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E-19344/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 78AB 818707

15/12/22
G.-2/52 3039

15 DEC 2022

District Sub-Register-III
Alipore, South 24-pargana.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 15th day of December Two Thousand Twenty Two (2022).

BETWEEN

1. ANAMIKA GHOSH PAN: AUMPG6220A , Aadhaar No. 6043 6306 7173, wife of Sri Debductta Roy and 2. PAYEL GHOSH PAN: CBAPG8658P, Aadhaar No.3183 6339 9824 , both daughters of Late Moloy Ghosh, both by faith Hindu, both by occupation- Business, both By nationality- Indian, both residing at "Narendrapur Complex, 144, N.S.Road, P.O- Narendrapur, P.S- Narendrapur, Kolkata - 700103, in the district 24- Parganas(s), hereinafter called and referred to as the OWNERS (which expression shall unless excluded by or repugnant to the context shall deem and include their respective heirs executors, administrators, legal representatives and assigns) of the ONE PART.

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WHEREAS
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R.S. Mondal
Alipore Judges Court
Kolkata-21

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Govt. Stamp Vendor
BABYASACHI DEB
Subpara D. R. O. 101-150



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

Rahul Das
10 N. ch Das
Alipore Judges Court

AND

SMT. AMITA GHOSH PAN. ATXPG5545L, Aadhaar No. 9639 1949 4971 Mb. No. 9875530005, wife of Sri Moloy Ghosh, by faith Hindu, by occupation- Business, by nationality- Indian, residing at "Narendrapur Complex," 144, N.S. Road, Narendrapur, P.S-Sonarpur, Kolkata – 700 103, in the district South 24-Parganas, hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to include her successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

1. ALL THAT the piece or parcel of Bastu land measuring 5 (Five) Cottah 8(Eight) chittack 44 (Forty Four) sq.ft. be the same little more or lees together with 100 sq.ft. Tiles shed structure being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403, L.R.Dag No. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian No. 1284 , 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, within Rajpur Sonarpur Municipality, Under ward No.16, P.S- Sonarpur, in the District South 24-Parganas acquired by Moloy Ghosh son of Sri Kamal Ghosh of 144, N.S.Road, 4A, Narendrapur Complex, Narendrapur, P.S–Sonarpur, Kolkata-700103 by a registered deed of sale dated 8th day of July' 2011 from (1) SMT. BASANTI DEBNATH wife of Late Sudhir Debnath (2) SRI JOYDEV DEB NATH, (3) SMT. KABERI DEBNATH (4) SMT.KRISHNA NATH (DEB NATH) wife of Sri Samir Nath , No.2 sons of and No.3 & 4 both daughters of Late Sudhir Debnath , No 1 to 3 all are residing at Nafar Chandra Das Road, P.O& P.S-Behala, Kolkata-700034 and No. 4 residing at 217, Netaji Subhas Road, P.S-Behala, Kolkata-700034 duly registered in the office of the D.S.R-IV, Alipur and recorded in Book No. 1, C.D. Volume No. 17, Pages 2875 to 2892 , being No. 05155 for the year 2011.

2. ALL THAT the piece or parcel of Bastu land measuring 5(Five) cottahs 2 (Two) chittacks 43(Forty Three) sq.ft. be the same little more or lees being Plot No. B out of 22 decimals with 100 sq.ft. Tiles shed comprised in R.S. Dag No. 403, L.R.Dag No. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian no. 1284 , 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, within Rajpur Sonarpur Municipality, under ward No.16, P.S- Sonarpur, in the District South 24-Parganas the DEVELOPER herein acquired by a registered deed of sale dated 8th day of July 2011 from

(1) SMT. BASANTI DEBNATH wife of Late Sudhir Debnath (2) SRI JOYDEV DEB NATH, (3) SMT. KABERI DEBNATH (4) SMT. KRISHNA NATH (DEB NATH) wife of Sri Samir Nath, No.2 sons of and No.3 & 4 both daughters of Late Sudhir Debnath, No 1 to 3 all are residing at Nafar Chandra Das Road, P.O& P.S-Behala, Kolkata-700034 and No. 4 residing at 217, Netaji Subhas Road, P.S-Behala, Kolkata-700034 duly registered in the office of the D.S.R-IV, Alipur and recorded in and recorded in Book No. 1, C.D. Volume No. 17, Pages 2875 to 2892, being No. 05155 for the year 2011.

