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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet, sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]

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

27 FEB 2023

THIS AGREEMENT FOR DEVELOPMENT

IS MADE ON THIS 27th DAY OF FEBRUARY

TWO THOUSAND TWENTY THREE

BETWEEN

24 FEB 2023

26649

No.....Rs.5000/- Date.....

Name :

S.K. Dey

Advocate

Alipur Judge's Court
Kolkata - 27

Address :

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Koi-27

26649 = 5000/-



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

7 FEB 2023

1) SMT. SOMA DAS (PAN-CEUPD3894M) (AADHAAR No. 9144 3862 5079) (MOB. 6290559369) wife of Sri Debabrata Das, by faith - Hindu, by occupation - Housewife, by nationality - Indian, **2) SMT. TUTU DAS, (PAN-ATYPD1456G) (AADHAAR No. 5750 6973 3405) (MOB. 9836041561)** wife of Sri S antanu Das, by faith - Hindu, by occupation - Housewife, by nationality - Indian both are residing at Bhatenda (West), P.O. Rajarhat, P.S. Rajarhat, District - 24 Parganas (North), Kolkata - 700 135, **3) SRI MRINAL KANTI DAS (PAN NO. AYOPD0240R) (AADHAR NO. 7581 4253 2987) (MOB. 9051677069)** son of Sri Himangshu Sekhar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Karmakar Para, Bhatenda West, P.O. Rajarhat P.S. Rajarhat, District - 24 Parganas (North), Kolkata - 700 135 hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, legal representatives, administrators, and assigns) of the **ONE PART.**

Pharaji Roy

AND

ROSHMI ENTERPRISE (PAN NO. AAQFR8770C), a partnership firm having its office at Bhatenda, Rajarhat, P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North), West Bengal represented by **1) SRI SUBRATA NEOGI (PAN NO. APSPN7820E) (AADHAR NO.2323 2261 7365) (MOB.9903740706)** son of Late Birendra Nath Neogi, by faith - Hindu, by occupation - Business, by nationality - Indian residing at Bhatenda (West) P. O. & P.S. - Rajarhat, Kolkata - 700 135, District 24 Parganas (North) **2) SRI PULAK CHATTERJEE (PAN NO. AUJPC1389H) (AADHAR NO.8900 1760 6494) (MOB.9831935590)** son of Late Kalidas Chatterjee by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (East) P. O. & P.S. - Rajarhat, Kolkata - 700 135, District 24 Parganas (North) **3) SRI BISWAJIT ROY (PAN NO. ADFPR0216F) (AADHAR NO.2109 2350 4844) (MOB.9830601553)** son of Late Sunil Kumar Roy by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (West), P.O. & P.S. Rajarhat, Kolkata - 700 135, District 24

Parganas (North) hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART**

WHEREAS one Sri Anil Roy and Sri Sunil Roy both sons of Late Santosh Roy both are residents of Bhatenda and owned and possessed of 39 satak of land under Mouza – Bhatenda under L.R. Dag No.77 and another 19 satak of land under Mouza – Bhatenda in R.S. Dag No.78/724 i.e. total 58 decimal of land.

AND WHEREAS after the demise of said Anil Roy, his heirs namely 1) Smt. Urmila Roy (widow), 2) Sri Amal Kumar Roy (son), Sri Basudev Roy (son) and Sri Swapan Kumar Roy (son) who jointly inherited the landed property left by their deceased husband / father Late Anil Roy.

AND WHEREAS thereafter the said Sunil Roy also died intestate leaving behind his heirs namely 1) Smt. Triptimoyee Roy (widow), 2) Smt. Ruba Chakraborty (married daughter), 3) Smt. Kabita Bhattacharyya (married daughter), 4) Babita Roy (unmarried daughter), 5) Sri Subir Prasad Roy (son) and 6) Sri Biswajit Roy (son) who jointly inherited the landed property left by their deceased husband / father Late Sunil Roy.

AND WHEREAS all the aforesaid heirs of Late Anil Roy and Late Sunil Roy jointly through their Constituted Attorney Sri Biswajit Roy by a Bengali kobala dated 29.06.2004 sold, transferred and conveyed undivided 03 cotthas of land under Mouza – Bhatenda under R.S. Dag No.77, P.S. Rajarhat, District – 24 Parganas (North) out of the aforesaid 39 sataks of land to Smt. Soma Das and Smt. Tutu Das in lieu of a consideration stated therein. The said Deed was registered in the office of the A.D.S.R – Bidhannagar and recorded in Book No.I, Volume No.277, Pages 138 to 147, Being No.04679 for the year 2004.

