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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 453405

Certified that the document is authentic to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

A.D.S.R. Garia  
South 24 Parganas

FEB 2024

### DEVELOPMENT AGREEMENT

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THIS DEVELOPMENT AGREEMENT was made on this the 8<sup>th</sup> day of February, Two Thousand and Twenty-Four (2024).

BETWEEN

Q - 356 554/24  
 08/02/24  
 11:18 AM

34180

30 JAN 2024

No..... ₹ 100/- Date.....

Name : SMT. Shanta Saha.

Address : Laskarpur Purba Para.  
KOI-153.

Vendor : .....

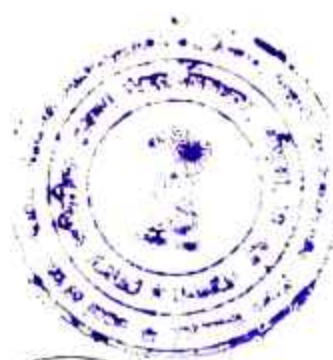
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27

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A.D.S.R. Ghosh  
South 24 Parganas

Identified by me

Aziz Mondal

S/O - Lt Sahabuddin Mondal

South kumra ulahi, karkata

PO-PS - Narandrapur

KOI - 70103

08 FEB 2024

**SMT. SHANTA SAHA**, wife of Sri Aparesh Saha, having PAN: JONPS3733A, Aadhaar No. 7924 9052 3971, Mobile No. 93302 82410, by Occupation: Housewife, by Faith: Hindu, by Nationality: Indian, residing at Laskarpur Purba Para, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700 153, District - South 24 Parganas, West Bengal, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/S PHILOMEL CONSTRUCTION**, having PAN : AAKFP3073E, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.O.- Boral, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, having PAN : ADYPG4183B, Aadhaar No. 4079 8352 1391, Mobile No. 96745 41799, son of Late Lalmohon Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality- Indian, residing at C/9 , Rajnarayan Park , P.O & Vill - Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, having PAN : AFDPG8121N, Aadhaar No. 9854 8929 0836, Mobile No. 94334 69491, son of Sri. Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.O. - Laskarpur, P.S. Narendrapur, Kolkata - 700 153, hereinafter called or referred to as the "**DEVELOPER/ BUILDER/ CONTRACTOR**" (which term or expression shall unless excluded by or repugnant to the subject or



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context be deemed to mean and include its heir, successor-in-interest of the said Firm, executors, administrators, legal representatives, and/or assigns) of the **SECOND PART**.

#### **WHEREAS**

- 1) Originally one Sri Dhananjoy Naskar seized and possessed all that landed properties comprised in various dag numbers including the piece and parcel of land comprised in C.S. & R.S. Dag Nos. 1206 & 1207 under C.S. Khatian No. 174, Hal R.S. Khatian No. 340 & 662, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.
- 2) After demise of said Dhananjoy Naskar his sons as legal heirs amongst themselves mutually settled and divided their inherited properties left behind their father and out of one son named Sri Nagendra Nath Naskar got portion of the aforesaid landed properties comprised in various dag numbers including the piece and parcel of land comprised in C.S. & R.S. Dag Nos. 1206 & 1207 under C.S. Khatian No. 174, Hal R.S. Khatian No. 340 & 662, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.
- 3) While seized and possessed said Sri Nagendra Nath Naskar, son of Late Dhananjay Naskar sold, transferred



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and conveyed out of his allocated portion, one plot of land i.e., All That piece and parcel of total aggregating land measuring an area 02 Cottahs 01 Chattack 27 Sq.ft. be the same a little more or less, consisting in split of land measuring an area 01 Cottah 03 Chittacks 13 Sq.ft. be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 14 Chattacks 14 Sq.ft. be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, lying and situated at Mouza-Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Ashis Shom, son of Late Hiresh Lal Shom, by virtue of a Deed of Sale (Vikroy Kobala), on 30.01.1973, which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 8, Pages from 184 to 187, Being No. 307 for the year 1973.