3. After such purchase the Developer herein and said Moloy Ghosh since deceased recorded their names in L.R.Khatian No. 1344 in the name of Moloy Ghosh and L.R.Khatian NO. 1345 in the name of Smt. Amita Ghosh and they being intended to construct the multistoried building thereon jointly amalgamated the aforesaid two plots of land into a single plot and after such amalgamation the aforesaid two plots of land has come into a single plot of land and mutated their names in the records of the Rajpur Sonarpur Municipality being Municipal Holding No.619, Sahid Biswanath Sarani, under Ward No.16 and obtained the G+4 Storied building Plan from the Rajpur Sonarpur Municipality vide approved building Plan No. 205/Rev/CB/16/02 dated 18/11/2019 in respect of the land measuring 10 Cottahs 11Chittaks 42 Sq.ft more or less comprised in R.S. Dag No. 403, L.R.Dag No. 456, appertaining to R.S. Khatian No. 13, L.R.Khatian No. 1344 and 1345 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, within Rajpur Sonarpur Municipality, Municipal Holding No.619, Sahid Biswanath Sarani, Ward No.16, P.S- Sonarpur, District South 24-Parganas.

4. Said Moloy Ghosh died intestate on leaving behind his wife Smt. Amita Ghosh the Developer herein and two daughters Anamika Ghosh and Payel Ghosh the one Part herein as his legal heirs and successors to his estate.

5. By virtue of the aforesaid inheritance Smt. Amita Ghosh the Developer herein Anamika Ghosh and Payel Ghosh the Owners/ one Part herein have become the joint Owner ALL THAT the piece or parcel of Bastu land measuring 5 (Five) Cottah 8(Eight) chittack 44 (Forty Four) sq.ft. be the same little more or lees being Plot No. A, comprised in R.S. Dag No. 403, L.R.Dag No. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian No. 1344 of Mouza-Malikapur, J.L. No.54,Touzi No.255, Pargana Medanmolla, now within Rajpur

Sonarpur Municipality, being Municipal Holding No.619, Sahid Biswanath Sarani, Under ward No.16, P.S- Sonarpur, in the District South 24-Parganas more fully described in the Schedule "A" hereunder written each having 1/3RD share of the said property left by Moloy ghosh.

6. The Owners/ One Part herein have no sufficient knowledge and experiences as such approached the Developer the other part herein to complete the said development of the said property and to commercially exploit the same on the terms and conditions hereinafter appearing as follows:-

A) In consideration the Owners have agreed to grant an exclusive right to the Developer to commercially exploit a portion of the said property by construction of the new buildings at her own costs. The Owners/ One Part herein shall be entitled to 2(Two) Flats on the Fourth Floor North facing Flat No.A measuring 916 sq.ft. Built up area more or less and Flat No. B measuring 811 sq.ft Built up area in the proposed new building together with the proportionate right title interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part at the Owners to enter into agreement for sale transfer, deed of sale, lease or in any way deal for sale transfer lease or in any way deal with the same as absolute Owners and proportionate share of land thereof is more fully described in the Schedule "B" hereunder written and also the right to use of common areas on an equitable basis in accordance with sanction plan to be sanctioned from The Rajpur Sonarpur Municipality and also to be constructed in accordance with the specification of works.

B) In consideration the Developer shall be entitled remaining constructed area of the said building consisting of several self contained flats, shops and Car Parking spaces and other spaces together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute Owners thereof is morefully described in the Schedule "C" hereunder written.

C) The Developer herein shall be liable to pay the Rajpur Sonarpur Municipality taxes in respect of the said property and electricity

charges to be consumed by the Developer herein during the period of construction till the date of delivery of possession of the "B" Schedule property to the Owners One Part herein.

7. The Developer to be enter into an agreement for sale, transfer, lease or in any way deal with the same as absolute Owners thereof in respect of her allocated area . If any defect in title is found or if any body disputes the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the Owners in respect of the said property in that event, it shall be the responsibility of the Owners to defend such suits, proceedings or actions at their own costs and the Owners is hereby further agrees to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses.

8. That the Developer herein at her own costs and initiative shall regularise and/or addition or alteration of the sanctioned building plan from the Rajpur Sonarpur Municipality for smooth construction of the building in that case the Owners herein shall co-operate in all respect .