AND WHEREAS all the aforesaid heirs of Late Anil Roy and Late Sunil Roy jointly through their Constituted Attorney Sri Biswajit Roy by another Bengali kobala dated 03.03.2004 sold, transferred and conveyed undivided 02 cotthas 02 chittaks of land under Mouza – Bhatenda under R.S. Dag No.77, P.S. Rajarhat, District – 24 Parganas (North) out of the

aforesaid 39 sataks of land to Sri Mrinal Kanti Das in lieu of a consideration stated therein. The said Deed was registered in the office of the A.D.S.R – Bidhannagar and recorded in Book No.I, Volume No.356, Pages 235 to 247, Being No.5988 for the year 2004.

AND WHEREAS out of the aforesaid land measuring 05 cottahs 02 chittaks 00 sq.ft. more or less was recorded in the names of Late Sunil Roy and Late Anil Roy in Khatian No.814 in Khatian No.35 respectively both under R.S.Dag No.77. After the purchase the said Smt. Soma Das, Smt. Tutu Das and Sri Mrinal Kanti Das recorded their names in the records of the B.L. & L.R.O and jointly exercised their right of ownership over the said plot of land without any hindrance from any quarter.

AND WHEREAS the land in the name of **SMT. SOMA DAS** is recorded in L.R. Khatian No.2682 and L.R. Dag No.77, in the name of **SMT. TUTU DAS** in L.R. Khatian No.2681 and L.R. Dag No.77, in the name of **SRI MRINAL KANTI DAS** in L.R. Khatian No.1853 under L.R.Dag No.77. The land area under L.R. Khatian No.2681 & 2682 is 03 cottahs more or less and the area of land under L.R. Khatian No.1853 is 02 cottahs 02 chittaks more or less. They later converted the said land from Danga to Bastu.

AND WHEREAS the said **SMT. SOMA DAS, SMT. TUTU DAS, THE PARTIES OF THE FIRST PART AND SRI MRINAL KANTI DAS, THE PARTY OF THE SECOND PART** for better use and occupation and enjoyment of their respective property jointly decided to construct one residential building thereon and for that purpose it is required to amalgamate the said two plots of land into one single plot and accordingly a Deed of Amalgamation dated 02.02.2023 was registered in the office of the A.D.S.R – Rajarhat, North 24 Parganas and recorded in Book No.I, Volume No.1523 – 2023, Pages 64940 to 64953, Being No.152301566 for the year 2023. After the amalgamation the area of the total plot of land stood 05 cottahs 02 chittaks 00 sq. ft. more or less. The said amalgamated plot of land measuring 05 cottahs 02 chittaks 00 sq. ft. more or less is morefully described in the **SCHEDULE – A** hereunder.

AND WHEREAS there after the said owners jointly decided to develop the said land by constructing multi storied building and for that they entered

this Agreement for Development with **ROSHMI ENTERPRISE (PAN NO. AAQFR8770C)**, a partnership firm having its office at Bhatenda, Rajarhat, P.S. Rajarhat, Kolkata – 700 135, District 24 Parganas (North), West Bengal represented by **1) SRI SUBRATA NEOGI (PAN NO. APSPN7820E)** son of Late Birendra Nath Neogi, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Bhatenda (West) P. O. & P.S. – Rajarhat, Kolkata – 700 135, District 24 Parganas (North) **2) SRI PULAK CHATTERJEE (PAN NO. AUJPC1389H)** son of Late Kalidas Chatterjee, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Bhatenda (East) P. O. & P.S. – Rajarhat, Kolkata – 700 135, District 24 Parganas (North) **3) SRI BISWAJIT ROY (PAN NO. ADFPR0216F)** son of Late Sunil Kumar Roy by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Bhatenda (West), P.O. & P.S. Rajarhat, Kolkata – 700 135 on the terms, conditions, stipulations and obligations contained hereunder.

