

1192/23

E-1190/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 752556

30/1/23  
E-2/202721

Certified that the document is admitted to registration. The agreement sheets and the original amount of stamp duty paid with the document are in the possession of the Registrar.

*[Signature]*  
District Sub-Register-III  
Adipore, South 24-parganas

30 JAN 2023

### DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 30<sup>th</sup> day of January 2023 (Two Thousand Twenty Three).

BETWEEN



1. **SMT. BANDANA GHOSH (PAN NO.AVSPG4961B) (AADHAAR NO.958865996020)**, daughter of Sri Amar Nath Ghosh and wife of Sri Santanu Ghosh, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 4C, Samar Sarani, P.O. & P.S. Cossipore, Kolkata-700002, 2. **SMT. ANITA HAZRA (PAN NO.AJDPH9013L) (AADHAAR NO.342462828868)**, daughter of Sri Amar Nath Ghosh and wife of Sri Sukumar Hazra, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Jayrampur, P.O. Kanyanagar, P.S. Bishnupur, Pin code-743503, 3. **SRI. SAGNIK GHOSH (PAN NO.DTWPG4078N) (AADHAAR NO.945178976962)**, son of Late Prodip Ghosh, by faith Hindu, by Nationality Indian, by occupation Service, residing at V-1/2, Kamdahari Gostatala Main Road, P.O. Garia, P.S. Bansdrone, Kolkata-700084 and 4. **SRI. SOUMOJIT GHOSH (PAN NO.DCYPG5811A) (AADHAAR NO.548618479147)**, son of Sri Manick Lal Ghosh, by faith Hindu, by Nationality Indian, by occupation Service, residing at 31, P.M.S.G. Lane, P.O. K.G. Bose Sarani, P.S. Cossipore, Kolkata-700085, hereinafter called and referred to as the "**LAND OWNERS**" (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTIES**;

AND

**SRI. SOUMYAJIT MAITI (PAN-AYNPM6694H) (ADHAR NO. 411907354656)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at T-21, Subhash Pally, P.O. Garia, P.S. Bansdrone, Kolkata-700084, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, Kolkata-700084, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless exclude by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

**WHEREAS** One Haridas Ghosh, since deceased was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Danga land measuring more or less an area of 17.49 Decimals lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura,

District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 491 corresponding L.R. Khatian No.835 appertaining to R.S. Dag No. and L.R. Dag No. 549/1486, under Police Station previously Regent Park now Bansdroni, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, Kolkata- 700084, in the District South 24 Parganas, A.D.S.R. Alipore, D.S.R. I at Alipore and accordingly the said Haridas Ghosh, since deceased while seized and possessed of the said landed property duly recorded his name in the records of Revisional Settlement by paying rents and taxes in the concern authority and to that effect the fully, finally and absolutely published his name in the said records of rights as a recorded owner of the said landed property.

**AND WHEREAS** the said Haridas Ghosh, since deceased on 25<sup>th</sup> Magh, 1389 (08.02.1983) died intestate leaving behind him only son namely **SRI AMAR NATH GHOSH** and widow Chaina Bala Ghosh, as his only surviving legal heirs to inherit the said landed property with the provision of the Hindu Succession Act., 1956, then in force.

**AND WHEREAS** after demise of the said Haridas Ghosh his surviving legal heir namely **SRI AMAR NATH GHOSH**, being the Present Land Owner and Donor herein along with his mother namely Chaina Bala Ghosh while jointly seized and possessed of the said landed property said Chaina Bala Ghosh died intestate on 07.11.1998 leaving behind her, only son namely **SRI AMAR NATH GHOSH** as her only surviving legal heir to inherit the said landed property with the provision of the Hindu Succession Act., 1956, then in force.

**AND WHEREAS** now **SRI AMAR NATH GHOSH** became the owner of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 17.49 Decimals lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 491 corresponding L.R. Khatian No.835 appertaining to R.S. Dag No. and L.R. Dag No. 549/1486, under Police Station previously Regent Park now Bansdroni, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, Kolkata- 700084, in the District South 24 Parganas, A.D.S.R. Alipore, D.S.R. I at Alipore.

