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Certified that the document is admitted to registration, the signature, name & the endorsement thereon are correctly attested with this document and the part of this document.

Additional District Sub-Registrar
Rajshahi New Town, North 24 Pgs.

03 OCT 2024

DEVELOPMENT AGREEMENT & DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made on this 03rd day of October Two Thousand Twenty Four (2024).

BETWEEN

SRI DILIP KUMAR DE (PAN NO. ADUPD0543Q & AADHAAR NO. 799892952410), son of Late Himangshu Rajan De, by occupation-- Business, Faith-Hindu, by Nationality – Indian, previously residing at Rabindrapally,

Krishnapur, P.O.- Prafullakanan, P.S.- Baguiati, District- North 24 Parganas, Pin- 700101, presently residing at FC-5, Sector III, , P.O- IB Market, Salt Lake City, P.S.- Bidhanagar South, Kolkata- 700106, hereinafter referred to as the "LAND OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators, successors and assigns) of the ONE PART;

AND

P S CONSTRUCTION (PAN NO. ABCFP4211F), a partnership firm governed by Indian Partnership Act, 1932, having its office at AF- 345, Rabindrapally, P.S.- Baguiati, P.O.- Prafullakanan, Krishnapur, Kolkata- 700101, District North 24 Parganas, being represented by its two Partners, (1) SRI PEYAL GHOSH (PAN NO. AJGPG5578E & AADHAAR NO. 506476524198), son of Late Prasanta Ghosh, residing at AF- 106, Rabindrapally, Krishnapur, P.S.- Baguiati, P.O.- Prafullakanan , Kolkata – 700101, District North 24 Parganas and (2) SRI SAMIR GHOSH (PAN NO. AUAPG9309G & AADHAAR NO. 695917467515), son of Late Pranab Ghosh, residing at AF- 345, Rabindrapally, P.S.- Baguiati, P.O.- Prafullakanan, Krishnapur, Kolkata- 700101, District North 24 Parganas, both by Faith-Hindu, both by occupation – Business, both by Nationality – Indian, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs legal representatives, executors, administrators, successors and assigns in the office) of the OTHER PART;

WHEREAS one Radha Rani Naskar, wife of Nilkanta Naskar, got the possession and became the recorded owner of Rayata Dakhaliswatya All That piece and parcel of land measuring more or less .29 satak lying and situated at Mouza Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, comprised in R.S. Dag No. 3848, under C.S. Khatian No. 729, R.S. Khatian No. 146., under P.S. Baguiati (formerly-Rajarhat) in the District North 24 Parganas.

AND WHEREAS the said Radha Rani Naskar while thus enjoying and completely seized and possessed of the aforesaid piece and parcel land gifted, transferred and conveyed aforesaid piece and parcel of land measuring more or less .29 satak to her two sons namely, Sudhir Kumar Naskar and Niranjan Naskar by a Bengali Deed of Gift registered at the office

of the District Sub Registrar at Cossipore, DumDum on 16.02.1961 and copied in Book No. 1, Volume No. 25, Pages 141 to 149, Being No. 1178 for the year 1961.

AND WHEREAS while thus enjoying and completely seized and possessed of the aforesaid land jointly, measuring more or less .29 satak lying and situated at Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, comprised in R.S. Dag No. 3848, under C.S. Khatian No. 729, R.S. Khatian No. 146, under P.S. Baguiati (formerly-Rajarhat) in the District North 24 Parganas by the strength of aforesaid Deed of Gift, said Niranjan Naskar died intestate leaving behind his son Amarendra Nath Naskar and two daughters Debjani Mondal & Sharmila Naskar as his legal heirs and thus said Amarendra Nath Naskar, Debjani Mondal & Sharmila Naskar became owners of 50% undivided share jointly of the aforesaid property as per Hindu Succession.

AND WHEREAS thus said Sudhir Kumar Naskar became the owner of 50% undivided share and said Amarendra Nath Naskar, Debjani Mondal & Sharmila Naskar jointly became owners of 50% undivided share of the aforesaid property.

AND WHEREAS thereafter said Debjani Mondal & Sharmila Naskar executed a General Power of Attorney in favour their bother said Amarendra Nath Naskar registered on the office of District Registrar, Barasat , recorded therein Book No. IV, Being Deed No. 80 to sell and transfer their share to intending purchaser on behalf of them

AND WHEREAS While in possession and sufficiently entitled to the aforesaid property said Sudhir Kumar Naskar as one the Vendors therein, said Amarendra Nath Naskar as one the Vendors as well as the constituted attorney of Debjani Mondal & Sharmila Naskar therein and one Krishnapada Mondal, son of Joggeswar Mondal as the confirming party therein [said Krishnapada Mondal was the "Bhag Chashi" (tenant farmer) on the aforesaid land and said Krishnapada Mondal relinquished his right as the the "Bhag Chashi" (tenant farmer) by a Bengali Deed of Relinquishment registered on the office of A.D.S.R., Bidhanagar , recorded therein Being Deed No. 5252] sold, transferred and conveyed All That piece and parcel of land measuring 7 (Seven) Cottahs out of their total land at Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, comprised in R.S. Dag No. 3848, under C.S. Khatian No. 729, R.S. Khatian No. 146, under P.S. Baguiati (formerly-Rajarhat) in the District North 24 Parganas to the present land owner, Sri Dilip Kumar De whis has been referred to as the

“SAID PROPERTY”, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the landowner Sri Dilip Kumar De recorded his name in the record of BLLRO against the said property, more fully and particularly described in the First Schedule hereunder written as in L.R. Dag No. 7564 under L.R. Khatian No. 7051.