9. To construct the said new building the Developer will take all initiative and /or if necessary will make amalgamation of the said plot of land with other lands in single holding and for such arrangement the Owners / One Part herein will assist the Developer as and when required but the Owners / One Part herein shall have no right to claim extra F.A.R benefit for such amalgamation except his allocation as stated hereinbefore .

Moreover, the Owners / One Part herein till this day has not yet entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property and the Developer herein.

10. That the Owners / One Part herein shall allow the Party of the Developer herein to stock all building materials within the said property and to take all steps for protection of the same including building of a boundary wall or erecting appropriate fencing on or around the said property described in Schedule "A" and to appoint

Durwan /Durwans and to keep them posted at the site providing them temporary facilities within the said property for security purpose during the constructing period.

11. That the Owners / One Part herein shall allow the Developer to erect the new building as per sanctioned building plan sanctioned by the Rajpur Sonarpur Municipality on the land of the said property.

12. That the Owners / One Part herein shall execute a General Power of Attorney in favour of the Developer herein simultaneously with the execution of this Agreement empowering and/or authorising the Developer on behalf of the Owners at the cost and expense of the Developer.

13. That nothing herein contained shall be constituted as a demise or assignment or conveyance or as creating any right, title, interest in respect of the said Property in favour of the Developer other than a right to develop, to do or refrain from doing the acts, deeds and things in terms thereof and to deal with the Developer's allocation.

14. That if necessary for addition or alteration of the said sanctioned building plan from the competent authority the Developer shall submit the same after receiving the all required documents related with the property from the Owners / One Part herein.

15. That the Developer shall construct the building as per sanctioned building plan within 48 (Forty Eight) months from the date of Execution of the agreement as per specification described in Schedule "D" unless prevented by circumstances beyond its control and if such building is not completed within such time, a further period will be extended on mutual discussion.

16. That the Owners / One Part herein shall submit shall grant to the Developer a General Power of Attorney in a form and manner as may be required by the Developer, save and except the Power of selling the Owners / One Part herein allocation as stated above that upon completion of the new building within the times specified in this Agreement the Developer shall put the Owners in peaceful possession.

17. The Developer shall be liable to pay the taxes from the date of taking possession of the Schedule "A" property till completion of the

Durwan /Durwans and to keep them posted at the site providing them temporary facilities within the said property for security purpose during the constructing period.

11. That the Owners / One Part herein shall allow the Developer to erect the new building as per sanctioned building plan sanctioned by the Rajpur Sonarpur Municipality on the land of the said property.

12. That the Owners / One Part herein shall execute a General Power of Attorney in favour of the Developer herein simultaneously with the execution of this Agreement empowering and/or authorising the Developer on behalf of the Owners at the cost and expense of the Developer.

13. That nothing herein contained shall be constituted as a demise or assignment or conveyance or as creating any right, title, interest in respect of the said Property in favour of the Developer other than a right to develop, to do or refrain from doing the acts, deeds and things in terms thereof and to deal with the Developer's allocation.

14. That if necessary for addition or alteration of the said sanctioned building plan from the competent authority the Developer shall submit the same after receiving the all required documents related with the property from the Owners / One Part herein.

15. That the Developer shall construct the building as per sanctioned building plan within 48 (Forty Eight) months from the date of Execution of the agreement as per specification described in Schedule "D" unless prevented by circumstances beyond its control and if such building is not completed within such time, a further period will be extended on mutual discussion.

16. That the Owners / One Part herein shall submit shall grant to the Developer a General Power of Attorney in a form and manner as may be required by the Developer, save and except the Power of selling the Owners / One Part herein allocation as stated above that upon completion of the new building within the times specified in this Agreement the Developer shall put the Owners in peaceful possession.

17. The Developer shall be liable to pay the taxes from the date of taking possession of the Schedule "A" property till completion of the

building and after taking possession and fulfillment of Schedule "B" property, the Owners / One Part herein shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion and also monthly maintenance charge to the Developer until the society of Owners shall be formed.

18. That the Owners / One Part herein and the Developer shall exclusively entitled to their respective shares of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right to claim or interest therein whatsoever of the Developer and the Owners shall not make any interference with or disturb the quite and peaceful possession of the Developer's allocation.

19. That the Developer shall execute the Deed of Conveyance of Conveyances of the Flat/s, shops, Car Parking space and other spaces in respect of the Developer's allocation of the proposed building along with the undivided share or interest of land by virtue of the aforesaid Power of Attorney in favour of their intending purchaser or purchasers in such part or parts as shall be required and registration charges will be borne and paid by the aforesaid purchasers to the parties of the other Part.

