466J) (AADHAAR No. 4347 0820 1212)**, wife of Sri Tapas Saha, by Nationality-Indian, by faith-Hindu, by occupation Business, residing at 72/1C, Ibrahimpur Road, Kolkata-700 032, P. O. Jadavpur, P. S. Jadavpur, in the District of South 24-Parganas.
2. **DEVELOPER** shall mean "**M/S. S.N. CONSTRUCTION** " a partnership firm, having its registered office at 23A, R. N. Das Road, Dhakuria, Kolkata.-700 031, P.O. Dhakuria, P. S. Garfa, in the District of South 24-Parganas, represented by its Partners (1) **SRI SUVENDU PAUL (PAN No. AFQPP 2983N) (AADHAAR No.7032 7849 6097)** son of Late Gostha Behari Paul, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 23A, R. N. Das Road, P.O.Dhakuria, Kolkata-700031, P. S. Garfa and (2) **SRI NABARUN MANDAL (PAN No. APHPM 8071P) (AADHAAR No. 4134 6740 7876)** son of Late Bhanu Mondal, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 30C, R. N. Das Road, Kolkata-700 031, P. O. Dhakuria, P. S. Garfa, both within the District of South 24 Parganas.
3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean the piece and parcel of homestead land measuring 4 (four) Cottahs 7 (seven) Chittaks and 17 (seventeen) square feet be the same a little more or less together with Tin shed



structure measuring 500 square feet more or less standing thereon lying situate at and being known as Municipal Premises No. 279B/1, N.S.C.Bose Road, Kolkata-700 047 (having Assessee No. 21-100-07-4427-3), P. S. formerly Jadavpur at present Netaji Nagar, now within the local limits of The Kolkata Municipal Corporation under Ward No. 100, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.

5. **BUILDING** shall mean the ground plus three storied residential-cum-commercial building with additional fourth floor as sanction by The K.M.C. to be constructed on the said piece and parcel of land mentioned above in accordance with the Building Plan to be sanctioned by The Kolkata Municipal Corporation or revised thereof.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over head water tank and semi-underground water reservoir, Pump and Motor, Electric Meter Board and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments, car parking spaces and commercial spaces or any other space or spaces or portion thereof for the purpose thereof and for exclusive use of the respective Owner in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** shall mean entire second and third floor along with 50% of the car parking spaces on the ground floor which includes two numbers of car parking spaces as per K.M.C sanctionn of the proposed ground plus four storied residential-cum-commercial building as per KMC sanction



DISTRICT SUB REGIS- PAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

to be delivered in favour of the owners along with non-refundable and non-adjustable monetary consideration of Rs. 58,00,000/- (Rupees Fifty Eight Lakh) only shall be paid by the Developer to the owners together with proportionate share in the common facilities, utilities and amenities inclusive of roof of the building on prorata basis as fully and particularly set out in the Second Schedule hereunder written.

9. **DEVELOPER'S ALLOCATION** shall mean the remaining constructed area of the building which include entire first and additional fourth floor and 50% of the car parking space on the ground floor and entire commercial spaces on the ground floor of the proposed ground plus four storied residential-cum-commercial building as per KMC sanction to be constructed at the said premises after allocation to the Owners including proportionate share in the common facilities, utilities and amenities inclusive of roof of the building on prorata basis as fully and particularly set out in the Third Schedule hereunder written.
10. **ARCHITECT** shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the proposed ground plus four storied residential-cum-commercial building to be constructed on the said land.
11. **BUILDING PLAN** shall mean plan or plans or revise thereof to be prepared by the Architect for construction of the proposed ground plus four storied residential-cum-commercial building to be sanctioned by The Kolkata Municipal Corporation and or any other competent authority or authorities.
12. **TRANSFER** shall mean with its gramatical variations and shall include Transfer of possession and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. **TRANSFeree** shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building have been transferred under law for residential purpose.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
19 DEC 2023

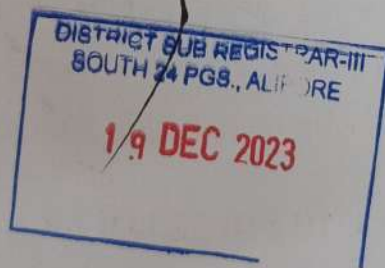
14. **FORCE MAJUERE** shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

ARTICLE - II : TITLE AND INDEMNITY

1. The Owners hereby declare that they have good and absolute unfettered right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declare that the premises is free from all and any manner of lispendens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
3. The Owners hereby also undertake that the Developer shall be entitled to construct the proposed ground plus four storied residential-cum-commercial building on the said land as agreed by and between the parties hereto in accordance with the sanction building plan or revise plan if any.

ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provision herein contained.
2. The Owners and Developer shall take all such permission, sanction and approval in compliance with the prevailing laws as are legally required for the purpose of developing the said land.
3. The Developer shall render the Owners all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in



terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and their nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions, permissions, clearances and approvals as aforesaid.

4. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats, car parking spaces, commercial spaces and any other saleable space or spaces in the said proposed ground plus four storied residential-cum-commercial building.
5. The Developer shall proceed with the planning for the new building to be constructed in the said Premises and arrange as necessary for the survey of the said property, arrange for soil investigation of the said land, appoint Architect for preparation of the plan and submit the same to The Kolkata Municipal Corporation for obtaining sanction.

ARTICLE - IV : CONSIDERATION

In consideration of the Owners having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed ground plus three storied residential-cum-commercial building in the manner hereinbefore mentioned, the Developer shall allot entire second and third floor along with 50% of the car parking spaces on the ground floor which includes two numbers of car parking spaces as per K.M.C sanction of the proposed ground plus three



storied residential-cum-commercial building complete in all respect to be erected and/or constructed thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation along with non-adjustable and non-refundable monetary consideration of Rs. 58,00,000/- (Rupees Fifty Eight Lakh) only out of which Rs. 50,000/- (Rupees Fifty Thousand) only will be paid by the Developer to the Owner on signing of this agreement and another sum of Rs.5,00,000/- (Rupees Five Lakh) only will be paid after seven days from the registration of Development Agreement, Rs.10,00,000/- (Rupees Ten Lakh) will be paid after first slab casting and another sum of Rs. 10,00,000/- (Rupees Ten Lakh) only will be paid after six months of first slab casting and the remaining balance of Rs. 32,50,000/- (Rupees Thirty Two Lakh Fifty Thousand) only will be paid by the developer to the owners at the time of delivery of possession of the owners allocation of the building towards the full and final consideration against the said land.

ARTICLE - V : BUILDING

1. The Developer shall at their own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner they consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total constructed area of the Developer's allocations excepting the Owners portion in the building to be constructed on the land comprised in the said premises in accordance with the building plan approved by the Architect and duly sanctioned by The Kolkata Municipal Corporation or revise thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the Fourth Schedule hereunder written and also in good workmen like manner within a period of 30 (thirty) months from the date of obtaining sanctioned building plan from The Kolkata Municipal Corporation a grace period of another three months. The Developer shall complete sanction plan within six months from the date of this Development Agreement.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
19 DEC 2023

2. The Developer shall also install and provide in the said building at their own costs the pumps, water storage tanks, overhead reservoirs, semi-underground reservoirs, septic tanks, lift, lift machine room, inside electrifications and/or other facilities required to be provided in the building in terms of the sanction plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Fourth Schedule hereunder written.
3. The Owner shall be entitled to transfer or otherwise deal with only the Owners allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer Power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Owners shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.



7. The Developer shall at their own costs and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments, car parking spaces and commercial spaces therein in accordance with the sanction building plan and any amendment thereto or modification thereof made or cause to be made by the Developer.
8. All costs, charges and expenses including Architects Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE - VI : AUTHORITY

1. The Owners and the Developer shall jointly be entitled to transfer or otherwise deal with the flat/flats and or apartments, car parking spaces and commercial spaces and/or any other saleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees for the developer's allocation to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage and drainage, to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG., ALIPORE
19 DEC 2023



















impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartment/apartments, car parking spaces and/or any other saleable space or spaces or any portion of the Owners allocation in the said building which the Developer agreed to make delivery of possession to the Owners as consideration against the said land handed over to the Developer for undertaking the construction work thereon as agreed.