AND WHEREAS While in possession and sufficiently entitled to the aforesaid property the present OWNER, Sri Dilip Kumar De, for betterment of his landed property decided to develop by constructing new multi storied building as per building plan sanctioned by concerned Municipal Authority on the said plot measuring **ALL THAT** piece and parcel of land having an area of measuring 7 (Seven) Cottahs be the same a little more or less in total more fully described in the First Scheduled herein below.

AND WHEREAS for the purpose of construction of newly proposed building, OWNER is searching for a reputed Developer for Development of a project on the aforesaid land.

AND WHEREAS having come to know the aforesaid intention of the Landowner the Landowner the DEVELOPER, P S Construction, being represented by its two partners, Sri Peyal Ghosh and Sri Samir Ghosh approached the said Landowner to develop the said First Schedule property by constructing a multi storied building thereon consisting of several flats/ apartments/car parking space or spaces etc. as per sanctioned building plan sanctioned by the competent authority.

AND WHEREAS the Developer herein approached their said intention to the Landowner herein to develop the “Said Property” by construction of a multi storied building at Developer’s own costs and expenses on the basis of sanctioned plans so to be sanctioned up to maximum limit of floors consisting of so many flats, shops, garage etc. by the Municipal authority and/or any other concerned authority/authorities from time to time against full and total consideration to the Landowner for to the construction of multi floors as fully stated in the **SECOND SCHEDULE** written herein below, hereinafter referred to as the ‘Owner’s Allocation’ in the said proposed new building and the Landowner & the Developer mutually agreed & accepted subject to condition that the Developer herein shall realize all the above costs of building, all other miscellaneous costs, expenses and benefits by selling the

allocation of Developer's allocation a fully described in the **THIRD SCHEDULE** herein below and all moneys earned from Developer's allocation by the Developer shall be the sole property of the developer without any claim on the part of the Landowner and the owner and the developer herein being both the parties herein to avoid any future dispute and differences have prepared and executed this written Agreement on terms and conditions having been settled by and between all the parties on mutual discussion.

**NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY DECLARED
AGREED BY AND BETWEEN THE PARTIES as following :**

ARTICLE – I, DEFINITION

- 1.1 **BUILDING**: shall mean multi storied building so to be constructed according to the plan, so to be sanctioned at the instance of the Developer by the competent authority and so to be constructed on the said premises of the landowner more fully described in the First Schedule written herein below.
- 1.2 **COMMON FACILITIES AND AMENITIES**: shall mean entrance of the building, staircase, roof of the building, pump room, overhead water tank, water pump and motor and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 1.3 **SALEABLE SPACE**: shall mean the space within the building, which is to be available as an unit / flat/ garage for independent use and occupation in respect Owner's Allocation & Developer's Allocation as mentioned in this Agreement.
- 1.4 **LANDOWNER'S ALLOCATION** : shall mean all in the Second schedule written herein below constructed area of the said building so to be constructed in accordance with the sanctioned building plan of the concerned Municipal Authority and to be delivered free of cost to the landowner by the developer as consideration for the construction and for transferring the constructed area including proportionate share of land of the said building receivable by the developer/promoter and more fully described in the Second schedule written herein below

- 1.5. **DEVELOPER / PRPOMOTER'S ALLOCATION** : shall mean all the remaining constructed area of the proposed of a multi storied building at so to be constructed in accordance with the sanctioned building plan of the concerned Municipal Authority, excluding Landowner's Allocation including the proportionate share of common Facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.
- 1.6. **ARCHITECT/ENGINEER**: shall mean such person or persons being appointed by the Developer.
- 1.7. **TRANSFER**: with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the landowner as a transfer of space in the said building to intending purchasers thereof.
- 1.8. **BUILDING PLAN**: shall mean such plan for the construction of the multi storied building so to be constructed in accordance with the sanctioned building plan building, which has been sanctioned by the Municipal Authority in the name of the landowner for construction of the building, including its modification and amenities and alterations.
- 1.9. **PREMISES**: shall exclusively mean ALL THAT piece and parcel of Bastu land measuring 7 (Seven) Cottahs more or less at Mouza- Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, comprised in R.S. Dag No. 3848, L.R. Dag No. 7564 under C.S. Khatian No. 729, R.S. Khatian No. 146, L.R. Khatian No. 7051 within the zone of Chandiberia, P.O.- Krishnapur, Kolkata- 700102, under P.S. Baguiati (formerly-Rajarhat) in the, Ward No. 27 under Bidhannagar Municipal Corporation, A.D.S.R.O- Rajarhat, New Town, District- North 24 Parganas along with a tiles shaded structure measuring 100 Square Feet erected thereon more fully described in the First Schedule hereinafter written.
- 1.10 **BUILT UP AREA** (For any individual unit) : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