20. That the Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain temporary and permanent connection of electricity, drainage, sewerage and/or other facilities if any required for the construction of the building and the expenses shall be incurred for such facility and/or facilities also to be borne by the parties of the Developer and the Owners / One Part herein shall not be liable in any manner whatsoever.

21. To advertise negotiate execute by signing and registering transfer document or documents agreement and to receive booking money, advance or earnest money and consideration money relating to the said transfer except the Developer share (save and except as mentioned above and also mentioned in the "C" Schedule below with proportionate undivided proportionate share in the land underneath the proposed building) agreed to be reserved for the use, occupation and Ownership of the Owners for and on behalf of the Owners / One Part herein for assuring and/or securing the right, title, interest of the

intending Purchaser or Purchasers of the aforesaid proposed constructed area with proportionate share in the said land. Simultaneously the Developer have absolute right to sell their allocated portion according to their choice.

THAT IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS / ONE PART HEREIN AND THE DEVELOPER OTHER PART HEREIN AS FOLLOWS:-

- a) That the Owners / One Part herein shall not do any act, deed or thing whereby the parties of the other part shall be prevented from construction and completion of the said building within the time specified herein, provided the other part has not contravened any covenant stated herein.
- b) That neither party shall use or be permitted to use their respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other Purchaser/ Occupiers of the apartments of the building.
- c) That the respective allottee shall keep at all times, the interior walls, swears, drains, pipes, and other fittings and appurtenances and floor or ceiling etc. in respect of their respective allocation in the building in perfect working condition and repair as not to cause any damage to the building or other parts of accommodation therein and shall keep either of them and/or the occupiers of the building indemnified from and against the consequences of any breach arising therefore.
- d) Neither party shall do or cause or permit to be done any act a thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- e) That any article of display or anything shall not be kept by both the parties in the corridors or other places which is common use in the building.

THE OWNERS / ONE PART HEREIN HEREBY AGREE AND COVENANT WITH THE DEVELOPER AS FOLLOWS:- :-

a) Not to cause any interference or hindrance in the construction of the said building.

b) Not to do any deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the allocation of the Developer in the building, but the possession of the Owners in respect of the Owners' allocation is to be provided first and thereafter possession of the parties to be handed over.

c) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the parties of the other Part during the period of construction.

d) That the Owners at liberty to sell, transfer and assign their said allocation including common facilities and amenities together with the right of use the roof to a stranger after receiving khas physical possession from the parties of the Developer without causing any interference in part of the allocation of the other Part.

22. The Owners / One Part herein hereby agrees that the Developer shall be entitled to the said construction including the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein contained and on their part are to be observed and performed.

23. That it is hereby also agreed that the Developer shall make all arrangement for installation of electricity main connection in the said constructed building and also arrange for installation of separate electricity meter in the individual flats. For arranging the installation of separate electricity meter for individual flats of the Owners' allocated flats and common meter of the building including cost of installation of Transformer etc. the Owners shall pay to the Developer the proportionate expenses regarding that for each of their allocated flats.

24. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims and may arise out of the construction of the said building, Developer's action with

regard to the development of the said property and/or in the matter of constructions of the building and/or any defect therein.

25. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto any manner nor shall the parties hereto constituted as an association of persons.

26. The Owners and the Developer hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obtaining during duration of the force majeure.

27. In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement, the same shall be referred to Arbitration under the provision of Indian Arbitration Act and/or other statutory modifications and/or any other enactment if the disputes are not solved mutually.

SCHEDULE "A" ABOVE REFERRED TO
(Description of the said property)

ALL THAT the undivided 2/3rd share of Bastu land measuring 5 (Five) Cottah 8(Eight) chittack 44 (Forty Four) sq.ft. be the same little more or lees with 200 sq.ft.R.T Shed structure, comprised in R.S. Dag No. 403, L.R.Dag No. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian No. 1344 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding No.619, Sahid Biswanath Sarani, Under ward No.16, P.S- Sonarpur, in the District South 24-Parganas together with all easement thereon and appurtenances whatsoever to the said plot of land belonging to or in anywise appertaining to or with the same or any part thereof and said property butted and bounded as follows:-

On the North: R.S.Dag No. 717.