**AND WHEREAS** said Sri Amar Nath Ghosh endow **ALL THAT** piece and parcel of Danga land measuring more or less an area of **6 (Six) Cottahs 1**



(One) Chittak 24.731 (Twenty Four point Seven Three One) Sq. ft. out 17.49 Decimals of land together with 100 Sq. ft. cement flooring tile shed structure, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 491 corresponding L.R. Khatian No.835 appertaining to R.S. Dag No. and L.R. Dag No. 549/1486, under Police Station previously Regent Park now Bansdronei, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, Kolkata- 700084, in the District South 24 Parganas, A.D.S.R. Alipore, D.S.R. I at Alipore in the form of Gift Deed in favour of his two daughters namely Smt. Bandana Ghosh and Smt. Anita Hazra & two grandsons namely Sri Soumojit Ghosh and Sri Sagnik Ghosh by virtue of a Gift Deed registered on 10<sup>th</sup> May, 2022 in the office of D.S.R. III, South 24 Parganas and recorded it in Book No. I, Volume No. 1603-2022, Pages No. 251814 to 251842, Deed No. 7059 for the Year 2022.

**AND WHEREAS** the present land owners herein mutated their names in the record of Kolkata Municipal Corporations and assessed the said landed property vide **Premises No. 412, Gostatala, Assessee No. 31-111-09-0766-0** and also mutated their names in the record of B.L. & L.R.O. Government of West Bengal vide **L.R. Khatian Nos. 2403, 2407, 2406 and 2402** respectively and the said land owners herein then converted the nature of their plot of land from Danga to Bastu in the office of the B.L. & L.R.O. Government of West Bengal, on 28.10.2022 vide Memo No. 17/4233/ B.L.&L.R.O/Kol/ Date 28.10.2022, Memo No. 17/4234/ B.L.&L.R.O/Kol/ Date 28.10.2022, Memo No. 17/4235/ B.L.&L.R.O/Kol/ Date 28.10.2022 and Memo No. 17/4236/ B.L.&L.R.O/Kol/ Date 28.10.2022.

**AND WHEREAS** the land owners now desirous to construct a multistoried building over the schedule mentioned property but due to paucity of fund and lac of technical knowledge the land owners have settled to fulfill their intention by way of construction of multi storied building through their reliable developer herein the Other Part/ 2nd Party who will complete the said building before two years from the date of execution of this Agreement for Development.

**AND WHEREAS** the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also

agreed to enter to this development agreement for further guidance of the owners concerning mutual rights and obligations.

**IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH** as follows:

**ARTICLE -I  
(DEFINITION)**

1. **LAND OWNERS: 1.SMT. BANDANA GHOSH (PAN NO.AVSPG4961B) (AADHAAR NO.958865996020)**, daughter of Sri Amar Nath Ghosh and wife of Sri Santanu Ghosh, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 4C, Samar Sarani, P.O. & P.S. Cossipore, Kolkata-700002, **2. SMT. ANITA HAZRA (PAN NO.AJDPH9013L) (AADHAAR NO.342462828868)**, daughter of Sri Amar Nath Ghosh and wife of Sri Sukumar Hazra, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Jayrampur, P.O. Kanyanagar, P.S. Bishnupur, Pin code-743503, **3. SRI. SAGNIK GHOSH (PAN NO.DTWPG4078N) (AADHAAR NO.945178976962)**, son of Late Prodip Ghosh, by faith Hindu, by Nationality Indian, by occupation Service, residing at V-1/2, Kamdahari Gostatala Main Road, P.O. Garia, P.S. Bansdrone, Kolkata-700084 and **4.SRI. SOUMOJIT GHOSH (PAN NO.DCYPG5811A) (AADHAAR NO.548618479147)**, son of Sri Manick Lal Ghosh, by faith Hindu, by Nationality Indian, by occupation Service, residing at 31, P.M.S.G. Lane, P.O. K.G. Bose Sarani, P.S. Cossipore, Kolkata-70.
2. **DEVELOPER: SRI. SOUMYAJIT MAITI (PAN- AYNPM6694H)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdrone, Kolkata-700084, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, Kolkata-700084.
3. **ARCHITECT** : The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.
4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Third Schedule hereto.