THE OWNERS HEREBY DECLARES as follows :-

1. The OWNERS have the 16 annas right title and interest holder of the aforesaid demarcated land measuring 05 cotthas 02 chittaks 00 sq.ft. more or less hereditaments and premises more fully described in the SCHEDULE – A hereunder written.
2. Save and except the OWNERS herein no other person has any right, title, interest and possession in the said property more fully described in the schedule – A below.
3. That the said property is free from all encumbrances, charges, liens, mortgages, leases, attachments, lispendens, etc.
4. That the OWNERS herein has not entered into any agreement for sale or promotional agreement with any person whatsoever in respect of the said property or any portion thereof morefully described in the Schedule – A hereunder written.
5. No civil or criminal case is pending in any Court of Law in respect of the said property morefully described in the Schedule – A hereunder written.

6. The OWNERS is seized and possessed of or otherwise well and sufficiently entitled to deal with the said property more fully described in the Schedule - A written in any manner they like.
7. The said property has neither been acquired nor requisitioned by any public authority including the Central Government, State Government, K.M.D.A, even no notice for acquisition or requisition of the said property has ever been served upon the OWNERS herein.
8. None has any right of maintenance or right of residence in respect of the said property.
9. That the OWNERS shall deliver vacant and khas possession of the said land to the developer free of any tenant or any sort of structure either kutcha or pucca.

OFFER AND ACCEPTANCE

WHEREAS for a considerable long time the OWNERS herein has been thinking of developing the said property more fully described in the SCHEDULE - A hereunder written in such a manner to fetch greater advantages to the OWNERS together with providing with flats for intending dwellers for their residential requirements but for shortage of fund the OWNERS could not materialize her said desires.

AND WHEREAS being quite aware of the intention of the OWNERS herein, the developer approached the OWNERS herein with an offer to develop the said property in such a way as to serve the purpose of the OWNERS in terms of her thoughts and desires.

AND WHEREAS the OWNERS herein having considered the offer of the Developer reasonable and appreciable accepted the offer on terms and conditions as set out hereinafter.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH AND IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES as follows :-

1. That in this Memorandum of Agreement, unless anything appears to be repugnant to the subject or context :-

LAND : Shall mean **ALL THAT** piece and parcel of Bastu land measuring 05 cottahs 02 chittaks and 00 sq.ft. more or less lying and situate at Mouza - Bhatenda, J.L.No.2, Re. Sa. No.50,

Touzi No.2998, L.R. Khatian Nos.814 and 35 (2682, 2681 & 1853), L.R. Dag No.77, Police Station and A.D.S.R – Rajarhat, under Rajarhat Bishnupur No.1 Gram Panchayet, District 24 Parganas (North),

BUILDING : Shall mean the G + IV storied building to be constructed on the land on the basis of the plan as sanctioned by the North 24 Parganas Zila Parishad.

ARCHITECT : Shall mean any person, body or person, firm or company to be appointed nominated by the Developer, for the purpose of preparation of building plan / plans, drawings, designs as required for the purpose of construction of the multistoried building.

BUILDING PLAN : Shall mean the plan for the construction of the building on the land with provision for lift as sanctioned by the North 24 Parganas Zila Parishad in the name of the OWNERS after the execution of this Memorandum of Agreement and shall include all future renewed additional building plans.

2. The OWNERS shall deliver vacant possession of the property more fully described in the SCHEDULE – A hereunder written to the developer on the day of executing of the Development Agreement including the vacant possession of the structure.
3. The OWNERS has this day handed over the Xerox copies of their title deeds, documents and panchayet tax receipts to the developer for the inspection of the title of the OWNERS. The Developer undertakes to complete investigation of title, necessary searching in the Registry offices and has been satisfied with the title of the OWNERS.
4. That the Developer herein after getting possession of the said property from the OWNERS shall get a building plan drawn by the Architect at the costs and expenses of Developer. The OWNERS shall sign the building plan and other connected papers. The developer shall also get the said building plan

sanctioned by the North 24 Parganas Zila Parishad at the costs and expenses of the developer.