ARTICLE - VII : COMMON FACILITIES

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due till completion of the building.
2. After completion of the Owners allocation portion of the said building completed in all respects and with all amenities whatsoever the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners allocation in the said building agreed to be provided as consideration as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners allocation and the said rates are to be proportionate prorata with reference to the available space in the building.
3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise

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> Shri SUVENDU PAUL Son of Late GOSTHA BEHARI PAUL Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Dec 19 2023 1:12PM</td> <td>LTI 19/12/2023</td> <td>19/12/2023</td> <td></td> </tr> </tbody> </table> <p>23A, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3N, Aadhaar No: 70xxxxxxxx6097 Status : Representative, Representative of : S N CONSTRUCTION (as DEVELOPER)</p>	Name	Photo	Finger Print	Signature	Shri SUVENDU PAUL Son of Late GOSTHA BEHARI PAUL Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office		 Captured		Dec 19 2023 1:12PM	LTI 19/12/2023	19/12/2023	
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri NABARUN MANDAL (Presentant) Son of Late BHANU MONDAL Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Dec 19 2023 1:13PM</td> <td>LTI 19/12/2023</td> <td>19/12/2023</td> <td></td> </tr> </tbody> </table> <p>30C, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx1P, Aadhaar No: 41xxxxxxxx7876 Status : Representative, Representative of : S N CONSTRUCTION (as DEVELOPER)</p>	Name	Photo	Finger Print	Signature	Shri NABARUN MANDAL (Presentant) Son of Late BHANU MONDAL Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office		 Captured		Dec 19 2023 1:13PM	LTI 19/12/2023	19/12/2023	
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Identifier Details :

Name	Photo	Finger Print	Signature
Shri MITHUN CHOWDHURY Son of Shri A K CHOWDHURY MADARAT PURBA PARA, City:- Baruipur, P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610		 Captured	
19/12/2023	19/12/2023	19/12/2023	

Identifier Of Smt GITA NANDI, Smt KRISHNASREE SAHA, Shri SUVENDU PAUL, Shri NABARUN MANDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt GITA NANDI	S N CONSTRUCTION-3.68042 Dec
2	Smt KRISHNASREE SAHA	S N CONSTRUCTION-3.68042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt GITA NANDI	S N CONSTRUCTION-250.00000000 Sq Ft
2	Smt KRISHNASREE SAHA	S N CONSTRUCTION-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160319668 / 2023

On 19-12-2023

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

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

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

Presented for registration at 12:27 hrs on 19-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri NABARUN MANDAL ..

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 1,01,72,503/-

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

Execution is admitted on 19/12/2023 by 1. Smt GITA NANDI, Wife of Shri DEB DULAL NANDI, 2253, GARIA PLACE, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt KRISHNASREE SAHA, Wife of Shri TAPAS SAHA, 72/1C, IBRAHIMPUR ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

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

Execution is admitted on 19-12-2023 by Shri SUVENDU PAUL, DEVELOPER, S N CONSTRUCTION (Partnership Firm), 23A, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Execution is admitted on 19-12-2023 by Shri NABARUN MANDAL, DEVELOPER, S N CONSTRUCTION (Partnership Firm), 23A, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553.00/- (B = Rs 500.00/- ,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 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/12/2023 6:14PM with Govt. Ref. No: 192023240317214931 on 14-12-2023, Amount Rs: 521/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK0COHAUL0 on 14-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18237, Amount: Rs.100.00/-, Date of Purchase: 14/12/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 6:14PM with Govt. Ref. No: 192023240317214931 on 14-12-2023, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0COHAUL0 on 14-12-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 539752 to 539784
being No 160319668 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.19 15:01:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

DATED : THIS THE 19th DAY OF DECEMBER, 2023

DEVELOPMENT AGREEMENT

B E T W E E N

1. SMT. GITA NANDI
2. SMT. KRISHNASHREE SAHA

..... OWNERS

A N D

"S. N. CONSTRUCTION"
REPRESENTED BY ITS PARTNERS

1. SRI SUVENDU PAUL
2. SRI NABARUN MANDAL

..... DEVELOPER

DRAFTED BY :
SUBRATA KARMAKAR
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027



as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

ARTICLE - VIII : OWNER'S OBLIGATION

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment/apartments, car parking spaces, commercial spaces and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.
2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any part or portion thereof without the previous consent in writing of the Developer.
4. If the Owners committing breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the Owners will be liable to pay such lossess and damages as be settled between the parties.
5. That the Landowners shall be liable to produce all the original documents before the K.M.C., Bank or any Financial Institution or any other authority or authorities as and when the same is required by the Developer even with the day notice by the Developer.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