On the South : 12'wide Road.

On the EAST : R.S.Dag No.714, 715& 713.

On the WEST : R.S.Dag No.720 & 713.

SCHEDULE "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)

The identification of the Owners' allocation i.e. The Owners shall be entitled to 2(Two) Flats on the Fourth Floor North facing Flat NO.A measuring 916 sq.ft. Built up area more or less and Flat No. B measuring 811 sq.ft Built up area more or less in the proposed new building together with the proportionate right title interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part at the Owners to enter into agreement for sale transfer, deed of sale, lease or in any way deal for sale transfer lease or in any way deal with the same as absolute Owners and proportionate share of land in the Schedule "A" property thereof and also the right to use of common areas on an equitable basis in accordance with sanction plan to be sanctioned from The Rajpur Sonarpur Municipality and also to be constructed in accordance with the specification of works.

SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be entitled remaining constructed area of the said building consisting of several self contained flats, shops, Car Parking spaces and other spaces out of sanctioned F.A.R in the said new building together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and the right to use of common areas of the "A" Schedule property on an equitable basis to be constructed in accordance with sanctioned plan, to be sanctioned from The Rajpur Sonarpur Municipality and also the absolute right on the part of the developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute Owners thereof .

SCHEDULE "D" ABOVE REFERRED TO
(Specification)

- : The Building shall be R.C.C. Column structure as per design of the consulting Engineer
- : Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
- : All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls
- : Tiles/ Marble ,
- : All internal walls cement plaster with Plaster of Paris finish. All external walls of weather coat, Synthetic primer to steel and wood works.
- : Flush doors with commercial ply and Sal wood frame of standard thickness.
- : Anodize Aluminum windows with steel frames and integrated guard bars.
- : Concealed wiring and board with piano switches. In each bedroom – 2 light pts, 1 fan pt. & 1 plug pt. In living-dining room – 2 light pts., 2 fan pts., 1 plug pt. and 1 TV pt. In Kitchen – 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet – 1 light pt. & 1 plug pt. In Veranda – 1 light pt. only. Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair landing will be provided (All electrical switch in good quality). (Phinolex wire and modular switch to be used)

Water supply will be through necessary fittings from Deep Tube well and overhead water tank with necessary Pump fittings. ALL the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage .

Each Toilet with 6'feet high Glaze Tiles good quality on wall with marble flooring good quality and commode (Colour) matching with wall, PVC white cistern & wash basin with fittings of standard size and good quality .

SCHEDULE "D" ABOVE REFERRED TO
(Specification)

- General** : The Building shall be R.C.C. Column structure as per design of the consulting Engineer
- Brick Work** : Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
- Plastering** : All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls
- Flooring & Skirting:** : Tiles/ Marble ,
- Painting** : All internal walls cement plaster with Plaster of Paris finish. All external walls of weather coat, Synthetic primer to steel and wood works.
- Door** : Flush doors with commercial ply and Sal wood frame of standard thickness.
- Windows** : Anodize Aluminum windows with steel frames and integrated guard bars.
- Electric Works** : Concealed wiring and board with piano switches. In each bedroom – 2 light pts, 1 fan pt. & 1 plug pt. In living-dining room – 2 light pts., 2 fan pts., 1 plug pt. and 1 TV pt. In Kitchen – 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet – 1 light pt. & 1 plug pt. In Veranda – 1 light pt. only. Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair landing will be provided (All electrical switch in good quality). (Phinolex wire and modular switch to be used)
- Water Supply & Sanitary** : Water supply will be through necessary fittings from Deep Tube well and overhead water tank with necessary Pump fittings. ALL the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage .
- Toilet** : Each Toilet with 6'feet high Glaze Tiles good quality on wall with marble flooring good quality and commode (Colour) matching with wall, PVC white cistern & wash basin with fittings of standard size and good quality .
- Kitchen** : Grenades on top platform with washing sink still, space for shelf with 2+1 feet tiled wall above the cooking platform, Flooring good quality Marble . All fittings to be installed as stated herein above.