5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Second Schedule hereto.

6. **ARBITRATOR** shall mean such person or persons whom the DEVELOPER and OWNERS jointly may from time to time appoint as the Arbitrator for the Project.

7. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

8. **LAND** shall mean **ALL THAT** piece and parcel of Bastu land measuring more or less an area of **6 (Six) Cottahs 1 (One) Chittak 24.731 (Twenty Four point Seven Three One) Sq. ft.** out of 17.49 Decimals together with 100 Sq. ft. cement flooring tile shed structure, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 491 corresponding L.R. Khatian Nos. 2403, 2407, 2406 and 2402, appertaining to R.S. & L.R. Dag No. 549/1486, being **Premises No. 412, Gostatala**, under Police Station previously Regent Park now Bansdrani, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, Kolkata-700084, in the District South 24 Parganas, A.D.S.R. Alipore, D.S.R. I at Alipore, **Assessee No. 31-111-09-0766-0.**

9. **NEW BULDING** shall mean and include the G+III (Three) storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.

10. **COMMON FACILITIES** : shall mean and include stair-cases, lift, common passages, open spaces, water supply system, water pump and motor, specific tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule 'C' herein below.

**11. OWNERS' ALLOCATION AS FIXED AS FOLLOWS:** In the new G+III (Three) storied Building, be constructed on the land described here under the **FIRST SCHEDULE** land, the LAND OWNERS shall get:-

- i) **ALL THAT entire First Floor of the proposed Building.**
- ii) **ALL THAT 50% of the Third Floor at the South-East side of the proposed Building.**
- iii) **ALL THAT three numbers of covered car parking spaces on Ground Floor of the proposed Building.**
- iv) **That the developer herein will give Rs. 3,00,000/- (Rupees Three Lakh) only as forfeit money to the Land owners herein at the time of signing of this Development Agreement.**

Further, be it mentioned here that land owners' allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owners against their allocated portion.

**12. DEVELOPER'S ALLOCATION:** save and except owners' allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+III (Three) storied building i.e.

- i) **ALL THAT entire Second Floor of the proposed Building.**
- ii) **ALL THAT 50% of the Third Floor at the North-West side of the proposed Building.**
- iii) **ALL THAT that entire Ground Floor of the proposed Building after giving three numbers of covered parking to the Land Owners.**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owner in favour of the Developer.

**13. PLANS** shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the



Architects including variations/modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **OWNERS** and in case of any Revised Plan also such approval has to be taken.

**14. PREMISES** shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of Bastu land measuring more or less an area of **6 (Six) Cottahs 1 (One) Chittak 24.731 (Twenty Four point Seven Three One) Sq. ft.** together with 100 Sq. ft. cement flooring tile shed structure, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 491 corresponding L.R. Khatian Nos. 2403, 2407, 2406 and 2402, appertaining to R.S. & L.R. Dag No. 549/1486, being **Premises No. 412, Gostatala**, under Police Station previously Regent Park now Bansdroni, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, Kolkata- 700084, in the District South 24 Parganas, A.D.S.R. Alipore, D.S.R. I at Alipore, **Assessee No. 31-111-09-0766-0**, more fully described in the **First Schedule** hereto.

**15. PROJECT** shall mean the work of the development undertaken to be done by the Builder in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit OWNER.

**16. PROPORTIONATE** with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

**17. UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

**18. UNIT OWNER** shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owner and the Developer/Builder for the Units held by them from time to time.

**19. a) MASCULINE GENDER** shall include the feminine and vice versa.



b) **SINGULAR** shall include the plural and vice versa.

**20. SUBMISSION OF THE DOCUMENTS** : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the OWNERS to the Developer and against this submission the Developer issue a proper receipt to the land owner for their documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

**21. SALEABLE SPACE** : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNERS' Allocation together with all proportionate common facilities and the space as required thereof.