ARTICLE - IX : DEVELOPER'S OBLIGATION

1. That the property mentioned in the schedule below have not yet been mutated, seperated and assessed in the name of the present owners in the records of The Kolkata Municipal Corporation and the developer shall apply for mutation, seperation and fresh assessment in respect of the said property before The Kolkata Municipal Corporation and the developer shall pay all the mutation charges and arrear taxes if any found due in respect of the said property at its own cost and expenses.
2. That the Developer searched the title of the property in the concerned registry office and the record so far available is marketable.
3. That the Developer before submitting the building plan for obtaining sanction serve copy of the same to the landowner for their approval and after approving the same by the Landowner the Developer shall subnit the same to the Kolkata Municipal Corporation for obtaining sanction.
4. That after obtaining mutation and seperation in respect of the said property in the name of the present owners from The Kolkata Municipal Corporation the Developr shall prepare the building plan of the proposed ground plus four storied residential-cum-commercial building and submit the same for obtaining sanction from The Kolkata Municipal Corporation at its own costs and expenses.
5. The Developer hereby agree and covenant with the Owners to complete the construction of the said building in terms of this Agreement under the supervision of the developer and in accordance with sanction plan to be sanctioned by The Kolkata Municipal Corporation or revised thereof and shall deliver the possession of the Owners allocation to the Owners within 30 (thirty) months from the date of obtaining sanctioned building plan from The Kolkata Municipal Corporation with a grace period of another three months unless prevented by any circumstances beyond the control or by force majuere.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

6. The Developer hereby agree and covenant with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
7. The Developer hereby agree and covenant with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owners allocation or any part or portion thereof of the said building in the said premises.
8. That the Developer shall be liable to deliver possession of the Owners allocation in the newly constructed building before delivery of possession to the other buyers of the flats, car parking spaces and commercial spaces of the building under the Developer's allocation.
9. If the construction and completion of the building is delayed from any wilful act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of Rs.15,000/- (Rupees Fifteen Thousand) only per month after expiry of the stipulated period of 30 (thirty four) months with grace period of another three months till delivery of possession of the Owners allocation in the newly built up building.

ARTICLE - X : MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required. The authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall give any such additional Power of Attorney and/or authorisation as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
19 DEC 2023

way infringe the rights of the Owners and/or go against the spirit of these presents.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
3. That the Developer shall deliver the possession of the owners' allocation of the building after obtaining Completion Certificate from The Kolkata Municipal Corporation in respect of the said premises.
4. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners Association who will be in charge of such management of the affairs of the proposed building and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
5. A suitable name of the building shall be given by the Developer in consultation with the Owners.
6. After completion of the construction of the building and getting possession of the Owners allocation thereof the Owners shall at the request of the Developer execute and register appropriate transfer deeds/ conveyances together with the proportionate undivided share of land and also the common areas of the said premises in favour of the Developer or their Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

7. That after registration of the Development Agreement the building plan will be sanctioned within six months from the date of registration of the Development Agreement.

ARTICLE - XI : FORCE MAJUERE

1. Force Majuere shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, labour unrest and/or any other acts or commission beyond the control of the parties hereto effected thereby and also non-availability of essential materials like cement, steel etc.
2. In the event of the owners committing breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the owners shall be liable to pay such lossess and compensations as shall be settled between the parties PROVIDED HOWEVER if such delay shall continue for a period of six months then and in that event in addition to any other right which the Developer may have against the owners the developer shall be entitled to sue to owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the moneys paid and/or incurred by the Developer with interest and such losses and damages the Developer may suffer.
3. That if any deviation took place in the building at the instance of either owners or any intending purchasers then and in that event the respective owner shall pay the entire cost of revise plan for regularisation of said deviation and the developer shall not be liable to incurr any expenses for the said regularisation of deviation.

