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अन्तिमपत्र पश्चिम बंगाल WEST BENGAL

AM 377207

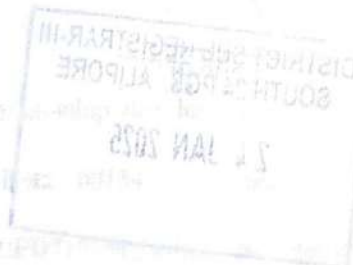
Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

DEVELOPMENT AGREEMENT

District Sub-Register-III
Alipore, South 24-parganas
24 JAN 2025

THIS MEMORANDUM OF AGREEMENT made this the 24th day of

January, 2025 (Two Thousand and Twenty Five) B E T W E E N



18263

No. ₹ 50/- Date.

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KQ-27

SUMIT DUTTA CHOWDHURY
ADVOCATE
HIGH COURT CALCUTTA, ALIPORE
COURT, BARNETT COURT
BT. 241 CG. 104



DISTRICT-SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

Identified by

Borsha Saha

D/o. Ashok Saha

Alipore Police Ctr.

KQ-27.

(1) **SRI SUVANKAR DAS**(PAN No. AGUPD7157M)(Adhar No. 940186074118) son of Sri Krishna Kanta Das, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Boral Bhattacharjee Para, P.O. Boral, Police Station- Sonarpur, Kolkata – 700154, District – South 24 – Parganas, (2) **SRI PARITOSH PATHAR**(PAN No. AWQPP6092H)(Adhar No. 284432008557) son of Harimohan Pathar, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Boral Bhattacharjee Para, P.O. Boral, Police Station- Sonarpur, Kolkata – 700154, District – South 24 – Parganas, (3) **SRI SANJIT DAS**(PAN No. AQBPD3066G)(Adhar No. 680043519164) son of Sri Ranjit Kumar Das, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Dhaluya Naba Pally, P.O. Panchpota, Police Station- Sonarpur, Kolkata – 700152, District – South 24 – Parganas, (4) **SMT. RUPA DAS**(PAN No. CFHPD3406F)(Adhar No. 898969050179) wife of Sri Sanjit Das, by faith – Hindu, by Nationality Indian, by occupation – House wife, residing at Dhaluya Naba Pally, P.O. Panchpota, Police Station- Sonarpur, Kolkata – 700152, District – South 24 – Parganas, hereinafter called and referred to as the **OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART:**

A N D

“**M/S DAS PROPERTIES**” a proprietorship firm having its office at Boral Bhattacharjee Para, P.O. Boral, P.S. Sonarpur, Kolkata 700154, represented by its Proprietor namely **SRI SUVANKAR DAS**(PAN No. AGUPD7157M)(Adhar No. 940186074118) date of birth 29.08.1979, son of Sri Krishna Kanta Das, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Boral Bhattacharjee Para, P.O. Boral, Police Station-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGB., ALIPORE
24 JAN 2025

Sonarpur, Kolkata – 700154, District – South 24 – Parganas, hereinafter called and referred to as the **“DEVELOPER”** (which terms or expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean and include all his heirs, executors, administrators legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Sunil Kumar Das son of Late Nutu Bihari Das along with other co-owners are the absolute recorded owner **ALL THAT** piece and parcel of land measuring 83 Satak, being R.S. Dag No. 566, R.S. Khatian No. 145, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), AND the said owners filed a partition suit within themselves before the Ld. Civil Judge(Sr. Div.) at Baruipur, 24 Parganas(S), T.S. 207/1987, that the Plaintiffs and Defendants of the above suit also filed a solenama by mutually, AND after that the Ld. Court was pleased to pass an order dated 4.03.2003 with a mention “ that the suit be and the same is decreed on compromise. The petition of compromise do for part of the Decree”, AND as mentioned of the entire schedule of the property is in the part of decree.