**22. EXTRA COST**: that any extra work for OWNERS/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNERS/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.

**23. FORCE MAJURE**: shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.

**24. TRANSFER**: with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

**25. TRANSFEREE**: shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

**26. BUILT UP AREA**: means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

**27. SUPER BUILT UP AREA**: means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, safety tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

#### **ARTICLE-II COMMENCEMENT**

The agreement shall deem to have commenced with effect from the date of execution of these presents.

**ARTICLE - II**  
**OWNERS' OBLIGATION**

**2.1** The '**OWNERS**' have agreed to produce all the original papers of the above mentioned schedule land to the Developer after receiving proper receipt from the Developer.

**2.3** The '**OWNERS**' have agreed to hand over possession of the said property now within their possession of the schedule land as and when required by the Developer for new construction thereon.

**2.4** Subject to the proceeding clause, the '**OWNERS**' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owners' share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within a stipulated period of 18 months from the date of getting Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of **18 months** then the **OWNERS** will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto.

**2.5** That after completion of construction and delivery of possession of **OWNERS'** allocation in the new building, therein the undivided proportionate share in the land appurtenant to the flats, car parking space, etc. out of Land Owners" allocation giving Possession Letter accordingly as per Land Owners' Allocation mentioned in this Agreement For Development, be treated as related documents.

**2.6** The **OWNERS** shall execute and register one Development Power of Attorney in favour of the Developer, as Developer will able to enter into an Agreement with the intending Purchaser/s in respect of the Developer's Allocation and receive money from them. The **OWNERS** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed and receive consideration money and to give discharge thereof in respect of the said property.

**2.7** The **OWNERS** hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any



interference or disturbance from them provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

**2.8** The **OWNERS** hereby agree and covenant with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any of the **DEVELOPER** allocated portion in the building after completion of the new building.

**2.9** The **OWNERS** hereby agree and covenant with the developer/promoter not to cause any interference or hindrance in the construction of the said building, if anything is not going against the spirit of this Agreement.

**2.10** The **OWNERS** hereby agree and covenant with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

**2.11** The **OWNERS** hereby agree and covenant with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

**2.12** That the **OWNERS** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNERS** presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

### ARTICLE - III

#### OWNERS' RIGHTS AND REPRESENTATIONS

**3.1** The '**OWNERS**' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

**3.2** None other than the said '**OWNERS**' have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

**3.3** The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

**3.4** There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

**ARTICLE-IV****DEVELOPER'S/PROMOTER'S RIGHTS**

4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNERS' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'OWNERS' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.

4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.

4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNERS** and the owner shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION.**

4.5. The decision of the **DEVELOPERS** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the **OWNERS** shall have the right of inspection the project from time to time if required.

4.6. The **OWNERS** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **Association** after completion of the construction work and sale of all flats/units under Developer's Allocation.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owners and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with undivided proportionate share of



land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer Firm and/or in the name of **MR. SOUMYAJIT MAITI (PAN AYNPM6694H) (AADHAAR NO. 411907354656)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Occupation-Business, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdrani, Kolkata-700084, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, Kolkata-700084 where the Land **OWNERS** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **FIRST SCHEDULE**.

**4.8.** The Developer shall be authorized in the name of the **OWNERS** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land **OWNERS** allocated portion by the Land **OWNERS**, they will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the Land **OWNERS** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNERS** had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land **OWNERS**.

**4.9.** That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats /Shop etc. belonging to the Developer's allocation. The Owner/First Party

shall have no right and authority to revoke cancel or rescind this agreement until such time construction of the building is completed and sale and transfer of the Developer's Allocated portions is over. The Owner hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNERS**/Vendor in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

#### ARTICLE - V

##### DEVELOPER'S/PROMOTER'S OBLIGATION

**5.1** That the **DEVELOPER** will to upto date all corporation taxes, B.L. & L.R.O. khajna, corporation mutation, B.L.&L.R.O. mutation.

**5.2** **DEVELOPER** has to collect the transformer charges from all the Land owners/purchasers for their allocation of the proposed G+III (Three) storied building and the same has to be transferred to developer if the transformer will be installed in this project.