ARTICLE XII : JURISDICTION

The Learned Court/Courts having tentorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



DISTRICT SUB REGIS. - II - AR - II
SOUTH 24 PGS., ALIPORE
19 DEC 2023

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring **4 (four) Cottahs 7 (seven) Chittaks and 17 (seventeen) square feet** be the same a little more or less together with Tin shed structure measuring 500 square feet more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L.No.28, R.S.No.11, Touzi No.56 and 151, appertaining to C.S. Khatian No.272, comprising part of C.S.Dag No.288, P.S. formerly Jadavpur at present Netaji Nagar, Sub-Registration office at Alipore, now within the local limits of The Kolkata Municipal Corporation under Ward No.100, being known as **Municipal Premises No.279B/1, N.S.C.Bose Road, Kolkata-700 047, (having Assessee No.21-100-07-4427-3)**, in the District of South 24-Parganas, together with all right of easement belonging and appurtenant thereto which is butted and bounded in the manner following:-

On the North : By N.S.C. Bose Road ;
 On the South : By Tolly's Nala ;
 On the East : By land of Dag No.288 (P) ;
 On the West : By Land of Dag No.288(P).

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS ALLOCATION)

That the owners will jointly get residential area which includes entire Second and Third floor and 50% of the car parking spaces on the ground floor which includes two numbers of car parking spaces as per K.M.C sanction of the proposed ground plus four storied residential-cum-commercial building as per KMC sanction to be constructed and/or erected thereon lying situated at and being part of Municipal Premises No.279B/1, N.S.C.Bose Road, Kolkata-700 047, P.S.formerly Jadavpur at present Netaji Nagar, now within the local limits of The Kolkata Municipal Corporation under Ward No.100, in the District of South 24-Parganas.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

That the Developer will get remaining constructed area which include entire first and fourth floor, 50% of the car parking spaces on the ground floor and entire commercial space on the ground floor of the proposed ground plus four storied residential-cum-commercial building as per KMC sanction to be constructed and/or erected thereon lying situated at and being part of Municipal Premises No. 279B/1, N.S.C.Bose Road, Kolkata-700 047, P.S.formerly Jadavpur at present Netaji Nagar, now within the local limits of The Kolkata Municipal Corporation under Ward No. 100, in the District of South 24-Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(Specification)

Building	: R.C.C. framed building with TMT Bar with Branded Cement.
Walls	: Exterior Brick walls shall be 10"/8" thick and all partition walls shall be 3" thick.
Flooring	: All flooring are Tiles including stairs with 6" skirting
Toilet	: Comode, Cistern, One coloured Pedestal Basin, one Shower all coloured walls will be fitted with coloured glaze tiles up to 6'.
Kitchen	: A granite finished cooking platform with steel sink and coloured glazed tiles.
Cement	: Cement will uses as branded quality (Ultra Tech/Lafarge).
Door	: All wooden frames with flush doors will be provided will be given finished with fittings and fixtures. PVC doors and farames will be used in kitchen and toilet.
Window	: Aluminium sliding window and panel fitting glass with M.S. Grill with primer paint.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

19 DEC 2023

Electricals : Concealed copper wiring with standard quality switches and plug sockets, with necessary light and fan points but without fittings. Wires brand will be Finolex / Havelles and switches made by Pritam.

Outside Building: Weather Coat finish.

Inside Walls : Plaster of Putty finish .

Water : Underground water reservoir with pump and motor, overhead water tank for supply of Corporation water.

Lift : ISI Standard 4 passengers Lift will be provided in the building

Roof : Water proofing treatment on roof.

N. B. : Extra fittings and better quality fittings, extra electrical points, fittings, extra civil work will be provided at extra cost payable in advance.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:
(COMMON AREAS)**

1. Undivided proportionate share in land along with plinth area of purchaser's respective area.
2. Ingress and Egress from main road to the building upto top floor roof.
3. Stair case and stair case landings on all floors & mummy room
4. Pump and electric meter.
5. All common plumbing and electrical installations .
6. Overhead and semiunder ground water reservoir and septic tanks.
7. Boundary walls and peripheral walls.
8. Drainage, sewerage and water connexion.
9. All common walls, beams and rafters and pillars.
10. Lift and Lift machine room.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2023

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals hereunto this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PARTIES

AT KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. *Abhinav Saha,*
2256 Romoni Apt- *Carter Nandi.*
KDI - 84,
P.S. Navandrapur. *Wishwasree Saha.*