AND WHEREAS the said Sunil Kumar Das son of Late Nutu Bihari Das by virtue of the order of the said Ld. Court, got sole ownership of the land measuring 36 Cotha 5 Chittak 27 Sqft. out of 83 Satak(as per schedule ‘Kha’ of the said part of decree), being R.S. Dag No. 566, R.S. Khatian No. 145, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), AND mutated his name before the BL & LRO and paying khazna in regular basis, AND during his life time being a owner of the said property due to his love affection with the wife, he transferred & conveyed by way of Gift Deed on 10.02.2012 a part of land measuring about 7 Cotha 12 Chittak 00 Sqft. to his wife namely Kanan Das the owner herein, which was duly registered in the office of the A.D.S.R.,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

Sonarpur, recorded in Book No. I, Volume No. 4, Pages 3653 to 3666, being Deed No. 1549 for the year 2012.

AND WHEREAS the said Kanan Das after getting the said property during her life time transferred & conveyed a part of land measuring about 6 Cotha 1 Chittak 00 Sqft. out of 7 Cotha 12 Chittak 00 Sqft. to the present owners herein by way of Deed of Sale dated 31.01.2022, which was duly registered in the office of the A.D.S.R., Garia, recorded in Book No. I, Volume No. 1629-2022 4, Pages 23580 to 23610, being Deed No. 162900713 for the year 2022 AND purchasing the said plot of land they mutated their named before the Rajpur Sonarpur Municipality, being Holding No. 527, Boral-C, and subsequently obtaining a building plan over the schedule property, vide building sanction No. SWS-OBPAS/2207/2023/0554 dated 3.05.2023.

The Owners herein further desired of development of their aforesaid land property measuring about 6 Cotha 01 Chittak 00 Sqft. and accordingly they have approached the present Builder/Developer herein for development of the said property/premises by way of making construction of a new building at the said premises and in the matter of such development the Owners have represented to the Builder as follows :

- i) The Owners are the absolute Owners of the said property more fully mentioned in the First Schedule hereunder written.
- ii) The said property is free from all encumbrances and the same is in khas, absolute and peaceful possession of the Owner and no person or persons other than the Owners have any right of occupancy or otherwise in the premises.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

- iii) There is no suit, litigation or legal proceeding pending in respect of the said premises or any part thereof.
- iv) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- v) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same is not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.
- vi) The Owners have not in anyway dealt with the said premises whereby the right, title and interest of the Owner as to the Ownership is and/or maybe liable to be affected in any manner whatsoever.

Relying on the aforesaid representations of the Owner and believing the same to be true and correct the Developer/Builder has agreed to undertake the development work of the said property/premises on the terms conditions hereinafter appearing.,

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN THE OWNER AND THE BUILDER as follows :**

1. That the First Party/Owner have requested the Developer to cause necessary development by making construction of the building into and over the said property morefully mentioned in the FIRST SCHEDULE hereunder written and the Developer has agreed to construct the proposed building in accordance with the said Sanctioned Building Plan sanctioned by the Developer from the Rajpur Sonarpur Municipality.
2. In the new to be constructed building the Owner shall be entitled to get Four flats(2BHK), out of which respectively one measuring about 647 Sqft. built up area i.e. 808 Sqft. super built up area more or less, on the Third floor, Flat No. 3A, South-West side, another



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025

measuring about 642 Sqft. built up area i.e. 802 Sqft. super built up area more or less, on the Third floor, Flat No. 3D, South-East side, another measuring about 619 Sqft. built up area i.e. 773 Sqft. super built up area more or less, on the Third floor, Flat No. 3B, North-West side, another measuring about 605 Sqft. built up area i.e. 756 Sqft. super built up area more or less, on the Third floor, Flat No. 3C, North-East side, on the new proposed building together with proportionate undivided proportionate share of the land underneath the building as per building sanction plan, (hereinafter referred to as the Owner's allocation as per mutual consent) fully described in the Second Schedule hereunder written.