5. That the OWNERS after construction of the proposed multistoried building at the said premises will be allocated 38% of the total F.A.R in different floors of the building and 38% of car parking space in the ground floor which is more fully described in the SCHEDULE – B hereunder written.
6. The remaining 62% of the total flat / flats and 62% car parking space in the ground floor of the proposed building shall be the Developer's Allocation more fully described in the Schedule – C hereunder written.
7. The Developer shall complete the construction of the proposed building within 36 months from the date of this development agreement.
8. That the Developer shall at their own costs and expenses get the building plan sanctioned by the North 24 Parganas Zila Parishad in the name of the OWNERS.
9. The construction of the said proposed multistoried building / project shall be completed by the Developer with their own fund and resources.
10. The OWNERS has agreed to execute the register a General Power of Attorney in favour of the Developer and / or their nominee / nominees to obtain sanction of building plan from Appropriate Authority, permission from the competent authority under Urban Land (Ceiling and Regulation) Act, 1976 K.M.D.A., to sell convey and transfer undivided and impartible share in the land to the intending purchasers / purchaser and also for other necessary purposes relating to and / or required for Development of land and / or for construction of multistoried building.
11. The Developer is hereby authorized by the OWNERS to make construction on the said land and / or permission more fully described in the SCHEDULE – A hereunder written in accordance

with the building plan to be sanctioned by the North 24 Parganas Zila Parishad at the costs and risks of the Developer. The Developer shall be at liberty to deal with the new construction in any manner according to the sanctioned stage or after completion of building subject to the delivery of possession of OWNERS Allocation. The developer is empowered to handover possession of the Developer's Allocation to prospective buyer / buyers and / or agreement holder after the OWNERS take possession of their own flat. Thereafter, the OWNERS at the request of the Developer shall convey, transfer and sell the flat/ flats under the Developer's Allocation to the nominee / nominees of the Developer in accordance with the desire of Developer. The Developer however shall have the right to enter into any sort of agreement with any person / persons / company authority at his discretion for disposal of the Developer's Allocation in the said proposed building at their own risk and peril and all moneys or costs of construction of land value shall only be appropriated by the Developer's. However, the OWNERS shall, in no case, be liable for any transaction of agreement between the Developer and intending purchaser in respect of the Developer Allocation.

12. All costs of construction of new building will be borne by the Developer and the OWNERS shall have no liability for the cost of construction.
13. The OWNERS shall not be liable to any person for any defective construction of the building / flats. All the liabilities and responsibilities lie with the Developer.
14. The developer shall use the standard building materials in constructing the building.
15. The developer shall unless restrained by reasons beyond their control complete the construction of the areas and facilities and the total construction of the building with habitable condition within 36 months from the date of sanction of the building plan.

16. The OWNERS shall execute and register a separate General Power of Attorney in favour of the Developer or their nominee / nominees authorizing him to the following works amongst others in the name of the OWNERS and on their behalf :-
 - a. To get the building plan sanctioned by the North 24 Parganas Zila Parishad.
 - b. To represent the OWNERS to all persons, authorities, police after relating to the proposed construction of multistoried building on the said land.
 - c. To execute and register conveyance or conveyances in favour of the intending purchaser's in respect of the Developer's Allocation including common areas in the undivided land.
 - d. To realize the entire consideration money from the intending Purchaser in respect of the Developer's Allocation and to appropriate the same.
17. The Developer alone shall appropriate the entire consideration from the intending purchaser in respect of the Developer's Allocation and the OWNERS shall have no claim whatsoever over the said consideration.
18. The developer at the time of construction of building will be liberty to use tap water and electricity available in the said premises.
19. The OWNERS shall not make Interference with or obstruction to the construction work to be undertaken by the developer.
20. The name of the proposed building shall be LAMBODAR and neither the OWNERS nor the developer nor the flat OWNERS's shall have any right to change, alter and modify the name of the building at any point to time.
21. After taking delivery of possession of the OWNERS's Allocation fully described in the schedule B hereunder written the OWNERS shall be paying proportionate Panchayet Tax, Government revenue and also shall bear proportionate maintenance charges of the OWNERS's Allocation.

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22. The Developer will be liberty to place on the said property for public notice as to the project undertaken by the Developer.
23. During the continuance of Agreement the OWNERS shall :-
 - a) Not to cause any obstruction or impediment to the construction of development of the said property or done or cause to be done any act which will be deemed to be obstruction to the Developer's work.
 - b) Shall assist the Developer in mutating the same or the Developer or their nominee or nominees or the names of the transferee of the Developer's Allocation more fully described in the Schedule C hereto.
 - c) Permit the Developer their architect and / or their representatives to use the said property for the purpose or survey, soil - testing preparation of building plan or other purposes relating to the construction of the proposed building together with lift for which the agreement is being entered into between the OWNERS and the Developer.
24. That before handing over or the delivery of possession of any flat and registration of the sale of the flat out of their allocation after due completion thereof the developer shall first deliver the possession of the OWNERS's Allocation after due completion thereof in all respect.
25. The OWNERS hereby undertake that the Developer shall be entitled to construct and complete the building on the said land and to transfer, sell, convey, assign, assure and dispose of the flats under the Developer's Allocation to any person according to the discretion of the Developer and on such terms and conditions and at such price or prices as the Developer may agree upon during the continuance of the construction work. The Developer shall have the full right and absolute authority to enter any agreement for the transfer of