- 4) While seized and possessed said Sri Nagendra Nath Naskar, son of Late Dhananjay Naskar seized and possessed sold, transferred and conveyed out of his allocated portion, another plot of land i.e., All That piece and parcel of land measuring an area 02 Cottahs be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 02 Cottahs be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land measuring an area 04 Cottahs be the same a little more or less, lying and situated at



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*Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Amulya Chatterjee, son of Late Narayan Chatterjee, by virtue of a Deed of Sale (Vikroy Kobala), on 31.10.1972, which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 50, Pages from 113 to 116, Being No. 3603 for the year 1972.*

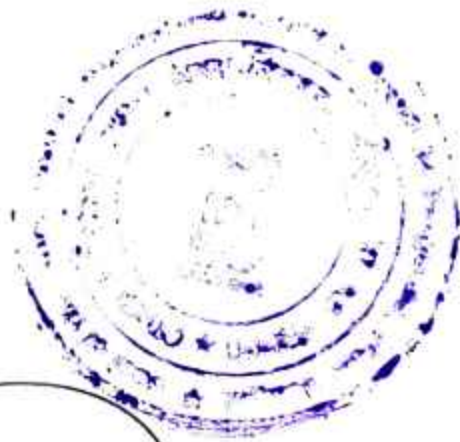
- 5) *While seized and possessed said Sri Amulya Chatterjee sold, transferred and conveyed out of the aforesaid land i.e., All That piece and parcel of land measuring an area 04 Chattacks be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 04 Chattacks be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land area 08 Chattacks, be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Ashis Shom, son of Late Hiresh Lal Shom, by virtue of a Deed of Sale (Vikroy Kobala), which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 35, Pages from 142 to 144, Being No. 2073 for the year 1973.*



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- 6) Thus, by virtue of aforesaid two Sale Deed, being Nos. 307 of 1973 and 2073 of 1973, the said Sri Ashis Shom seized possessed and entitled to All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, lying and situated at Mouza-Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.
- 7) Thereafter, the said Sri Ashis Shom mutated his name in the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat in respect of the said land and constructed a dwelling house thereon and paying rents and taxes to the concerned authority.
- 8) While in peaceful possession of the said property the said Ashis Shom sold, transferred and conveyed All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24



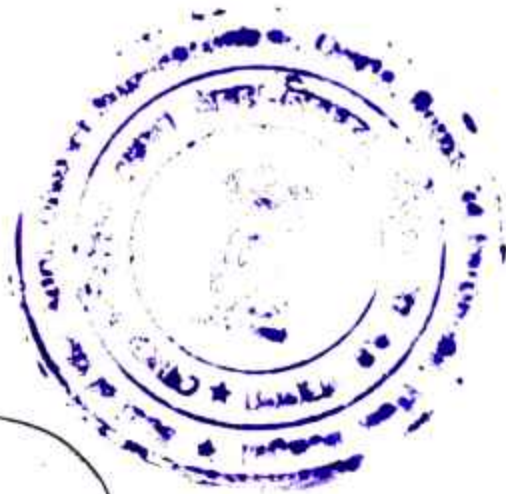
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*Parganas, West Bengal, unto and in favour of Smt. Bindu Chakraborty, wife of Sri Subodh Kumar Chakraborty, by virtue of a Deed of Sale (Vikroy Kobala), on 30<sup>th</sup> September, 1985, which was registered in the office at District Sub-Registrar- Alipore and recorded in Book No. 1, Volume No. 233, Pages from 393 to 402, Being No. 13475 for the year 1985.*

- 9) *While peacefully possession of the said property the said Smt. Bindu Chakraborty sold, transferred and conveyed All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Smt. Shanta Saha, wife of Sri Aparesh Saha, by virtue of a Deed of Sale (Vikroy Kobala), executed on 25<sup>th</sup> September, 2006, and registered on 16<sup>th</sup> November, 2010, which was duly registered in the office at District Sub-Registrar- IV, South 24 Parganas and recorded in Book No. 1, CD Volume No. 29, Pages from 2723 to 2736, Being No. 08492 for the year 2010.*



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- 10) Thereafter the said Smt. Shanta Saha while possessed of the aforesaid property recorded in her name with the Record of Rights before the BL & LRO, which is published in L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, P.S. Sonarpur, District South 24 Parganas and P.S Sonarpur, in the district- South 24 Parganas and mutated in the Assessment records of the Rajpur Sonarpur Municipality, being Holding No. 305, Purba Para, under Ward No. 31, P.O.- Laskarpur, P.S. Narendrapur, in the district- South 24 Parganas and paying Govt. taxes and Municipality rents and taxes to the concerned authority.
- 11) Thus, the said Smt. Shanta Saha, the Owner/Vendor herein seized, possessed and entitled to All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza-Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, morefully and particularly described and mentioned in the FIRST



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SCHEDULE herein, which is called and referred to as the "SAID LAND", which is free from all encumbrances.