3. Besides the Owner's allocation as aforesaid the Builder shall be entitled to retain the remaining constructed areas comprising of flats, Car parking, shop room, office room etc. (hereinafter referred to as the Developer/Builders' allocation) in the new building fully described in the Third Schedule hereunder.

4. That since the plan sanction is done, in such a situation the construction work should be started after this Development Agreement.

5. That the Second Party/Developer shall erect and construct the building as per the said sanctioned plan(s) duly accorded by the Rajpore Sonarpur Municipality or otherwise as may be permissible under the concerned rules comprising of several self contained flats, apartments, garage at its own costs and expenses of the Developer and the First Party shall however sign all papers, documents, declarations as may be required for completion of the said building and shall also co-operate with the Developer to enable it's to complete the building at the earliest.

6. Subject to Force Meajure and circumstances beyond control the Builder shall complete the construction of the new building in the said premises in habitable conditions within the period of 30 (Thirty) months from the date of sanctioned plan.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025

7. From the date of delivery of vacant possession of the said premises in favour of the Builder, the Builder shall hold the possession of the premises till completion of the Project and delivery of possession of the Owners' allocation respectively 3A for owner no. 3, 3B for owner no. 1, 3C for owner no. 1, 3D for owner no. 4 and Builders' allocation (in favour of intending Purchasers out of Builders' allocation).

8. Till such time the Owner deliver possession of the said premises in favour of the Builder, the Owner shall pay and/or clear all due rates and taxes to the concerned authority in regard to the said premises and from the date of receiving such possession the Builder shall pay and/or clear all rates and taxes of the premises until such time the respective possession of Owners' allocation and Builder's allocations are delivered and after delivery of such possession the Owner shall remain liable to pay rates and taxes for owner's allocations and the Purchasers of Builder's allocation shall also be responsible and liable for their portion.

9. The Builder shall construct and complete the new building in the premises in accordance with the Sanctioned Building Plan duly accorded by the concerned authority, and the developer shall have every right to amalgamate with the adjacent plot of land for the interest of the project.

10. During the period of construction and till such time, the Owner shall cooperate with the Developer from any corner regarding project.

11. The Owner shall from time to time answer and comply with all requisitions made by their Advocate appointed by the Builder for the Project for establishing valid title of the Owner in the premises.

12. After getting possession of the said premises the Builder shall carry out all jobs for the project and shall be entitled to utilize the existing water supply and electricity in the premises and the Builder shall pay all such charges for the same and also take full responsibility to protect the same from all risks & damages.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025

13. All costs, charges, expenses etc. for construction of the new building in the said premises shall be borne by the Builder and the Owner shall have no financial obligations thereof.

14. The Owner shall be exclusively entitled to deal with the Owner's allocated area in the new building and the Builder shall be exclusively entitled to the Builder's allocated area therein and the Builder shall be at liberty to sale/transfer the allocated portion in favour of any person or persons(not having any criminal record and/or activities) at any consideration which may be considered fit by the builder and the Owner shall not be entitled to interfere in such sale in any manner.

15. Only after completion of construction and delivery of possession of Owners' allocation in the new building before any intending purchaser or purchasers, the Owner shall convey and transfer to the Builder and/or it's nominee or nominees i.e. prospective purchasers therein the undivided proportionate share in the land appurtenant to the flats, car parking space etc. out of Builder's allocation.

16. During the period of construction the Builder shall take all responsibilities of Labors' fees, charges, costs of materials, liabilities for accident, action taken by the Municipality etc. And the Builder shall keep the Owner saved; harmless and indemnified in respect of any loss or damage that may arise in construction of the new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Builder saved, harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

17. In order to proceed with the construction and as well as to enable the Builder to receive any advance/earnest /consideration money from the intending purchasers of flats, car parking space in the new building out of Builder's allocation, the Owner shall grant a Development Power of Attorney in favour of the Builder and if required the Owner shall attend any Registration Office within the territory of India for registration of the said Development



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

Power of Attorney and the Builder shall bear all costs/expenses of registration of such Development Power of Attorney.