the said proposed flats under the Developer's Allocation and to receive money of part payment of the consideration.

26. The common areas and facilities, which the OWNERS and the flat OWNERS will be enjoying in common with each other, have been more fully described in the Schedule D hereunder written.
27. The OWNERS and developer or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the lift, staircase, landing, common spaces etc. nor will they alter or change the main structure of the building without any sanction of the North 24 Parganas Zila Parishad.
28. The developer undertakes to construct the building in accordance with the sanctioned plan and the developer shall not make any deviation in the construction work from the sanctioned building plan and the OWNERS shall not be held liable for any consequences arising out of such deviation.
29. The developer further undertakes to keep the OWNERS indemnified against all third party claims and actions out of any act or omission of the Developer to the construction work of the building.
30. In case at any time before the application of the transfer or the Developer's Allocation by the OWNERS to the Developer or their nominee or nominees, if it is found that the said premises or any part thereof is affected by any scheme or alignment of the Government of West Bengal or the property is under requisition or acquisition under any Act, Ordinance and / or orders the Developer shall have the right to rescind the agreement and in such event the OWNERS shall get the compensation award for land and the developer shall get the compensation award of building whether complete or incomplete.

31. The Developer will be liberty to take loan for any Bank financial institution for construction of the proposed multistoried building at their own risk and peril but the OWNERS shall have no liability for such loan.
32. The Developer will be at liberty either to construct a godown or to keep one room and use the same as godown during construction period.
33. For all other purposes for which no provision has been made in this Memorandum of Agreement shall be governed by all the enactments made in this behalf and also by the General Law of the land.
34. Subject to the provisions of this Agreement the Developer shall have full right and liberty to engage any building contractor of their own to carry on construction of the building on this said land.

SCHEDULE - A AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring an area of 05 cotthas 02 chittaks 00 sq.ft. more or less, with ^{Tiled} ~~Titled~~ Roof Shed structure measuring 400 sq.ft. lying and situate at Mouza – Bhatenda, J.L.No.2, Re. Sa. No.50, Touzi No.2998, (formerly the total area of land was under L.R. Khatian Nos.814 and 35 both under under Dag No.77) (presently under L.R. Khatian Nos.2682, 2681 & 1853) L.R. Dag No.77, Police Station and A.D.S.R – Rajarhat, under Rajarhat Bishnupur No.1 Gram Panchayet, District 24 Parganas (North). Details of the area of land as follows

Sch No.	Plot No.	Khatian No.	Land Proposed	Use ROR	Area of Land
L1	LR-77(RS)	LR-2682	Bastu	Bastu	1 Cottah 11 chittaks 14.9 Sq.Ft
L2	LR-77(RS)	LR-2681	Bastu	Bastu	1 Cottah 11 chittaks 14.9 Sa.Ft
L3	LR-77(RS)	LR-1853	Bastu	Bastu	1 Cottah 11 chittaks 14.9 Sa.Ft
		Total			8.4556 Dec.
	Grand Total				8.4556 Dec.

which is butted and bounded as follows :-

ON THE NORTH	: Land under Dag No. 77
ON THE EAST	: 15 ft wide Panchayet Road
ON THE WEST	: Land under Dag No. 77
ON THE SOUTH	: 24 ft wide Panchayet Road

SCHEDULE - B AS REFERRED TO ABOVE

(OWNERS Allocation)

- A. That the OWNERS after construction of the proposed multistoried building at the said premises will be allocated 38% of the total F.A.R in different floors of the building and 38% of car parking space in the Ground floor together with undivided proportionate share of the land and the common areas and common facilities described in the SCHEDULE - D hereunder.
- B. If after completion of the construction of the building it is found that the OWNERS's allocation is less than 38% of the total F.A.R then the developer will compensate the said short fall area @ prevailing market price.