- 12) While possessing the aforesaid property said **SMT. SHANTA SAHA** has been noticed that in the said registered Deed of Sale, Being No. 08492 for the year 2010, inadvertently written some errors/mistakes is/are nothing, but oversight and typographical and for rectified the same made and executed a Deed of Declaration, on 06<sup>th</sup> February, 2024, which was duly registered in the office at Addl. District Sub-Registrar- Garia, South 24 Parganas and recorded in Book No. IV, Volume No. 1629-2024, Pages from 95 to 108, Being No. 162900006 for the year 2024.
- 13) While possessing the aforesaid property said **SMT. SHANTA SAHA**, the Landowner herein, with a view to developing and building a multi-storied building on the 'SAID LAND', morefully mentioned in the 'FIRST SCHEDULE' herein. The said Landowner has approached to one **M/S PHILOMEL CONSTRUCTION**, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely (1) **SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9 , Rajnarayan Park , P.O+Vill -Boral, P.S. Narendrapur, Kolkata - 700 154, and (2) **SRI JIBAN GHOSH**, son of Sri. Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur



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Purbapara, P.S. Narendrapur, Kolkata - 700 153 (the Developer herein), who is competent enough technically know how to erect said multistoried building on the said land and the said Developer being interested has agreed to construct the said building in accordance with the building sanctioned plan, which is to be obtained from the competent Authority of the Rajpur Sonarpur Municipality and the Developer shall bear all expenses, in respect of said construction including all legal expenses if arises during construction or after signing of this agreement with certain terms and conditions mentioned in below; -

**NOW THESE DEVELOPMENT AGREEMENT WITNESSETH** as follows:

**1.1 DEFINITIONS:**

Unless repugnant to the subject or context thereof, the following expression herein used shall carrying the meanings hereunder respectively assigned to them, namely: -

(i) "**LAND**" shall mean and include **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purbapara, under Ward No. 31, within the limits



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of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, which is morefully and particularly described and mentioned in the '**FIRST SCHEDULE**' hereunder written and hereinafter called as the "**SAID LAND**" which is free from all encumbrances and have marketable title.

**(ii) "DEVELOPMENT"** shall mean and include the development of the said land by the Developer by construction a multi-storied building in accordance with the sanctioned building plan to be obtained by the Developer at his own cost from the Rajpur Sonarpur Municipality and shall complete the construction within 36 (Thirty-Six) months from the date of sanction of the building plan.

**(iii) "SANCTIONED PLANS"** shall mean and include the sanctioned Building Plan which will be approved by the Rajpur Sonarpur Municipality including all its modifications, amendment thereof.

**(iv) "BUILDING(S)"** shall mean and include the building(s) and structure(s) as shall be constructed by the Developer on the schedule land in accordance with the sanctioned building plan by approved of the Rajpur Sonarpur Municipality.

**(v) "COMMON AREAS AND FACILITIES"** shall mean and include the main entrance, common paths and passages, sewers, sanitary and water pipes, Electric Main-line, Corridor, Hallways, Driveways and other common areas and facilities required in



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terms of the sanctioned Building plan for the development of the said land and/or for the building(s).

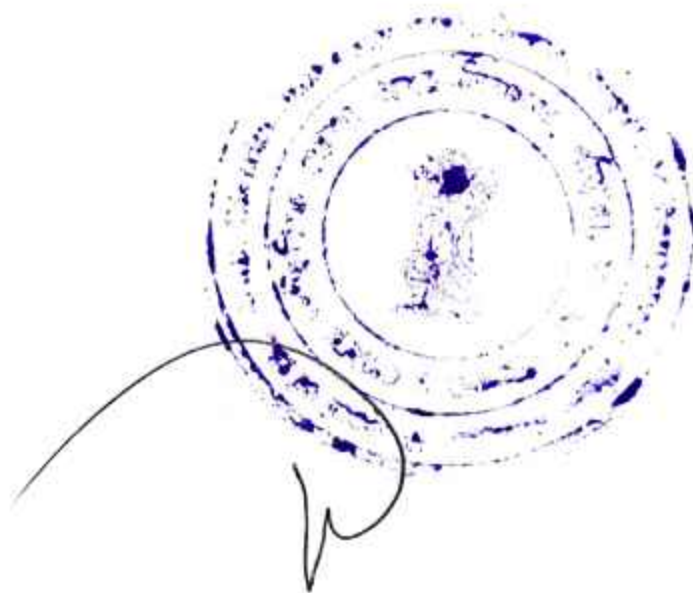
**(vi) "SPECIFICATIONS"** shall mean and include the specifications for the buildings and materials/equipment's to be incorporated or installed therein by the Developer in terms of the agreement herein and in consultation with the Engineer/LBS to be appointed for the said construction work.