- 1.11 **COVERED AREA** (For any individual unit) : Here covered area means total built up area for any unit plus proportionate share of stairs, lobby, lift.
- 1.12 **SUPER BUILT UP AREA** (For any individual unit) : Here super built up area means the total covered area plus proportionate share of service area.
- 1.13 **FORCE MEJEURE** : Here Force Majeure means and includes any act of God, Riot, Arson, Flood, Earthquake, Tempest, Civil Commotions, Strike, Lock out, any suit proceedings in court or any notification of the Government or any public authorities or any other inevitable circumstances

ARTICLE - II, COMMENCEMENT

- 2.1. This Agreement shall be deemed to have commenced on and with effect from the date month and the year first above written.

ARTICLE - III, LANDOWNERS' RIGHT & REPRESENTATION

- 3.1. **POSSESSION**: The Landowner now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.
- 3.2. The said land premises is free from all encumbrances and the landowners have marketable title in respect of the said premises.

ARTICLE - IV. DEVELOPER / PROMOTER'S RIGHTS

- 4.1. The Developer/Promoter shall have authority to deal with Developer's allocation of the property mentioned in the Third Schedule here under written in terms of the agreement for sale or negotiate with any intending purchaser or purchaser or enter into any contract or agreement
- 4.2. The Landowners hereby grant permission, subject to what have been hereunder provided, exclusive rights to the Developer / Promoter to build new multi storied building upon the said premises in accordance with the plan sanctioned by concerned Municipal authority in the name of the landowners with or without any amendment and / or modification there to be made or caused to be made by the parties thereto.

- 4.3. That the Developer shall carry total construction work of the proposed building at his own costs and will take the sale proceeds of Developer's Allocation exclusively.
- 4.4. Booking from intending purchaser for Developer/ Promoter's Allocation will be taken by the Developer/ Promoter and the agreement with the intending purchaser will be signed in their own names on behalf of the landowner as a Registered Power of Attorney Holders.
- 4.5. The selling rate of the Developer's Allocation will be fixed by the Developer/ Promoter without any permission or consultation with the landowners. The profit & loss, earned from the project will be entirely received or borne by the Developer/ Promoter and no amount will be adjusted from the Owner's Allocation on accounts of loss or vice versa on account of profit from Developer / Promoter's Allocation.
- 4.6. Developer/ Promoter is empowered to collect consideration money from the sale of Developer's Allocation from the intending purchaser and issue money receipt in their own names. And moreover take advance and full and final consideration from the intending purchasers for Developer's Allocation only.
- 4.7. On completion of the proposed building, when the flats/units are ready for giving possession to the intending purchasers, possession letters will be signed by the Developer/ Promoter as the representative and Power of Attorney holders of the landowner .The Deed of Conveyance will be signed by the Developer / Promoter on behalf of and as representative and registered Power of Attorney Holders of the landowners.
- 4.8. All construction cost of the proposed building will be exclusively will be borne by the Developer/ Promoter. No liability on account of construction cost will be charged from Owners' Allocation
- 4.9. The Developer shall complete the construction work of the building and handover the possession of the landowners' allocation within 24 (Twenty Four) months from the date of sanction of proposed building plan and Developer shall positively handover the owners' allocation before transferring to the buyers of Developer's allocation.

ARTICLE- V, CONSIDERATION

- 5.1. The Developer have agreed to build the said proposed building at its own cost and expenses and landowners shall not be required to contribute any sums towards the construction of the said building or building on the said premises, and to commercially exploit the said premises, the Developer have agreed to provide the landowners the space defined in Owners' Allocation.
- 5.2. In consideration of the landowners having agreed to grant exclusively right for developing the said premises in addition to the Owners' Allocation as herein provided, as mentioned earlier.
- 5.3 . Apart from the aforesaid consideration, which has already been made by the Developer/ Promoter to the landowners, the Developer have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and / or this Development Agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-
- (a) Space allocation to the landowners.
 - (b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
 - (c) Costs, charges and expenses on account of causing the plan or maps prepared for the purpose of obtaining sanction by the Municipal Authority .
 - (d) Costs, charges and expenses incurred for engagement of Engineers, if any and also sewerage, drainage and other connections.
 - (e) Fees payable to Architect and/or the Engineers as also fees payable to the Municipal Authority for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water Connection.