SCHEDULE - C AS REFERRED TO ABOVE

(Developer's Allocation)

The remaining 62% of the total flat / flats in different floors and 62% car parking space in the Ground floor of the proposed building shall be the Developer's Allocation together with undivided proportionate share of the land and the common areas and common facilities described in the SCHEDULE - D hereunder. After completion of the building if it is found that area is less than 62% of the F.A.R then the OWNERS will compensate the developer @ prevailing market price.

SCHEDULE - D AS REFERRED TO ABOVE

(Common Areas and Facilities)

- a. Land beneath the building and side space and back space.

- b. Outer walls of the main building.
- c. Columns of the main building.
- d. Surface drains.
- e. Boundary Walls.
- f. Septic Tank.
- g. Water Reservoir.
- h. Passage.
- i. Main Entrance.
- j. Electric wiring and lights over the staircases, landing and main entrance.
- k. Roof of the building
- l. Stair Case & Lift
- m. Lift Room
- n. Over head water tank

(WORKS SPECIFICATION OF BUILDING)

BUILDING SPECIFICATIONS

Super Structure

R.C.C. Framed structure with 110 mm thick (average) roof slabs.

Brick Wall

- i. Exterior brick wall be of best available quality bricks and of thickness 5" in C.M. 1:6.
- ii. Partition walls will be the best available quality bricks of thickness 5"/3" in C.M. 1:4.

N.B. C.M = Cement Mortar

Plaster

- i. External walls ¾ "thick in C.M. 1:4
- ii. Internal Walls ½ "thick in C.M 1:4
- iii. Ceiling ¼ thick in C.M. 1:4.

N.B : C.M – Cement Mortar

Walls Finish

- i. Exterior Walls – Weather coat of equivalent.
- ii. Internal Walls, Ceiling – Plaster of Parish finish.

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- iii. A decorative design will also be done on the external façade of the building

Flooring

Flooring is cast in Vitrified Tiles

Doors

- i. All doors opening outside will have Sal wood frame of 4" x 2 1/2" section with solid core flush shutter.
- ii. Internal doors will have Sal wood frames of 3" x 3" with commercial ply wood (32 mm. factory finish phenol bond)
- iii. Hinges and fixtures will be of stainless steel.

Windows

Steel window sliding Aluminum frames with windows panes of 3 mm. thick glass.

Verandah

Grills upto 3' height fabricated of 20 mm x 6 mm flats or 12 mm square bars with enamel paintings

One Toilet will be provided with

- i. Hot and cold water connection with separate piping, water and power connection point for geyser.
- ii. Dado upto 6' in matching glazed tiles of single light colour and Regency or equivalent.
- iii. Indian Pan (Orissa) commode and basin of light colour with cistern.
- iv. Bathroom fittings will be of Esco Conventional type.

The kitchen will have the following

- i. Cooking platform with Green Marble.
- ii. Dado of 2' height from the cooking platform in glazed tiles of single light colour (Regency equivalent brand)
- iii. Stainless steel sink
- iv. Exhaust fan point
- v. Electric power outlet range, refrigerator and appliances (Fenolex Wear)

Staircase

- i. Flooring in cast - in - Marble

- ii. Railing of M.S. Grill
- iii. Steel frame with fixed panes (Glass 3 mm thick) on external wall of thick for natural illumination.

Electrical Installation

- i. Suitable light points, fan and necessary sockets in the rooms, provisions for air – conditioned in one bedroom.
- ii. Call bell – push at main door.
- iii. Anchor Switches and Habell's Wire.

Plumbing System

Concealed PVC Pipeline, soil lines will be of P.V.C (Local make)

Raw water Disposal

Rain water pipes of not less than 3" diameter in adequate numbers are to be provided to take care of raw water disposal.

Parapet wall of Roof

3' – 4' high and 5' thick ornamental brick wall in C.M. 1:4.

Special Features

- i. Provision for TV antenna connection is to be provided through 25 mm P.V.C conduits in the living room.
- ii. Overhead water tank on the top of the said building will be provided and the water line connection from the ground floor reservoir to the top floor tank and common water line connection from the top floor tank to the flats will be provided.