**5.3** The **DEVELOPER** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any and during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNERS** shall not be held responsible and liable to pay any compensation for the same.

**5.4** The developer/promoter hereby agrees and covenants with the **OWNERS** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters the owner may consider and extend the completion period of the said construction on the said property.

**5.5** The developer/promoter hereby agrees and covenants with the **OWNERS** not to violate or contravene any of the provisions or rules



applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.

5.6 The developer/promoter hereby agrees and covenants with the owner not to do any act, deed or thing whereby the **OWNERS** is prevented from enjoying, selling, assigning and/or disposing of any of the **OWNERS'** allocation on the building.

5.7 That upon completion of construction of the new building, the builder shall inform the **OWNERS** to take delivery of possession of the **OWNERS'** allocated area in the new building in good and habitable condition and the **OWNERS** within 30 days from the date of such intimation shall take possession of his allocations thereon and the land **OWNERS** shall have to pay all rent, rates and taxes and others out goings from the date of taking land owner' allocation as per notice serves.

#### ARTICLE - VI

#### FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS AND THE DEVELOPER/PROMOTER

6.1 The **OWNERS** hereby agree and covenant with the developer/promoter that as soon as the **OWNERS'** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.

6.2 The **OWNERS** hereby agree and covenant that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.

6.3 That the developer shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the construction of the proposed building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owners shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

6.4 That the **OWNERS** shall be exclusively entitled to deal with **OWNERS'** allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or

persons at any consideration which may be considered by the Developer/Builder and the owner shall not entitled to interfere in any manner.

**ARTICLE - VII**

**FORCE MAJEURE**

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

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

**ARTICLE-VIII**

**JURISDICTION**

The courts of South24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

**ARTICLE IX**

**ARBITRATION**

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator, each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summery powers.

The Arbitrators shall have the power to appoint an Umpire in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.



**FIRST SCHEDULE**  
**(DESCRIPTION OF THE LAND)**

**ALL THAT** piece and parcel of Bastu land measuring more or less an area of **6 (Six) Cottahs 1 (One) Chittak 24.731 (Twenty Four point Seven Three One) Sq. ft.** together with 100 Sq. ft. cement flooring tile shed structure, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 491 corresponding L.R. Khatian Nos. 2403, 2407, 2406 and 2402, appertaining to R.S. & L.R. Dag No. 549/1486, being **Premises no. 412, Gostatala**, under Police Station previously Regent Park now Bansdroni, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, Kolkata- 700084, in the District South 24 Parganas, A.D.S.R. Alipore, D.S.R. I at Alipore, **Assesse No. 31-111-09-0766-0**, their property is butted and bounded as follows:-

**On the North:** by Land of Bapi Das and 18 ft. wide K.M.C. Road;

**On the South:** by House of U. Ghosh, 12 ft. wide K.M.C. Road and House of G. D. Mukherjee;

**On the East:** by House of A. K. Bose;

**On the West:** by 12 ft. wide K.M.C. Road;

**SECOND SCHEDULE**  
**[COMMON FACILITIES]**

1. The right in common with the other purchaser for the use of the common parts for egress and ingress and right in undivided proportioned share of land
2. The right of passage in common with other purchaser to get electricity, water connection, gas connection, from and to any other unit or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary beneficial use and occupation of the other parts, of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.

5. Common area, the stair case and its landing passage, outer wall, roof, overhead tank, reservoir, common pump machine, entrance, all vacant portions.
6. There is Lift facility in the said building.

**THIRD SCHEDULE**  
**(COMMON EXPENSES)**

1. All cost of maintenance, operating redecorating and lighting the common portions including the outer walls of the building, parking spaces and boundary walls.
2. The salaries and all expenses for the all persons employed for the common purpose.
3. Municipal and other rates, taxes and levies and all other outgoings save those separately assessed from incurred in respect of any unit.
4. Cost of establishment and operations of the society (if society form) relating to the common purpose.
5. All other expenses and outgoings as are deemed by the society to be necessary or incidental for the common purposes including for creating a fund for replacement, renovation, painting and/or periodic repainting of the common portions.