- (f) Legal expenses incurred and paid for this Development Agreement and all other expenses and charges for the purpose of development of the said premises.
- (g) Cost of supervision of construction of the Owner's Allocation of the said premises.

5.4. The landowner having agreed to grant exclusive right for developing the said premises in term of these presents the developer have agreed undertaken to build the said building at their own costs and expenses and the landowners shall not be required to contribute any sum towards construction of the said building and or development of the land.

ARTICLE - VI, PROCEDURE

6.1 The landowner shall grant to the developer Registered Development Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Municipal Authority and other authorities and also for selling, transferring and conveying Developer's Allocation and for executing Deed Conveyances and handing over physical as well as legal and identical position of the Developer's Allocation to the intending purchaser/purchasers.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

- 7.1. The Developer shall on completion of the new building put the landowner in undisputed possession of the Owners' Allocation Together With all rights of the common facilities and amenities as mentioned earlier.
- 7.2. The landowners shall be entitled to transfer or otherwise deal with Owners' Allocation in the building without the consent of the developer.
- 7.3 The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim and interest therein irrespective of the landowners and the landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

7.4. In so far as necessary all dealing by the Developer's in respect of the building including Agreement for Sale or any kind of transfer receiving advance money concerning Developer's Allocation shall be in the name of the landowners for which purpose landowners, undertake to give the developer or the Developer's agent, a Registered Development Power of Attorney in a form and manner required by the Developer. It being understood, that such dealing shall not in any manner fasten or create any financial liability upon the landowners. Provided However, the cost of conveyance or conveyances including Non-judicial Stamps and Registration expenses and all other-legal expenses shall be borne and paid by the developer or by the developer's such nominee or nominees. It is further agreed by and between the parties hereto that the money accrued by the Developer to sell its own allocation as described the Third Schedule hereunder written by the aforesaid Registered Development Power-of-Attorney to the intending Purchaser or Purchasers of any Flat/Shops etc. shall be treated as the sole property of the Developer. The Developer shall not deposit any amount of any sale proceeds, advance, booking etc. to the account of Landowners. The Developer herein shall be sole owner of the amount of the aforesaid sale proceeds of Developer's Allocation as stated in this Agreement. The Landowners will have no claim in any time on the aforesaid amount.

7.5. If any type of accident occurred during the construction work, responsibility will be laid upon the developer.

ARTICLE – VIII, POWER OF ATTORNEY

8.1. The landowner hereby grants and executes to the developer Development Power of Attorney with this Development Agreement for the purpose of completion of the project as well as completion of sale of Developer's Allocation in writing in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation as follows:-

1. To appear and represent before the authorities of Municipal Authority, WBSEDCL, Income Tax Department Authorities under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as

per the terms and conditions mentioned in this present Development Agreement for Registration of flats, shops, garage spaces of Developer's Allocation.

2. To apply obtain, electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the afore said purpose as the said attorneys may think fit and proper.
3. To defend possession, manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect the said premises before concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges, in respect of the said premises and building on behalf of the owner and in the name of the owner as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or any other instrument and document in respect of flat/s, units and/or car parking spaces/shops within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by the owner in terms of the Agreement for Development.
7. To receive the consideration money in cash or by cheque/draft in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces within the Developer's Allocation and shall grant receipts thereof and to give full discharge to the purchaser/s as lawful representatives.
8. To execute necessary Deeds of Conveyance in favour of the intending purchasers for flats, shops / garages and car spaces within the Developer's Allocation by putting

signature on behalf of the owner and also to receive full and final consideration of the flats, shops/garages and car spaces within the Developer's Allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.

9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in the this present agreement as may be necessary for the purpose for sale of the flats / units and car parking spaces/shops within the Developer's Allocation in the said building over and above the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any plaint, written statement petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.
12. That attorneys will do all the necessary steps before the proper Registering Officer according to the condition mentioned in this present Agreement for Development.
13. For all or any purpose hereinbefore stated and to appear and represent the owner before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement.
14. The attorney will do the aforesaid act, deed and things regarding development of the land mentioned in the First schedule of the present Agreement for Development

ARTICLE - IX, NEW BUILDING

- 9.1 The Developer shall at his own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Engineer from time to time. The land owner shall have right regarding materials to inspect

9.2 The Developer shall install and erect in the building at Developer's own cost and expenses, water pump , water storage tank, overhead reservoir, electrification. permanent electric connection from the WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon. The Developer shall not claim any cost for obtaining The Main Meter and Transformer form the Landowners.

9.3 All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the landowners shall bear no responsibility in this context.

9.4 From the date of completion and delivery of landowner's allocation the landowner shall bear the Municipal taxes and other taxes payable for the said landowner's allocation.