18. Upon completion of construction of the new building, the Builder shall inform the Owner to take delivery of possession of the Owner's allocated area in the new building in good and habitable conditions and the Owner within 30 days from the date of such intimation shall take possession of their allocations therein.

19. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Builder. However the Owner shall be entitled to inspect the site till the construction of the new building is fully complete.

20. The Developer shall be under the strict obligation to complete the construction of the new building within 30(Thirty) months from the date of sanction plan, if the developer fails to complete the project the owner give another 6 month as extension period without any further claim or demand.

21. The Builder shall arrange water supply, Electricity connection for the entirety of the new building including the Owners' area and the Owner shall reimburse the Builder proportionately, the total amount of deposits and expenses as to be required to obtain electricity from Electricity Board in their allocated area.

22. After completion of construction the Owner and the Builder shall form an Association of Owner in the New Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such association the Owner and the prospective Purchasers shall also join and shall observe the rules and regulations thereof.

23. The Owner herein has appointed the Second party as the exclusive Builder for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction without



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

obtaining written consent from the Builder and the Developer herein named will also not be permitted of handover or assign the project to any person or firm.

24. The Builder shall complete the constructions of the new building in accordance with the specifications given in the specification hereunder written with standard materials & quality.

25. It is declared by the Owner that in the event any additional work or jobs are done in the Owners' allocated portion, the Owner shall bear all costs of such additional jobs.

26. The Developer will have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto through the Developer's Advocate namely Mr. Sumit Dutta Chowdhury and in favour of the intending/prospective purchaser(s) on the basis of the Power of Attorney in respect of the flats etc. belonging to the Developer (i.e. Developer's allocation). The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement or the General Power of Attorney until such time construction of the building is completed within above mentioned period and sale and transfer of the remaining portions (other than Owner's allocation) is complete unless the power is being misused and/or their interest is being prejudiced. The Owner hereby are agreed to make themselves available at the time of registration of the Deed of Conveyance(s) in favour of the Purchaser/s to execute the same as the Owner in respect of the property under reference.

27. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this agreement the parties shall have the right and option to take appropriate steps against the other partying accordance with the Laws of the land.

28. All disputes and/or differences touching any affair of this agreement between the parties hereto shall be referred to Arbitration to such person as may be mutually acceptable, failing which to 2 (two) Arbitrators one to be appointed by each of the Parties. The Arbitrator



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

shall be entitled to appoint an umpire and such Arbitration shall be accordance with the Provisions of Arbitration and Conciliation Act, 1996.

29. Courts of District South 24-Parganas, Alipore have territorial jurisdictions over the said property shall have the jurisdiction in all matters relating to or arising out of this agreement.

30. That the Developer shall have right to execute sale deed, Agreement for Sale, mortgage deed, or any other deed in like nature with the bank/financial Institution/Government agencies under the control and guidance of the Reserve Bank of India. in respect Developer's allocation.

31. Any terms, conditions & covenants mentioned herein may be altered, verified, modified between the parties hereto and in all such cases the same shall be always in writing and this agreement and/or its terms shall have commencement on and from the date of execution of these presents.

32. The Developer will be under the strict obligation to take the completion certificate from the competent authority & hand over the copy of the same to the Owner and the other purchasers of the proposed building.

33. The Developer will be eligible to take any loan from any Bank or financial institute or individual for the construction of proposed new building by way of mortgaging the property or any part thereof under this project, but the individual purchaser/s may take loan from any sector/Bank to purchase units from the project under equitable mortgage.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the land whereon or whereupon the proposed building will be constructed)

ALL THAT piece and parcel of land measuring about 6 Cotha 1 Chittak 00 Sqft. along with Tile shed structure on the cement finished floor measuring about 100 Sqft. comprised with



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG., ALIPORE
24 JAN 2025

R.S. Dag No. 566, L.R. Dag No. 723, R.S. Khatian No. 145, L.R. Khatian No. 1249, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), within the limits of Rajpur Sonarpur Municipality, Ward No. 34, Kolkata 700154, together with all sorts of easement rights over the common passage and other benefits, facilities and advantages attached to the said plot and butted and bounded in the manner following ;