**(vii) 'ENGINEER/LBS'** shall mean and include such Engineers/LBS/Architects as shall be appointed by the developer from time to time to construct the new Building at the said premises.

**(viii) OWNER'S ALLOCATION:**

The owner herein will be allotted self-contained Flat/s, Car Parking Space/s and Commercial Space/s based on 50:50 ratio of area sanctioned F.A.R. as per sanctioned Building Permit/Plan and out of said ratio the 50% area of sanctioned F.A.R. the owner shall exclusively be entitled to: -

- a. Existing Shop shall be shifted during demolishing of the old, depicted dwelling house subject to accommodation to the rental house with Rent fare Rs. 8000/- per month (Rupees Eight Thousand only) and be paid Rs. 7,000/- per month as compensation till the handed over a Shop area about 70 Sq.ft built-up area on the Ground Floor of the proposed to be constructed a building (G+III storied building).
- b. Entire Second Floor of the newly constructed building (G+III storied building).



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c. Above said allocated area and rest allocated area shall be calculated in accordance with ratio, i.e., 50:50 of F.A.R. of the proposed to be constructed a building (G+III storied building) except entire First Floor which is exclusively in developer's allocation.

(ix) "**DEVELOPER'S ALLOCATION**" shall mean and include the rest of the constructed area of the said newly constructed building (G+III storied building), save and except the allocated portion of the Owner, subject to consideration entire First Floor for developer allocation.

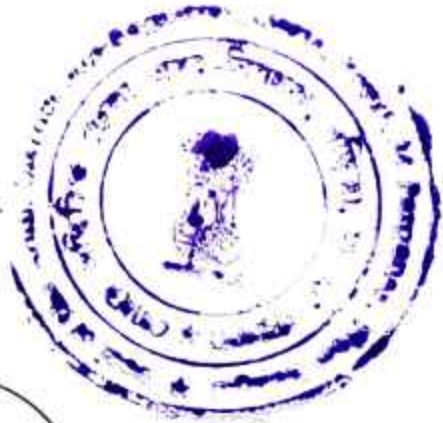
(x) "**TRANSFER**" with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what it understood as a transfer of space in multi-stories buildings to intending Purchasers thereof from the Developer's allocation.

(xi) The expression **DEVELOPER** shall include its transferees and assigns. Words imparting singular shall include plural and vice versa. Words imparting masculine gender shall include feminine gender likewise words imparting feminine gender shall include masculine gender.

#### **COMMENCEMENT:**

**2.1.** This Agreement shall be commenced on and from the date of execution of these presents.

**2.2.** The period is set for 36 months for completion of the construction work of the building (to be constructed) in accordance with the Building Sanction Plan (to be sanctioned) by the



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concerned authority from the date of obtaining building sanction plan from the competent authority. Time is the essence of this agreement. And the limitation period may extend upto 6 (Six) month but subject to expiry of 36 (Thirty-Six) months.

**2.3. SUPPLEMENTARY AGREEMENT:** On or before completion of construction work of the building (to be completed as per building sanction plan) if any changes occur in between the parties herein for the purpose of flat/space allocation then the Supplementary Agreement shall be complied / made and executed by the parties herein to materialize any matter.

**REPRESENTATION BY OWNER:**

**3.1** The Owner is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 2 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, which is morefully and particularly described and mentioned in



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the '**FIRST SCHEDULE**' hereunder written and hereinafter called as the "**SAID LAND**", which is free from all encumbrances.

**3.2** There is no excess vacant land on the said premises within the meaning of" the Urban Land (Ceiling and Regulations) Act, 1976.

**3.3** The said property is not affected by any notice of acquisition or requisition by the Government or any statutory body or authority.

**3.4** The Owner has not entered into any Agreement for sale, development; lease, transfer or the said property has not been mortgaged or in any way alienated by the Owner in any way whatsoever.