**FOURTH SCHEDULE**  
**[TECHNICAL SPECIFICATION OF THE BUILDING]**

1. Foundation :As per Kolkata Municipal Corporation Structural Sanction Plan.
2. Plinths :As per Kolkata Municipal Corporation Structural Sanction Plan.
3. Super Structure :As per Kolkata Municipal Corporation Structural Sanction Plan.
4. Walls :As per Kolkata Municipal Corporation Structural Sanction Plan.
5. Floor Finishing Skirting Dado etc. : Vitrified tiles flooring 4" skirting and margin and 6'-4" Dado to bath and privy and 3' ft. Height glazed tiles above cooking platform and at toilet vitrified tiles flooring to 6' from the floor height.
6. Plaster : the outside of the building wall have cement plaster (1:6)  $\frac{3}{4}$  (Average) where at the inside and the ceiling plaster will be  $\frac{1}{2}$  "thick.



(Average) in 1:4 with plaster of a paris finishing inside and outside plaster shall be of cement and sand.

7. Outside Painting : Weather Coat

8. Door: (a) Wooden Frame ( Sal Wood) of each door.

(b) Commercial flash door with teak ply pasting and polished.

(c) Aluminium Tower Bolt

(d) Hasbold Handle for door for bedroom

(e) Elecrical bell point

9. Windows : Aluminium Sliding windows with ( 3mm) white clear glass and grill of good quality.

10. Toilet & Kitchen Fitting :

(a) One W.C. and white commode with white P.V.C. cistern.

(b) One white porcelain washbasin.

(c) One Shower.

(d) Two Taps.

11. Kitchen : The Kitchen will have a cooking platform with black stone, sink(stainless steel) with water connection, one point with bib-cock, will be provided in the kitchen, glazed tiles will be infront of cooking base (6'0"-2'6") with vitrified tiles flooring.

12. W.C. : (a) One European White commode with white P.V.C., cistern,

(b) One Tap

13. Stair Case & Floor : (a) Stair Case vitrified tiles floor will be provided with railing with wooden handle.

(b) Cabin for electric metre.

(c) 4" thick (average) lime tracing will be provided roof slab/or tiles.

(d) 3' height parapet wall will be provided all round the roof.

(e) The staircase and the floor of the flat will be by vitrified tiles finishing.

14. Sanitation & Cleanliness : Proportioned expenses of all owner/occupiers after completion of construction.

15. Electricals : Concealed wiring with copper wires wiring for installation.

- a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp), 1 A.C. Point.
- b) Living/Dining : 2 light points, 2 fan point, 2 plug points (5 amp)
- c) Kitchen : 1 light, 1 exhaust fan point (5 amp), 1 power point (15 amp).
- d) W.C. : 1 light point (5 amp)
- e) Toilet : 1 light, 1 exhaust fan point (5 amp), 1 plug point (15 amp).
- f) Each Balcony : 1 light point (5 amp)
- g) Required points for pump, stair, common passage and roof.

16. Water Supply ; One R.C.C. Overhead Reservoir provided on the top of the last roof as per design.

17. Lift.

The suitable electric pump with motor will be installed at the ground floor to deliver water to overhead reservoir from R.S.M. Supply.

All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owner/Purchaser.



**IN WITNESS WHEREOF** the parties hereto have put their signature on this day, month and year first above written.

**WITNESSES :-**

1. Santanu Ghosh  
4C, Samar Sarani,  
Kolkata - 700 002

Bundema Ghosh  
Anita Harza  
Sagnik Ghosh  
Soumojit Ghosh

**SIGNATURE OF LAND OWNER**

2. Barendra Nath Banerjee .  
F/45, Rakindra Pally .  
Bachchanpore - Kat-96 .

**SOUMYA CONSTRUCTION**

Soumyajit Hatti

**Proprietor.**

**SIGNATURE OF DEVELOPER**

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Basu,

Advocate

Enrolment No. WB/2138/2009

Alipore Police Court,

Kolkata - 700027

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Developer the total Forfeit amount of **Rs. 3,00,000/- (Rupees Three Lakh) only** as per the Memo below :