ARTICLE - X, COMMON FACILITIES

10.1. The Developer shall pay and bear the all property, taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement.

10.2. As soon as the building at the said premises is completed the Developer shall give written notice to the landowners requiring the land owners to take possession of the Owners' Allocation in the building. If there is no dispute regarding the completion of the building in term of the agreement and according to the specification and plan thereof, and certificate of the Architect / L.B.S. or the Municipality being provided to that effect, then after 30 days from the date of service of such notice and at all times there after the landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Owners' Allocation only.

10.3. The landowners and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the landowners and developer

and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the landowners or the developer in this behalf.

- 10.4. As and from the date of delivery of possession, the landowner shall also be responsible to pay and bear and shall pay to the Developer or the Flat owners' Association the service charges for the common facilities in the new building payable in respect of the Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time. Provided That if additional insurance premium is required to be paid for insurance of the building by virtue of any particulars and / or in the accommodation within the Owners' Allocation or any part thereof or any additional maintenance or repair is required by virtue whereof the landowners shall be exclusively liable to pay and bear the additional premium and / or maintenance or repairing charges as the case may be.
- 10.5. The landowners shall not do any act, deed or things, whereby the developer may be prevented from construction and completion of the said building. If the developer doent not violate any terms and conditions.

ARTICLE - XI, COMMON RESTRICTION

- 11.1. The Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- 11.2. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

- 11.3. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 11.4. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to the and condition on their respective part to be observed and / or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and, further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 11.5. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws byelaws and regulation.
- 11.6. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 11.7. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 11.8. Neither party shall throw or accumulate dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other partition or portions of the building.
- 11.9. The landowners shall permit the developer and it servants and agents with or without workman and other at all reasonable times to enter into and upon their Owner's Allocation and every part thereof for the purpose of maintenance or repairing any part

of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and Pipes electric wires and for any similar purpose.

ARTICLE - XII, OWNENR'S OBLIGATION

- 12.1. The landowner hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the building at the said premises by the developer.
- 12.2. The landowner hereby agrees and covenants with developer not to do any act, deed or thing, whereby the developer may be prevented from selling, assigning and / or disposing of any of the Developer's allocated Portion in the building at the said premises.
- 12.3. The landowner hereby agrees and covenants with the developer not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof without the consent in writing of the developer during the period of construction, but the landowner shall have right to enter any agreement in respect of his allocation.
- 12.4. The landowner shall permit the developer and its servants and agents with or without workmen and others at all reasonable times to enter into an upon the Owner's Allocation and every part thereof for the purpose of repairing maintaining building, cleaning, lighting, and keeping in order and good condition any common facility and / or for the purpose of putting down maintaining, repairing and testing drain.
- 12.5. The developer shall not be empowered to assign this Agreement to any third parties, not to create any liabilities upon the landowner and also not disturbing the allocation of the landowners.

ARTICLE - XIII, DEVELOPER'S OBLIGATION

- 13.1 The Developer hereby agree and covenant with the landowner that the Developer shall complete the construction work of the building and handover the possession of the landowners' allocation within 24 (Twenty Four) months from the date of sanction of

proposed building plan and Developer shall positively handover the owners' allocation before transferring to the buyers of Developer's allocation.

- 13.2 The Developer hereby agrees and covenant with the landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- 13.3 The Developer hereby agree and covenant with the landowners not to do any act, deed or thing, whereby the landowner is prevented from enjoying, selling, assigning and/or disposing of any Owners' Allocation in the building at the said premises vice versa.
- 13.4 The Developer shall provide amenities and fixture in the Owner's Allocation as per specification attached herewith.

ARTICLE - XIV, OWNER'S INDEMINITY

- 14.1 The landowner hereby undertakes that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

ARTICLE - XV, DEVELOPER'S INDEMINITY

- 15.1. The Developer hereby undertake to keep the landowners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the developer in relation to the construction of the said building and shall not in any manner hamper the title and interest of the landowners and shall not lien and mortgage the landowners' allocation .
- 15.2. The Developer hereby undertake to keep the landowners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for my defect therein.

ARTICLE - XVI, MISCELLANEOUS

- 16.1 The landowners and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as the partnership between the landowner and the developer in any manner nor shall the parties hereto be constituted as association of persons.
- 16.2. Immediately upon the developer obtaining vacant possessions of the premises so far the developer shall be entitled to start construction if law of the land so Permits otherwise shall start construction on obtaining sanction of the building plan from the competent authority.
- 16.3 It is understood that from time to time facilitate the construction of the building by the developer various deeds, matters and things not hereby specified may be required to be done by the developer and for which the developer may need the authority of the landowners and various applications and other documents may be required to be signed or made by the landowner related to which specific provisions may not have been mentioned herein. The landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the landowners shall execute any such additional power of attorney and/or authorization as may be required by the developer for any such purpose and the landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner and/or against the spirit of these presents. After going through the aforesaid additional documents and papers if landowner finds his interest will not be hampered in that case only landowner shall sign the additional documents and papers otherwise not.
- 16.4 The landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the developer shall be liable to make payment of the same and keep the landowners indemnified against actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 16.5 Any notice required to be given by the developer to the landowners shall without prejudice to any other mode of service available be deemed to have been served on the landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer by the landowners if delivered by hand and acknowledged or

sent by prepaid registered post with due acknowledgment to the registered office of the developer.