ON THE NORTH : R.S. Dag No. 566
 ON THE SOUTH : 12' ft. wide Boral-C Road.
 ON THE EAST : R.S. Dag No. 588
 ON THE WEST : R.S. Dag No. 566

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's allocation)

ALL THAT Four flats(2BHK), out of which respectively one measuring about 647 Sqft. built up area i.e. 808 Sqft. super built up area more or less, on the Third floor, Flat No. 3A, South-West side, another measuring about 642 Sqft. built up area i.e. 802 Sqft. super built up area more or less, on the Third floor, Flat No. 3D, South-East side, another measuring about 619 Sqft. built up area i.e. 773 Sqft. super built up area more or less, on the Third floor, Flat No. 3B, North-West side, another measuring about 605 Sqft. built up area i.e. 756 Sqft. super built up area more or less, on the Third floor, Flat No. 3C, North-East side, on the new proposed building together with proportionate undivided proportionate share of the land underneath the building as per building sanction plan, (hereinafter referred to as the Owner's allocation as per mutual consent) fully described in the Second Schedule hereunder written,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
26 JAN 2025

in addition to the Owner's allocation the Builder shall also pay a sum of Rs. 5,000/- (Five Thousand) only as forfeit money to the Owner.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's allocation)

ALL THAT remaining constructed area of the new building consisting of several self contained flats, Car parking spaces, shop, office etc. in the proposed building (save and except Owners' allocation as mentioned above) to be constructed by the Developer herein together with undivided proportionate share in the land and other common right over the common spaces in the proposed building.

SPECIFICATION OF THE PROPOSED BUILDING/CONSTRUCTION

The construction of the proposed building shall be constructed in accordance with the sanctioned building Plan, design and specification of the Municipality.

STRUCTURE AND FOUNDATION:- Building designed on R. C. C. foundations confirming to national Building Code Rules of Concerning Authority or as per sanction plan floor and design.

FLOOR & SKIRTING:- All bed rooms and dining will have floor tiles finish with dado including common areas.

TOILETS:- Toilets will be provided with PVC pipe for general water supply from over head tank with water connection from reasonable source i.e. Municipality or deeptubewell. One standard white basin, one white commode EPWC with low down cistern for toilet and walls have glaze tiles upon 6'-0" height all around and 6'-0" height in bath area and flooring will be anti skit tiles and provision a cut round shape on the wall or exhaust fan.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGB., ALIPORE
24 JAN 2025

KITCHEN :- Kitchen will have caste-in-tiles with 4" skirting all around, Kitchen will have one Black stone table and one steel sink, walls have glaze tiles upon 6'-0" height, 2'-6" height from the top of Black stone kitchen table and provision a cut round shape on the wall or exhaust fan.

DOORS & DOORS FRAMES:- All doors will have Sal wooden frame and flush door.

WINDOWS FRAME & GRILLS:- All windows are made by Aluminum sliding with iron grill.

INTERNAL WALLS:- Plaster walls finished with putti, Bricks works will be done 8" thickness for external and 3" for internal partition walls.

EXTERNAL WALLS:- External walls to be water proof colour paint.

WIRING:- All concealed wiring (Havels/Finolex) in every rooms with ISI approved brand, toilet, kitchen, living-cum-dining and verandah (switch & other materials will be Pritam branded).

BED ROOM :-

1. One bracket light point.
2. One tube -light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 pin plug point on switch board.
6. One AC point for one flat.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025

LIVING/DINING:-

1. One tube -light point.
2. One bracket light point.
3. One ceiling fan point.
4. One 5 AMP point.
5. One 5 pin plug point on switch Board.
6. One Electric Call bell attached at Flat entrance along with one Magic eye and one hans-bolt, tower-bolt(Main door).