<u>Date</u>	<u>Chq/D.D No.</u>	<u>Bank</u>	<u>Amt.</u>
10.07.22	927944	Indian Bank	Rs. 3,00,000/-
		<b>Total</b>	<b>Rs. 3,00,000/-</b>

**(Rupees Three Lakh) only**

**WITNESSES :**

1. Santanu Ghosh

2. Basundha sith Banerjee

Bandana Ghosh  
Anil Ghosh  
Sagnik Ghosh  
Soumojit Ghosh

**(SIGNATURE OF THE LAND OWNERS)**



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Bendama Gokosh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Avito stona*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Sagrik Gokosh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Soumojit Ghosh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

**SPECIMEN FORM FOR TEN FINGER PRINTS**



SOUNDIGHT H&H

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					





भारत सरकार  
GOVERNMENT OF INDIA



মৌমিতা চৌধুরী  
Moumita Chowdhury  
পিতা : প্রসন্ন চৌধুরী  
Father : Prasanna Chowdhury  
জন্ম তারিখ / Year of Birth : 1956  
মহিলা / Female



5850 8774 6354

আধার - সাধারণ মানুষের অধিকার

১৯৮৭৯৮ ৯৮৭৬৫৪



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
১/৪, রবীন্দ্রপল্লী, ব্রহ্মপুর,  
কলকাতা, পশ্চিমবঙ্গ, ৭০০০৯৬

Address:  
A/8, RABINDRA PALLY,  
Brahmapur S.O, Brahmapur,  
Kolkata, West Bengal,  
700096

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Moumita Chowdhury

### Major Information of the Deed

Deed No :	I-1603-01190/2023	Date of Registration	30/01/2023
Query No / Year	1603-2000202721/2023	Office where deed is registered	
Query Date	25/01/2023 10:26:45 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758 Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 55,77,654/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,053/- (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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gostatata, , Premises No: 412, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 1 Chatak 24.731 Sq Ft	1/-	55,50,654/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>10.0598Dec</b>	<b>1 /-</b>	<b>55,50,654 /-</b>	



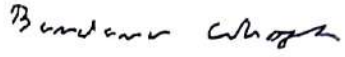
#### Structure Details :

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/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	





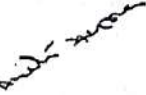
**Lord Details :**

**Name,Address,Photo,Finger print and Signaturo**

Name	Photo	Finger Print	Signature
<b>Smt BANDANA GHOSH</b> Daughter of Shri AMAR NATH GHOSH Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
30/01/2023	LTI 30/01/2023	30/01/2023	30/01/2023



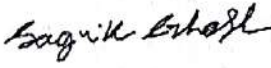
4C, SAMAR SARANI, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx1B, Aadhaar No: 95xxxxxxxx6020, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023  
 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office

2

Name	Photo	Finger Print	Signature
<b>Smt ANITA HAZRA</b> Daughter of Shri AMAR NATH GHOSH Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
30/01/2023	LTI 30/01/2023	30/01/2023	30/01/2023




JAYRAMPUR, City:- , P.O:- KANYANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx3L, Aadhaar No: 34xxxxxxxx8868, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023  
 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office

3

Name	Photo	Finger Print	Signature
<b>Shri SAGNIK GHOSH</b> Son of Late PRODIP GHOSH Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
30/01/2023	LTI 30/01/2023	30/01/2023	30/01/2023

V-1/2, KAMDHARI GOSTATALA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DTxxxxxx8N, Aadhaar No: 94xxxxxxxx6962, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023  
 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office












Name	Photo	Finger Print	Signature
<b>Shri SOUMOJIT GHOSH</b> Son of Shri MANICK LAL GHOSH Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
31, P.M.S.G. LANE, City:- , P.O:- K G BOSE SARANI, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DCxxxxxx1A, Aadhaar No: 54xxxxxxxx9147, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			