- 16.6 The name of the building shall be settled by the Developer and landowner jointly.
- 16.7 As and from the date of completion of the building the developer and/or its transferees and the landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and rent and rates and taxes of BMC payable in respect of their respective spaces.
- 16.8 That the Landowner will handover to the Developer all Xerox copy of all title Deed and all other relevant documents/papers what he possessed simultaneously with the execution of this Agreement as well as if any documents/papers comes in their possession in future in respect of the said premises and the Landowner shall produce all original copy of all title Deed and all other original relevant documents/papers before the concerned authorities for the erection and completion of proposed multi storied building or before financial institutions/bank and /or authorized person of the financial institutions/bank whenever required without making any objection
- 16.9 The building proposed to be constructed by the developer shall be made in accordance with the specification morefully and particularly mentioned and described in the Fourth Schedule Hereunder written
- 16.10 That the Landowner will handover physical possession of the said premises within fifteen days from the date of asking to vacate the same by the Developer .
- 16.11 All disputes and differences arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of two Arbitrators, one to be appointed by the landowner and another to be appointed by the developer and the same shall be deemed to the reference within the meaning of the Arbitration and conciliation Act, 1996 or any statutory modification thereof.

ARTICLE – XVII, FORCE MAJEURE

17.1. The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

17.2. **Force Majeure** means and includes any act of God, Riot, Arson, Flood, Earthquake, Tempest, Civil Commotion, Strike, Lock out, any suit proceedings in court or any notification of the Government or any public authorities or any other inevitable circumstances including delay in obtaining any electric connection beyond the reasonable control of the parties hereto .

ARTICLE - XVIII, JURISDICTION

18. The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties. The Landowner shall have right to refer any disputes before consumer forum.

FIRST SCHEDULE ABOVE REFERRED TO **(DESCRIPTION OF LAND/PREMISES)**

ALL THAT piece and parcel of **Bsatu** (proposed land use Bastu) land measuring 7 (Seven) Cottahs more or less at **Mouza- Krishnapur**, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, comprised in **R.S. Dag No. 3848**, L.R. Dag No. 7564 under C.S. Khatian No. 729, **R.S. Khatian No. 146**, L.R. Khatian No. 7051 within the zone of **Chandiberia**, P.O.- Krishnapur, Kolkata- 700102, under P.S. Baguiati (formerly-Rajarhat) in the, Ward No. 26 under Bidhannagar Municipal Corporation, A.D.S.R.O- Rajarhat, New Town, District- North 24 Parganas along with a tiles shaded with cemented flooring structure measuring 100 Square Feet erected thereon and bounded as follows :-

ON THE NORTH : Part of R.S. Dag No. 3847

THE SOUTH : Part of R.S. Dag No. 3849

ON THE EAST: 18 Feet wide Road (Chandiberia)

THE WEST : Land of Kalipada Chanda

THE SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER'S/OWNER'S ALLOCATION)

The landowner hereto in consideration of allowing the developer to develop the said premises as stated in the First schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have allocation of the newly proposed building in the manner as follows -

1. The landowner will get 47% of the constructed area from the ground floor to 3rd floor. If any additional floor is constructed after G+3 . If any additional floor is constructed after G+3, the landowner shall get 42% of the of the constructed area of the additional floor i.e. 4th floor .
2. The Developer shall also pay Rs. 10,00,000/- (Rupees Ten Lac) only as non refundable forfeited money to the Landowner in the following manner:- (a) Rs. 5,00,000/- (Rupees Five Lac) only on the day of signing this Agreement & (b) Rs. 5,00,000/- (Rupees Five Lac) only after plan sanction from the competent authority.
3. It is also settled that except the Owner's Allocation as described above the owner will not get any area from the construction of the multi storied building, so to be constructed by the present developer on the land in question. The other areas will be the exclusive consideration of the Developer except common areas, facilities, roof right, vacant space.
4. The flats will be in habitable condition including proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all its amenities and facilities as mentioned in the fourth and fifth schedules hereunder written.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION ; shall mean all the remaining portion of the entire building (excluding Owner's Allocation) in the manner as follows :-

53 % of the constructed area from the ground floor to 3rd floor. If any additional floor is constructed after G+3 , the Developer shall get 58% of the of the constructed area of the additional floor i.e. 4th floor including the common right over common facilities common part and common amenities of the building and the aforesaid developer's allocation shall be the property of the developer after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending Purchase/ purchasers or transfer by and mode of transfer of property act and/or lease, let out, or in any manner.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Details of common areas of building / flat / unit)

1. Lift, Stair case and landing on all floors .
2. Common passage and lobby on the ground floor .
3. Water pump, water tank the water pipes and other common plumbing installations
4. Electricity wiring and main meter .
5. Drainage and sewers.
6. Boundary walls and main gates .
7. Such other common parts, areas, equipments, installation, fixtures, fittings and space in or about the said building as are necessary for the user and occupance of the flat/unit in common and as are specified by the Developer.
8. User right of the ultimate roof of the building .