TOILET & KITCHEN :-

1. One Ex-fan point(Toilet).
2. One light point(Toilet).
3. One Geyser point(Toilet).
4. One fan point(Kitchen).
5. Two 15 AMP point(Kitchen).
6. One 5 AMP point(Kitchen).

Anything extra is demanded by the OWNER apart from the technical specification given that shall be made or done by the cost of the Owner payable in advance according to the market price.

Be it mentioned that Electric Transformer or generator if required for the interest of all flat owners of the said building, the cost will be bear by the all flat owners.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025

SIGNED SEALED AT KOLKATA

IN THE PRESENCE OF
WITNESSES ;

1. Sumit Dutta Chowdhury
Alipore Police Com.
Kot-27.

Rupa Das

Sanjit Das

2. Barrsha Salas
Alipar Police Cntr.
Kot-27.


অরিনোয়াস/২৮

SIGNATURE OF THE OWNERS

M/S DAS PROPERTIES

[Signature]
Proprietor

SIGNATURE OF THE BUILDER/ DEVELOPER

Drafted by :

Shirley

(SUMIT DUTTA CHOWDHURY)
Advocate
Alipore Police Court, Kolkata 700027.
F-487/276/2001

PROPRIETOR

PROPRIETOR



DISTRICT-SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

MEMO OF CONSIDERATION

RECEIVED from the within named Developer/Builder the within mentioned sum of Rs.
5,000/- (Five Thousand) only being the consideration as aforesaid, as per memo below ;

MEMO

By Cash Rs. 5,000/-

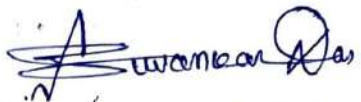
WITNESSES:

1. Sumit Dutta Chuly
Alipore Police Cntr.
Kot-27

Rupa Das

Samjit Das

2. Barsha Saha.
Alipore Police Cntr.
Kot-27

  Swarnkar Das.

21/12/2018

SIGNATURE OF THE OWNERS



DISTRICT-SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUVANKAR DASSignature Suvankar Das

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PARITOSH PATHARSignature Paritosh Pathar

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANJIT DASSignature Sanjit Das

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RUPA DASSignature Rupa Das



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name SUYANKAR DASSignature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

Major Information of the Deed

Deed No :	I-1603-01320/2025	Date of Registration	24/01/2025
Query No / Year	1603-2000215837/2025	Office where deed is registered	
Query Date	22/01/2025 11:54:57 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sumit Dutta Chowdhury Alipore Police Court,, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831214197, 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 : 5,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 65,76,755/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 103/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

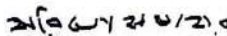
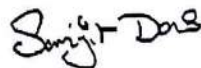
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Boral, , Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-723 (RS :-)	LR-1249	Bastu	Bastu	6 Katha 1 Chatak	1/-	65,47,505/-	Width of Approach Road: 12 Ft.,
Grand Total :					10.0031Dec	1 /-	65,47,505 /-	

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/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	29,250 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suvankar Das Son of Mr Krishna Kanta Das Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office		 Captured	
		24/01/2025	LTI 24/01/2025	24/01/2025
	Boral Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: agxxxxxx7m, Aadhaar No: 94xxxxxxxx4118, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Paritosh Pathar Son of Mr Harimohan Pathar Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office		 Captured	
		24/01/2025	LTI 24/01/2025	24/01/2025
	Boral Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: awxxxxxx2h, Aadhaar No: 28xxxxxxxx8557, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr Sanjit Das Son of Mr Ranjit Kumar Das Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office		 Captured	
		24/01/2025	LTI 24/01/2025	24/01/2025
	Dhaluya Naba Pally,, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: aqxxxxxx6g, Aadhaar No: 68xxxxxxxx9164, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs Rupa Das Wife of Mr Sanjit Das Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office		 Captured	 24/01/2025
Dhaluya Naba Pally,, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: cfxxxxxx6f, Aadhaar No: 89xxxxxxxx0179, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office			