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their respective signatures on the Day, Month and Year First above written.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of

Soma Das

WITNESSES:

Tute Ban

1. X. Chatterjee
41/B, Watgunge St.
Kolkata - 700023

Minal Kanti Das

VENDORS / OWNERS

Roshmi Enterprise
Putak Chatterji
Binrajit Roy

2. Taseen Kanti Das
Alipore Judges Court
Kolkata - 27.

Partner **DEVELOPER**

Drafted by

Saur Kumar Das

Advocate

Alipore Judges Court

Regd. No. WB65/1987

Typed by

X. Chatterjee



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

Name Soma Das

Signature Soma Das



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

Name Tutu Das

Signature Tutu Das



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right hand					

Name MRINAL KANTI DAS

Signature Mrinal Kanti Das



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right hand					

Name Subrata Neer

Signature Subrata Neer

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

Name

Signature

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	left hand					
	right hand					

Name Pulak Chatterji

Signature Pulak Chatterji

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

Name BISWAJIT ROY

Signature Biswajit Roy

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

Name

Signature



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



192022230310149938

GRN Details

GRN:	192022230310149938	Payment Mode:	SBI Epay
GRN Date:	24/02/2023 13:30:46	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6837110187115	BRN Date:	24/02/2023 13:31:09
Gateway Ref ID:	CHL8513575	Method:	State Bank of India NB
GRIPS Payment ID:	240220232031014992	Payment Init. Date:	24/02/2023 13:30:46
Payment Status:	Successful	Payment Ref. No:	3000435343/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Samir Kumar Dey
Address:	Alipore Judges Court, Kolkata-700027
Mobile:	9836350066
Period From (dd/mm/yyyy):	24/02/2023
Period To (dd/mm/yyyy):	24/02/2023
Payment Ref ID:	3000435343/3/2023
Dept Ref ID/DRN:	3000435343/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000435343/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	3000435343/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1523-02927/2023	Date of Registration	27/02/2023
Query No / Year	1523-3000435343/2023	Office where deed is registered	
Query Date	17/02/2023 12:35:32 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAMIR KUMAR DEY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836350066, Status :Advocate		
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. 4/-		Rs. 44,03,553/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

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-77 (RS :-)	LR-2682	Bastu	Bastu	1 Katha 11 Chatak 14.9 Sq Ft	1/-	14,07,851/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-77 (RS :-)	LR-2681	Bastu	Bastu	1 Katha 11 Chatak 14.9 Sq Ft	1/-	14,07,851/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-77 (RS :-)	LR-1853	Bastu	Bastu	1 Katha 11 Chatak 14.9 Sq Ft	1/-	14,07,851/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			8.4556Dec	3 /-	42,23,553 /-	
		Grand Total :			8.4556Dec	3 /-	42,23,553 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	400 sq ft	1 /-	1,80,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SOMA DAS Wife of Shri DEBABRATA DAS Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office			
	27/02/2023	LT1 27/02/2023	27/02/2023	
, BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CExxxxxx4M, Aadhaar No: 91xxxxxxxx5079, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt TUTU DAS Wife of Shri SHANTANU DAS Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office			
	27/02/2023	LT1 27/02/2023	27/02/2023	
, BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ATxxxxxx6G, Aadhaar No: 57xxxxxxxx3405, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri MRINAL KANTI DAS (Presentant) Son of Shri HIMANGSU DAS Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office			
	27/02/2023	LT1 27/02/2023	27/02/2023	
, KARMAKAR PARA, BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYxxxxxx0R, Aadhaar No: 75xxxxxxxx2987, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROSHMI ENTERPRISE , BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.: AAxxxxxx0C,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 SUBRATA NEOGI Son of Late BIRENDRA NATH NEOGI Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office			
	Feb 27 2023 8:21PM	LTI 27/02/2023	27/02/2023	
,BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx0E, Aadhaar No: 23xxxxxxxx7365 Status : Representative, Representative of : ROSHMI ENTERPRISE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Shri PULAK CHATTERJEE Son of Late KALIDAS CHATTERJEE Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office			
	Feb 27 2023 6:20PM	LTI 27/02/2023	27/02/2023	
,BHATENDA EAST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx9H, Aadhaar No: 89xxxxxxxx6494 Status : Representative, Representative of : ROSHMI ENTERPRISE (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Shri BISWAJIT ROY Son of Late SUNIL KUMAR ROY Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office			
	Feb 27 2023 6:18PM	LTI 27/02/2023	27/02/2023	
, BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx6F, Aadhaar No: 21xxxxxxxx4844 Status : Representative, Representative of : ROSHMI ENTERPRISE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMIR KUMAR DEY Son of Late B IG DEY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027			
	27/02/2023	27/02/2023	27/02/2023
Identifier Of Smt SOMA DAS, Smt TUTU DAS, Shri MRINAL KANTI DAS, Shri SUBRATA NEOGI, Shri PULAK CHATTERJEE, Shri BISWAJIT ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SOMA DAS	ROSHMI ENTERPRISE-0.939507 Dec
2	Smt TUTU DAS	ROSHMI ENTERPRISE-0.939507 Dec
3	Shri MRINAL KANTI DAS	ROSHMI ENTERPRISE-0.939507 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt SOMA DAS	ROSHMI ENTERPRISE-0.939507 Dec
2	Smt TUTU DAS	ROSHMI ENTERPRISE-0.939507 Dec
3	Shri MRINAL KANTI DAS	ROSHMI ENTERPRISE-0.939507 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt SOMA DAS	ROSHMI ENTERPRISE-0.939507 Dec
2	Smt TUTU DAS	ROSHMI ENTERPRISE-0.939507 Dec
3	Shri MRINAL KANTI DAS	ROSHMI ENTERPRISE-0.939507 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SOMA DAS	ROSHMI ENTERPRISE-133.33333333 Sq Ft
2	Smt TUTU DAS	ROSHMI ENTERPRISE-133.33333333 Sq Ft
3	Shri MRINAL KANTI DAS	ROSHMI ENTERPRISE-133.33333333 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 77, LR Khatian No:- 2682	Owner:সোমা দাস, Gurdian:দেবব্রত , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt SOMA DAS
L2	LR Plot No:- 77, LR Khatian No:- 2681	Owner:তুতু দাস, Gurdian:শান্তনু , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Smt TUTU DAS