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Specifications)

1. **FOUNDARTION & STRUCTURE:** Building; designed with R.C.C. Frame structure which rest on individual column, design approved by the Engineer in charge as per building plan sanctioned by Municipal Authority.
2. **EXTERNAL WALL :** 8" thick brick wall and plastered with cement mortar at the ratio of 1:6/ 1:4 as per requirement.
3. **INTERNAL WALL:**5" thick brick wall and plastered with cement mortar.
4. **FLOORING:** All Flooring is of vitrified floor tiles (600X600) with 4" skirting
5. **BATH ROOM:** Bath room fitted up to lintel height with coloured glazed tiles of standard brand.

6. **KITCHIEN:** Cooking platform will be of granite finish over black stone 3' height coloured glazed tiles above the platform to protect the oil spot and a stainless steel sink with a pillar cock.
7. **TOILET:** All the toilet will be English type with white commode & standard P.V.C. Cistern. All fittings are in ISI standard type. One wash hand basin is in dining space of each flat.
8. **DOORS:** All doors are of Malaysian Sal wood frame & flush doors. Standard lock and peep hole on main entrance door..
9. **WINDOWS:** Sliding Aluminium Window with fully glass, panel will be good quality grill will be provided in the windows.
10. **VANANDAH:** Half grill will be provided
11. **WATER SUPPLY:** Water supply around the clock is assured for which necessary Pump will be installed.
12. **PLUMBING:** Concealed wiring with one mixture , one shower in toilet, all fittings are ISI quality.
13. In every flat of Owner's Allocation, a loft will be provided.

ELECTRICAL WORKS:

1. Full concealed wiring with copper wire including earthing with copper coated wire. The switch of the electrical goods are ISI Standard Quality.
2. In Bed room three light points, only one 6 amp. plug point, one fan point & one Ac point(only one bedroom)
3. Living/dining room: Three light points Two Fan points, one 5 amp. plug, one 15 amp. plug (as per required location).
4. Kitchen: One light point, one exhaust fan point and one 15 amp. plug point
5. Toilet : One light point, point, one exhaust fan point & one Geyser point with 15 amp. Plug point. (only for common toilet).
6. Verandah : One light point & One 5 amp. Plug point.
7. One light point at main entrance.
8. Calling bell: One calling bell point at the main entrance.

PAINTING

Inside wall of the flat will be finished with wall putti and external wall with weather coat paint or equivalent.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

IN WITNESS WHERE OF both the parties hereto put their respective hands on this the day, month and year first above written .

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES

AT Kolkata:-

1. *Birash Roy.*
Krishnapur Saradanagar,
Kolkata - 700102

Abhip Kumar

Signature of the Landowner

2. *Tanmoy Ray*
Advocate
High Court at Calcutta

P S CONSTRUCTION

Petal Phosh Samir Bheesh
Partner Partner

Signature of the Developer

Drafted and prepared by

Tanmoy Ray

[TANMOY RAY]

Advocate

High Court at Calcutta

Enrollment No. WB 960/1999

MEMO OF CONSIDERATION

Received a sum of Rs. 5,00,000/- (Rupees Five Lac) only as a part of the total non refundable forfeited money of Rs. 10,00,000/- (Rupees Ten Lac) from the above named Developer as money by Cheque No. "479570" of IDBI Bank, dated 03.10.2024

WITNESSES :

1. *Birash Roy*

Atul Kumar

Signature of the Landowner

2. *Tannu Jay*

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Deep Kumar



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pezal Ghosh



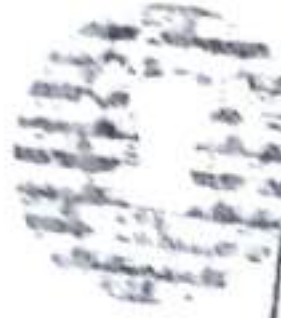
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Samir Ghosh



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IHM2581742



নির্বাচকের নাম : তন্ময় রায়

Elector's Name : Tannoy Roy

পিতার নাম : কালীশঙ্কর রায়

Father's Name : Kalishankar Roy

লিঙ্গ/Sex : পুরুষ - M

জন্ম তারিখ
Date of Birth : 05/09/1971

Tannoy Roy



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



192024250234035458

GRN Details

GRN:	192024250234035458	Payment Mode:	SBI Epay
GRN Date:	30/09/2024 14:53:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3910590833055	BRN Date:	30/09/2024 14:54:13
Gateway Ref ID:	IGARWU1AX8	Method:	State Bank of India NB
GRIPS Payment ID:	300920242023403542	Payment Init. Date:	30/09/2024 14:53:07
Payment Status:	Successful	Payment Ref. No:	2002538399/12/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Tanmoy Ray
Address: Sarat Sarani, Hanapara, Krishnapur
Mobile: 9903012522
Email: raytanmoy@yahoo.co.in
Period From (dd/mm/yyyy): 30/09/2024
Period To (dd/mm/yyyy): 30/09/2024
Payment Ref ID: 2002538399/12/2024
Dept Ref ID/DRN: 2002538399/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002538399/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	10021 ✓
2	2002538399/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	10028 ✓
			Total	20049

IN WORDS: TWENTY THOUSAND FORTY NINE ONLY.