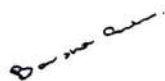
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DAS PROPERTIES Boral Bhattacharjee Para, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Date of Incorporation:XX-XX-2XX5 , PAN No.: agxxxxxx7m, Aadhaar No: 00xxxxxxxx0000, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Suvankar Das (Presentant) Son of Mr Krishna Kanta Das Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  24/01/2025 </td> </tr> <tr> <td colspan="4"> Boral Bhattacharjee Para, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: agxxxxxx7m, Aadhaar No: 94xxxxxxxx4118 Status : Representative, Representative of : DAS PROPERTIES (as proprietor) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Suvankar Das (Presentant) Son of Mr Krishna Kanta Das Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office		 Captured	 24/01/2025	Boral Bhattacharjee Para, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: agxxxxxx7m, Aadhaar No: 94xxxxxxxx4118 Status : Representative, Representative of : DAS PROPERTIES (as proprietor)			
Name	Photo	Finger Print	Signature										
Mr Suvankar Das (Presentant) Son of Mr Krishna Kanta Das Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office		 Captured	 24/01/2025										
Boral Bhattacharjee Para, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: agxxxxxx7m, Aadhaar No: 94xxxxxxxx4118 Status : Representative, Representative of : DAS PROPERTIES (as proprietor)													

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Barsha Saha Daughter of Mr Ashok Saha Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	 24/01/2025
Identifier Of Mr Suvankar Das, Mr Paritosh Pathar, Mr Sanjit Das, Mrs Rupa Das, Mr Suvankar Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Suvankar Das	DAS PROPERTIES-2.50078 Dec
2	Mr Paritosh Pathar	DAS PROPERTIES-2.50078 Dec
3	Mr Sanjit Das	DAS PROPERTIES-2.50078 Dec
4	Mrs Rupa Das	DAS PROPERTIES-2.50078 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Suvankar Das	DAS PROPERTIES-25.00000000 Sq Ft
2	Mr Paritosh Pathar	DAS PROPERTIES-25.00000000 Sq Ft
3	Mr Sanjit Das	DAS PROPERTIES-25.00000000 Sq Ft
4	Mrs Rupa Das	DAS PROPERTIES-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More -
Thanthania), Mouza: Boral, , Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 723, LR Khatian No:- 1249		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160301320 / 2025

On 24-01-2025

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

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

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

Presented for registration at 11:57 hrs on 24-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Suvankar Das ,.

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 65,76,755/-

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

Execution is admitted on 24/01/2025 by 1. Mr Suvankar Das, Son of Mr Krishna Kanta Das, Boral Bhattacharjee Para,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mr Paritosh Pathar, Son of Mr Harimohan Pathar, Boral Bhattacharjee Para,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 3. Mr Sanjit Das, Son of Mr Ranjit Kumar Das, Dhaluya Naba Pally,, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 4. Mrs Rupa Das, Wife of Mr Sanjit Das, Dhaluya Naba Pally,, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Miss Barsha Saha, , , Daughter of Mr Ashok Saha, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2025 by Mr Suvankar Das, proprietor, DAS PROPERTIES (Sole Proprietorship), Boral Bhattacharjee Para, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Miss Barsha Saha, , , Daughter of Mr Ashok Saha, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103.00/- (B = Rs 50.00/- ,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 71/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/01/2025 1:51PM with Govt. Ref. No: 192024250370124968 on 23-01-2025, Amount Rs: 71/-, Bank: SBI EPay (SBlePay), Ref. No. 0122235559235 on 23-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18263, Amount: Rs.50.00/-, Date of Purchase: 14/01/2025, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/01/2025 1:51PM with Govt. Ref. No: 192024250370124968 on 23-01-2025, Amount Rs: 9,971/-, Bank: SBI EPay (SBlePay), Ref. No. 0122235559235 on 23-01-2025, 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 1603-2025, Page from 35754 to 35779
being No 160301320 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.01.24 16:32:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 24/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.