**3.5** The Owner has full power and absolute authority to enter into this agreement with the Developer.

#### **DEVELOPER'S RIGHTS AND AUTHORITY:**

**4.1** The Owners doth hereby grant exclusive right and authority to the Developer to construct new Multi-Storied Building on the land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 2 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia,



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P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, which is morefully and particularly described and mentioned in the '**FIRST SCHEDULE**' hereunder written and hereinafter called as the "**SAID LAND**" in accordance with the plan which will be obtained and sanctioned from/by the Rajpur Sonarpur Municipality with or without any amendment and/ or modification thereto as may be made or caused to be made by the parties hereto.

**4.2** Simultaneously with the execution of this agreement the Owner shall deliver/hand over the relevant original papers / documents / deeds to the Developer for the purpose of construction of the said premises smoothly. The Owner shall execute a Development Power of Attorney in favour of said Developer to do all acts, deeds, agreement, and others necessary power so that the Developer may proceed smooth work of the construction of the said new Building expeditiously and sell-out its allocated portion without interference of Landowners and others.

**4.3** The Owner shall deliver vacant peaceful possession of the said premises within immediate effect after signing this agreement to the Developer and thereafter the Developer may/will proceed with the construction work of the said new Building by its own costs and expenses.

**SPACE ALLOCATION: -**

**5.1** The Developer shall provide to the Owner's allocation as stated in above clause viii of 1.1.



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**5.2** The Developer shall upon completion of the said building put the Owner in undisputed possession of the Owner's allocated portion within 3 (Three) years from the date of sanction of the building plan for the proposed building together with Completion Certificate issued by the concerned Authority.

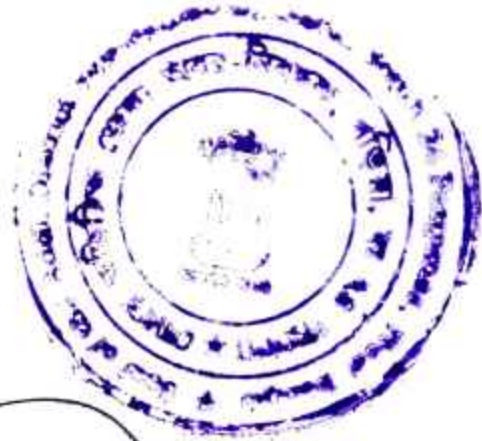
**5.3** The Owner shall be entitled to transfer or otherwise deal with the Owner's allocated portion in the said new Building according to their own decision.

**5.4** The Owner shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the nominee or nominees or assignees of the Developer in such part or parts as shall be required by the Developer in respect of Developer's allocated portion in the said Building.

**5.5** The Developer has agreed to join and execute all such conveyance or conveyances as Confirming Party if the occasion so demand as confirming the sale or transfer of Owner's allocated portion.

**DEVELOPMENT POWER OF ATTORNEY:**

**6.1** The Owner will execute a Development Power of Attorney to the Developer for necessary acts to do for construction of the said new building, including sewerage and water connection and may take necessary permission from different authorities in connection with the construction of the new building and for pursuing and following up the connected matters with the Rajpur Sonarpur Municipality and other authorities.



A.S.R. Goria  
South 24 Parganas

08 FEB 2024

**NEW BUILDING: -**

**7.1** The Developer shall at its own costs, construct, erect and complete the said new building in all respects of **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 2 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, which is morefully and particularly described and mentioned in the '**FIRST SCHEDULE**' hereunder written and hereinafter called as the "**SAID LAND**", which is free from all encumbrances.

**7.2** The Developer shall install, erect in the said new building at Developer's own costs and expenses pumps, underground water, storage tank, overhead reservoir, main electric line, and other facilities as are required to be provided in a residential building having self-contained apartments/ offices/ shops.

**7.3** The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for and obtain temporary and permanent connection of water, drainage, sewerage electricity, etc. to the new building.