Major Information of the Deed

Deed No :	I-1523-15215/2024	Date of Registration	03/10/2024
Query No / Year	1523-2002538399/2024	Office where deed is registered	
Query Date	25/09/2024 9:09:10 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tanmoy Ray High Court At Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903012522, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,90,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 10,028/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Chandiberia, Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3848	RS-146	Bastu	Bastu	7 Katha	1/-	92,60,998/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	1 /-	92,60,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft.	1 /-	30,000 /-	




Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dilip Kumar De Son of Late Himangshu Ranjan Dey Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024 Captured	 03/10/2024
FC- 5, Scetor-III, Salt Lake City, City:- Not Specified, P.O:- IB Market, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx3Q, Aadhaar No: 79xxxxxxxx2410, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	P S Construction AF- 345, Rabindrapally, Krishnapur, City:- Not Specified, P.O:- Prafullakanan, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Date of Incorporation:XX-XX-2XX2 , PAN No.:: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Peyal Ghosh (Presentant) Son of Late Prasanta Ghosh Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Oct 3 2024 11:42AM	 LTI 03/10/2024 Captured	 03/10/2024
AF- 106, Rabindrapally, Krishnapur, City:- Not Specified, P.O:- Prafullakanan, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AJxxxxxx8E, Aadhaar No: 50xxxxxxxx4198 Status : Representative, Representative of : P S Construction (as Partner)				

Name	Photo	Finger Print	Signature
Shri Samir Ghosh Son of Late Pranab Ghosh Date of Execution - 03/10/2024, . Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Dvt 3 09:11:43AM	 Captured L1 03/10/2024	 03/10/2024
AF- 345, Rabindrapally, Krishnapur, (City:- Not Specified, P.O.- Prafullakaran, P.S.-Baguiati, District - North 24-Parganas, West Bengal, India, PIN:- 700101. Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of India, Date of Birth: XX-XX-1XX7 . PAN No.: AUxxxxxx9G, Aadhaar No: 69xxxxxxxx7515 Status: Representative, Representative of: P S Construction (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tanmoy Ray Son of Late Kali Sankar Ray High Court At Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 03/10/2024	 Captured 03/10/2024	 03/10/2024
Identifier Of Shri Peyal Ghosh, Shri Samir Ghosh, Mr Dilip Kumar De			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Dilip Kumar De	P S Construction-11.55 Dec

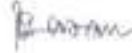
Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Dilip Kumar De	P S Construction-100,00000000 Sq Ft.

On 30-09-2024

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 82,90,998/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 03-10-2024

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 11:17 hrs on 03-10-2024, at the Office of the A.D.S.R. RAJARHAT by Shri Peyal Ghosh

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

Execution is admitted on 03/10/2024 by Mr Dilip Kumar De, Son of Late Himangshu Ranjan Dey, FC- 5, Sector-III, Salt Lake City, P.O: IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business

Identified by Shri Tanmoy Ray, , Son of Late Kali Sankar Ray, High Court At Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-10-2024 by Shri Peyal Ghosh, Partner, P S Construction (Partnership Firm), AF- 345, Rabindrapally, Krishnapur, City:- Not Specified, P.O:- Prafullakanan, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700101

Identified by Shri Tanmoy Ray, , Son of Late Kall Sankar Ray, High Court At Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 03-10-2024 by Shri Samir Ghosh, Partner, P S Construction (Partnership Firm), AF- 345, Rabindrapally, Krishnapur, City:- Not Specified, P.O:- Prafullakanan, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Identified by Shri Tanmoy Ray, , Son of Late Kali Sankar Ray, High Court At Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,028.00/- (B = Rs 10,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/09/2024 2:54PM with Govt. Ref. No: 192024250234035458 on 30-09-2024, Amount Rs: 10,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 3910590833055 on 30-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 50.00/-
by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 166657, Amount: Rs.50.00/-, Date of Purchase: 22/10/2024, Vendor name: S
CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/09/2024 2:54PM with Govt. Ref. No: 192024250234035458 on 30-09-2024, Amount Rs: 10,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 3910590833055 on 30-09-2024, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

entered in Book - I

Volume number 1523-2024, Page from 558647 to 558682
being No 152315215 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.10.24 16:06:27 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 24/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.