2. *Tapas Saha*
72/12 Thompson Road
Jindrapur
Kolkata 700032

SIGNATURE OF THE OWNERS

S. N. CONSTRUCTION

Sunil Kumar

Partner

S. N. CONSTRUCTION

Nabaran Kundu

Partner

SIGNATURE OF THE DEVELOPER



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

Name
Signature *Gita Nandi*



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

Name
Signature *Wishwesree Saha*



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

Name
Signature *Serenity fern*



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

Name
Signature *Nabaran Mondal*



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

19 DEC 2023

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs.50,000/ (Rupees Fifty Thousand) only as and by way of non-refundable/non-adjustable part consideration money as per denomination below :-

- | | |
|--|--------------|
| 1) By Cheque No. 465068 dated 19/10/2023 for | Rs. 25,000/- |
| 2) By Cheque No. 465069 dated 19/10/2023 for | Rs. 25,000/- |
- above two Cheques were drawn on Indian Overseas Bank, Dhakuria Branch, Kolkata- 700031.

(Rupees Fifty Thousand) only

Rs. 50,000/-

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED OWNERS
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. *Abdul Wahid Santhi,*
2256 RD Morini Apt-
KD 1-84.
P.S. Narandrapur,

Geetar Nandi.

Wishwasree Saha.

2. *Tapin Saha*
72/11 Ibrahimpur Road
Jadurpur
Kolkata - 700032

SIGNATURE OF THE OWNERS

DRAFTED BY :-

Subrata Karmakar.

(SUBRATA KARMAKAR)
ADVOCATE

JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
ENROL.: WB/334/89

TYPED BY :

Sandeep Sen
SANDEEIP SEN
DHAKURIA, KOLKATA - 31



DISTRICT SUB REGISTRATION
SOUTH 24 PARGANAS ALIPORE

19 DEC 2023





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JTK2811990

পরিচয় পত্র



Elector's Name Mithun Chowdhury

নির্বাচকের নাম মিঠুন চৌধুরী

Father's Name Ananta Chowdhury

পিতার নাম অনন্ত চৌধুরী

Sex M

লিঙ্গ পুং

Age as on 1.1.2003 20

১.১.২০০৩-এ বয়স ২০

Address:

North Madarat Purba Para, Madarat, Baruipur, South 24
Parganas 743610

ঠিকানা :

উত্তর মাদারাত পূর্ব পাড়া, মদারাত, বারুইপুর, দক্ষিণ ২৪ পরগণা ৭৪৩৬১০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 104-Baruipur

বিধানসভা নির্বাচন কেন্দ্র : ১০৪-বারুইপুর

District: South 24 Parganas

জেলা: দক্ষিণ ২৪ পরগণা

Date: 08.07.2003

তারিখ: ০৮.০৭.২০০৩

886/0338

Major Information of the Deed

Deed No :	I-1603-19668/2023	Date of Registration	19/12/2023
Query No / Year	1603-2003071499/2023	Office where deed is registered	
Query Date	13/12/2023 4:03:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA KARMAKAR 15L K P ROY LANE, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9331405190, 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 : 50,000/-]	
Set Forth value		Market Value	
Rs. 50,000/-		Rs. 1,01,72,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 553/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



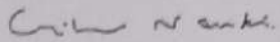


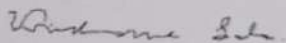
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 -- Ward No. 100) , , Premises No: 279B/1, , Ward No: 100 JI No: 28, Pin Code : 700047

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 7 Chatak 17 Sq Ft	20,000/-	1,00,37,503/-	Property is on Road Adjacent to Metal Road,
Grand Total :				7.3608Dec	20,000 /-	100,37,503 /-	

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.	30,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	30,000 /-	1,35,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt GITA NANDI Wife of Shri DEB DULAL NANDI Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office		 Captured	
		19/12/2023	LTI 19/12/2023	19/12/2023
2253, GARIA PLACE, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx3M, Aadhaar No: 80xxxxxxxx1781, Status :Individual, Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office				
	Name	Photo	Finger Print	Signature
2	Smt KRISHNASREE SAHA Wife of Shri TAPAS SAHA Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office		 Captured	
		19/12/2023	LTI 19/12/2023	19/12/2023
72/1C, IBRAHIMPUR ROAD, City:- Not Specified, P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx6J, Aadhaar No: 43xxxxxxxx1212, Status :Individual, Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S N CONSTRUCTION 23A, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.: AFxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			