#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS SOUMYA CONSTRUCTION</b> T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AYxxxxxx4H,Aadhaar No Not Provided by UIDAI, 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> <b>Shri SOUMYAJIT MAITI (Presentant)</b>            Son of Shri RANJIT KUMAR MAITY            Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office         </td> <td>             Jan 30 2023 11:21AM         </td> <td>             LTI            30/01/2023         </td> <td>             30/01/2023         </td> </tr> </tbody> </table> <p>T-21, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx4H, Aadhaar No: 41xxxxxxxx4656 Status : Representative, Representative of : MS SOUMYA CONSTRUCTION (as SOLE PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Shri SOUMYAJIT MAITI (Presentant)</b> Son of Shri RANJIT KUMAR MAITY Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	 Jan 30 2023 11:21AM	 LTI 30/01/2023	 30/01/2023
Name	Photo	Finger Print	Signature						
<b>Shri SOUMYAJIT MAITI (Presentant)</b> Son of Shri RANJIT KUMAR MAITY Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	 Jan 30 2023 11:21AM	 LTI 30/01/2023	 30/01/2023						

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Miss MOUMITA CHOWDHURY</b> Daughter of Late PROSANTA CHOWDHURY BRAHMAPUR, City:- . P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096	 30/01/2023	 30/01/2023	 30/01/2023



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt BANDANA GHOSH	MS SOUMYA CONSTRUCTION-2.51495 Dec
2	Smt ANITA HAZRA	MS SOUMYA CONSTRUCTION-2.51495 Dec
3	Shri SAGNIK GHOSH	MS SOUMYA CONSTRUCTION-2.51495 Dec
4	Shri SOUMOJIT GHOSH	MS SOUMYA CONSTRUCTION-2.51495 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt BANDANA GHOSH	MS SOUMYA CONSTRUCTION-25.00000000 Sq Ft
2	Smt ANITA HAZRA	MS SOUMYA CONSTRUCTION-25.00000000 Sq Ft
3	Shri SAGNIK GHOSH	MS SOUMYA CONSTRUCTION-25.00000000 Sq Ft
4	Shri SOUMOJIT GHOSH	MS SOUMYA CONSTRUCTION-25.00000000 Sq Ft

**Endorsement For Deed Number : I - 160301190 / 2023**

**On 30-01-2023**

**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 10:36 hrs on 30-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SOUMYAJIT MAITI ,.

**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 55,77,654/-

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

Execution is admitted on 30/01/2023 by 1. Smt BANDANA GHOSH, Daughter of Shri AMAR NATH GHOSH, 4C, SAMAR SARANI, P.O: COSSIPURE, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 2. Smt ANITA HAZRA, Daughter of Shri AMAR NATH GHOSH, JAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 3. Shri SAGNIK GHOSH, Son of Late PRODIP GHOSH, V-1/2, KAMDAHARI GOSTATALA MAIN ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 4. Shri SOUMOJIT GHOSH, Son of Shri MANICK LAL GHOSH, 31, P.M.S.G. LANE, P.O: K G BOSE SARANI, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Service

Indetified by Miss MOUMITA CHOWDHURY, , Daughter of Late PROSANTA CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

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

Execution is admitted on 30-01-2023 by Shri SOUMYAJIT MAITI, SOLE PROPRIETOR, MS SOUMYA CONSTRUCTION (Sole Proprietorship), T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24 -Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , Daughter of Late PROSANTA CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,053.00/- ( B = Rs 3,000.00/- ,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 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2023 8:24PM with Govt. Ref. No: 192022230270450748 on 28-01-2023, Amount Rs: 3,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3762540988029 on 28-01-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5615, Amount: Rs.100.00/-, Date of Purchase: 05/05/2022, Vendor name: Subhankar Das

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

Online on 28/01/2023 8:24PM with Govt. Ref. No: 192022230270450748 on 28-01-2023, Amount Rs: 6,921/-, Bank:

SBI EPay ( SBlePay), Ref. No. 3762540988029 on 28-01-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 41887 to 41919

being No 160301190 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.01.30 12:26:07 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/30 12:26:07 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)