L3	LR Plot No:- 77, LR Khatian No:- 1853	Owner:মৃণালকান্তি দাস, Gurdian:হিমাংশুশেখর , Address:সি 37/6 বৈশাখী আবাসন, এ.জি রক, সেক্টর 2, সন্টলেক, কলি - 91, Classification:ডাঙ্গা, Area:0.03000000 Acre,	Shri MRINAL KANTI DAS
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On 17-02-2023

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 44,03,553/-



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

On 27-02-2023

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

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

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

Presented for registration at 17:09 hrs on 27-02-2023, at the Office of the A.D.S.R. RAJARHAT by Shri MRINAL KANTI DAS, one of the Executants.

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

Execution is admitted on 27/02/2023 by 1. Smt SOMA DAS, Wife of Shri DEBABRATA DAS, BHATENDA WEST, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Smt TUTU DAS, Wife of Shri SHANTANU DAS, BHATENDA WEST, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 3. Shri MRINAL KANTI DAS, Son of Shri HIMANGSU DAS, KARMAKAR PARA, BHATENDA WEST, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Shri SAMIR KUMAR DEY, , Son of Late B IG DEY, , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-02-2023 by Shri SUBRATA NEOGI, PARTNER, ROSHMI ENTERPRISE (Partnership Firm), , BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri SAMIR KUMAR DEY, , Son of Late B IG DEY, , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 27-02-2023 by Shri PULAK CHATTERJEE, PARTNER, ROSHMI ENTERPRISE (Partnership Firm), , BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri SAMIR KUMAR DEY, , Son of Late B IG DEY, , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 27-02-2023 by Shri BISWAJIT ROY, PARTNER, ROSHMI ENTERPRISE (Partnership Firm), , BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri SAMIR KUMAR DEY, , Son of Late B IG DEY, , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 1:31PM with Govt. Ref. No: 192022230310149938 on 24-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 6837110187115 on 24-02-2023, Head of Account 0030-03-104-001-16

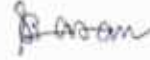
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26649, Amount: Rs.5,000.00/-, Date of Purchase: 24/02/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 1:31PM with Govt. Ref. No: 192022230310149938 on 24-02-2023, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6837110187115 on 24-02-2023, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 107051 to 107080
being No 152302927 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.03.10 14:06:08 +05:30
Reason: Digital Signing of Deed.



(Sanjoy Basak) 2023/03/10 02:06:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)