IN WITNESSES WHEREOF the OWNERS and the DEVELOPER duly subscribed their respective hands, seals and signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE OWNERS/VENDOR at Kolkata

IN PRESENCE OF :-

1. Rahul Das
Alipore Judges Court
Kaly 27
2. Suman Sen
93/12, B.N. Road
W-9

Anamika Ghosh

Pooja Ghosh

SIGNATURE OF THE OWNERS

SIGNED, SEALED AND DELIVERED

BY THE DEVELOPER at Kolkata

IN PRESENCE OF :-

1. Rahul Das
2. Suman Sen

Amrita Ghosh
SIGNATURE OF THE DEVELOPER

Drafted & Prepared by:-

K.S. Mondal
Advocate EX. F/1495/1477/78
Alipore Judges Court
Kol-27

	Thumb	1st finger	Middle finger	Ring finger	Small Finger
Left hand					
Right hand					

Name -----

Signature -----



Left hand					
Right hand					

Name -----

Signature Anamika Ghosh



Left hand					
Right hand					

Name -----

Signature Farah Ghosh



Left hand					
Right hand					

Name -----

Signature Amita Ghosh

Major Information of the Deed

Deed No :	I-1603-19344/2022	Date of Registration	15/12/2022
Query No / Year	1603-2003523079/2022	Office where deed is registered	
Query Date	13/12/2022 11:50:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 25,12,377/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,030/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

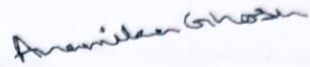
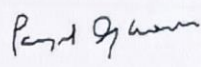
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S.B. SARANI ROAD (MALIKAPUR), Mouza: Malikapur, , Holding No:619 JI No: 54, Pin Code : 700150

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-456 (RS :-)	LR-1344	Bastu	Bastu	5 Katha 8 Chatak 44 Sq Ft		23,77,377/-	Width of Approach Road: 12 Ft.,
Grand Total :					9.1758Dec	0 /-	23,77,377 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200 sq ft	0 /-	1,35,000 /-	

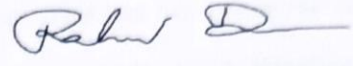
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name ANAMIKA GHOSH Wife of DEBDUTTA ROY Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	Photo  15/12/2022	Finger Print  LTI 15/12/2022	Signature  15/12/2022
144, N S ROAD,, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office				
2	Name PAYEL GHOSH Daughter of Late MOLOY GHOSH Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	Photo  15/12/2022	Finger Print  LTI 15/12/2022	Signature  15/12/2022
144, N S ROAD,, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CBxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name AMITA GHOSH (Presentant) Wife of Late MOLOY GHOSH Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	Photo  15/12/2022	Finger Print  LTI 15/12/2022	Signature  15/12/2022
Wife of Late MOLOY GHOSH 144, N S ROAD, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
RAHUL DAS Son of N CH DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	15/12/2022	15/12/2022	15/12/2022
Identifier Of ANAMIKA GHOSH, PAYEL GHOSH, AMITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANAMIKA GHOSH	AMITA GHOSH-4.58792 Dec
2	PAYEL GHOSH	AMITA GHOSH-4.58792 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANAMIKA GHOSH	AMITA GHOSH-100.00000000 Sq Ft
2	PAYEL GHOSH	AMITA GHOSH-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S.B. SARANI ROAD (MALIKAPUR), Mouza: Malikapur, , Holding No:619 JI No: 54, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 456, LR Khatian No:- 1344	Owner:মলয় ঘোষ, Gurdian:কমল , Address:নিজ , Classification:বাস্তু, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 15-12-2022

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

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

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

Presented for registration at 12:14 hrs on 15-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by AMITA GHOSH ,Claimant.

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 25,12,377/-

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

Execution is admitted on 15/12/2022 by 1. ANAMIKA GHOSH, Wife of DEBDUTTA ROY, 144, N S ROAD,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife, 2. PAYEL GHOSH, Daughter of Late MOLOY GHOSH, 144, N S ROAD,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Others, 3. AMITA GHOSH, Wife of Late MOLOY GHOSH, 144, N S ROAD, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business
Indetified by RAHUL DAS, , Son of N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2022 4:23PM with Govt. Ref. No: 192022230215160221 on 14-12-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZZMGU5 on 14-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 5,020/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 917, Amount: Rs.10.00/-, Date of Purchase: 10/11/2022, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2022 4:23PM with Govt. Ref. No: 192022230215160221 on 14-12-2022, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZZMGU5 on 14-12-2022, 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

15-12-2022

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 (2) of Indian Stamp Act 1899.

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

Presented for registration at 12:14 hrs on 15-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by AMITA GHOSH ,Claimant.

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South 24-Parganas, West Bengal