A.D.S.R. Ghosh  
South 24 Parganas

018 FLS 2024

**7.4** *The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owners, construct and complete the said new building and various units and/or Flats therein in accordance with the building plan to be sanctioned by Rajpur Sonarpur Municipality and any amendment thereto or modification thereof made or caused to be made by the Developer with the advice of the Architect/ Engineer/ LBS.*

**7.5** *All types of rates and taxes and other outgoings in respect of the said premises shall be paid by the Owner till the date of execution of this agreement. After allocation of the Owner's portion to the Owner, the Owner shall be liable to pay GST, Taxes, and other outgoings in respect of their portion only.*

**COMMON FACILITIES: -**

**8.** *As soon as the New building at the said premises be completed and the Developer shall give written notice to the Owner requiring the Owner to take possession of the Owner's allocated portion in the building and at all times thereafter the Owner shall he exclusively responsible for payment of all property taxes, rates, duties, dues and other outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates".*

**COMMON RESTRICTION: -**

**9.1** *Neither party shall use or permit to be used their respective allocated portion in the said new- building for carrying on any obnoxious, illegal, and immoral trade or activity nor use the said allocated portion for any purpose which may cause any nuisance or hazard to the other occupiers of the building.*



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A.D.S.R. Gorta  
South 24 Purnanab

8 FEB 2021

**9.2** *Neither the Owner nor the Developer shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration either major or minor therein in violation of the statutory Building Rules of the Rajpur Sonarpur Municipality.*

**9.3** *The respective allottees/occupiers, lessee and tenants of both the Owner and the Developer shall keep the common interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocated portion in the said new building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other occupiers of the building indemnified from and against the consequences or any breach of these presents.*

**9.4** *No goods or other items shall be kept by either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users, the corridors, and other places of common use in the said building.*

**9.5** *In case the Developer chooses to retain any unsold flat or flats for his own use and occupation even after one year of completion of construction the Developer shall lose its identity as Developer and shall be treated as flat Owner like other flat Owners of the said new building.*



A.D.S.R. Garia  
South 24 Parganas

8 FEB 2021

## **OBLIGATIONS: -**

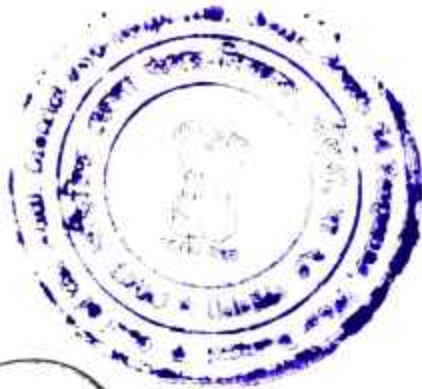
**10.1** *The Developer hereby agreed and covenant with the Owner to complete the construction of the building at the said premises and shall hand over the vacant peaceful possession of the Owner's allocated portion to the Owner within 36 (Thirty-Six) months from the date of sanction of building plan.*

**10.2** *The Developer hereby agree and covenants with the Owner not to do any act, deed, or thing whereby the Owner may be prevented from enjoying, selling, assigning and/or disposing of the Owner's allocation in the building at the said premises.*

**10.3** *The Owner and the Developer have entered into this Agreement purely on principal-to-principal basis and nothing contained herein shall be deemed to construe a tenancy between the Developer and the Owner and/or create any partnership in any manner whatsoever nor shall the parties hereto constitute an association of persons.*

**10.4** *Any notice required to be given by the Developer to the Owner or vice versa shall without prejudice to any other mode of service available, be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered post to the acknowledgment due.*

**10.5** *The building proposed to be constructed by the Developer shall be made in accordance with the specification morefully and particularly mentioned and described in the First Schedule hereunder written.*



A.D.S.R. Gorla  
South 24 Parganas

08 FEB 2021

**10.6** *The Developer may enter into an agreement for sale of flats/units and/or other constructed area of the proposed new building at the said premises save and except the Owner's allocated portion and /or portions shown in the sanctioned building plan as common areas with the intending buyers and the Developer may receive earnest money, booking money and/or part or full payment of the consideration money from such intending buyers and the Owner shall not be entitled to raise any objection in this regard, however, the Developer shall do it at his own risk and liabilities without creating any financial or other liability whatsoever upon the Owner for entering into such agreements with the intending buyers.*

**10.7** *The Owner shall properly convey the property specified in the developer's allocation in favour of intending buyers and all costs and expenses in this regard shall be borne by the intending purchasers.*

**OWNER'S INDEMNIFY: -**

**11.** *The Owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy the developer's allocated space without any interference or disturbances provided the developer performing and fulfilling all the terms and conditions herein and/or on the part of the developer to be observed and performed.*

**DEVELOPER'S INDEMNITY: -**

**12.** *The developer hereby undertake to keep the Owner indemnified against all actions, suits, proceedings, and claims that*



*[Handwritten signature]*

A. D. S. R. Garia  
South 24 Parganas

10 FEB 2024

may arise out of the developers' actions regarding the development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

**FORCE MAJEURE: -**

**13.1.** The parties hereto shall not be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the force majeure.

**13.2.** Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock down, order or restraint from any court of law or statutory or judicial or Quasi-Judicial Authority and/or other act or commission beyond the power of control of the parties hereto.

**ARBITRATION: -**

**14.** All disputes and differences which may arise between the Owner and the Developer in connection with this Agreement shall be amicably resolved between the parties. Should amicable resolution of any dispute or difference be not possible, the same shall be referred to the arbitration of single Arbitrator to be appointed by the parties hereto jointly and the provisions of Arbitration and Conciliation Act, 1996 and/or any statutory Re-enactment or Modification thereof shall be applicable for this purpose.



A.D.S.R. Gupta  
South 24 Parganas

08 FEB 2021

## **JURISDICTION: -**

The Court of Baruipur shall have the jurisdiction to entertain and determine between the parties hereto.

## **GOVERNING LAW**

The Parties agree that this Agreement shall be governed by the laws of India.

## **THE FIRST SCHEDULE ABOVE REFERRED TO** **THE SAID PROPERTY**

**ALL THAT** piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a single storied dwelling house, having measurement 500 Sq.ft. more or less, cement flooring (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 2 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, Kolkata-700153, in the District of South 24 Parganas, West Bengal, which is butted and bounded as follows:-

**ON THE NORTH:** By 14' feet wide U B Road.

**ON THE SOUTH:** By C.S. Dag No. 1208.

**ON THE EAST:** By C.S. Dag No. 1206 & 1207.

**ON THE WEST:** By C.S. Dag No. 1206 & 1207.



A.D.S. Pravin  
South 24 Bangalore

08 FEB 2024

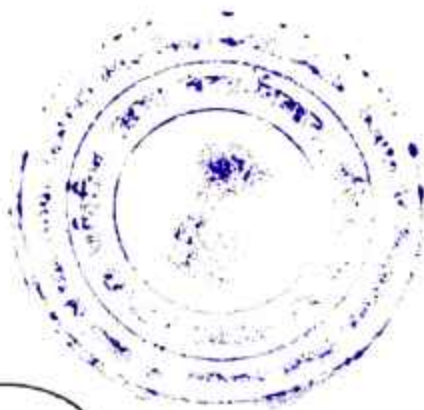
**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**OWNER'S ALLOCATION**

The owner herein will be allotted self-contained Flat/s, Car Parking Space/s and Commercial Space/s based on 50:50 ratio of area sanctioned F.A.R. as per sanctioned Building Permit/Plan and out of said ratio the 50% area of sanctioned F.A.R. the owner shall exclusively be entitled to: -

- a) Existing Shop shall be shifted during demolishing of the old, depicted dwelling house subject to accommodation to the rental house with Rent fare Rs. 8000/- per month (Rupees Eight Thousand only) and be paid Rs. 7,000/- per month as compensation till the handed over a Shop area about 70 Sq.ft built-up area on the Ground Floor of the proposed to be constructed a building (G+III storied building).
- b) Entire Second Floor of the newly constructed building (G+III storied building).
- c) Above said allocated area and rest allocated area shall be calculated in accordance with ratio, i.e., 50:50 of F.A.R. of the proposed to be constructed a building (G+III storied building) except entire First Floor which is exclusively in developer's allocation.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

Shall mean and include the rest of the constructed area of the said newly constructed building (G+III storied building), save and except the allocated portion of the Owner, subject to consideration entire First Floor for developer allocation.



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A.D.S.R. Gharia  
South 24 Parganas

08 FEB 2020

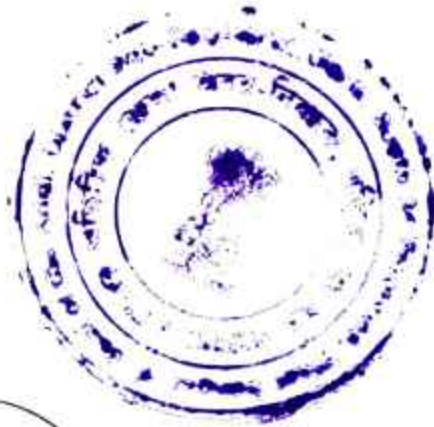
**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**COMMON FACILITIES**

1. Main gate, entrance.
2. The roof is to be used for inspection of water reservoir and soaking of clothes etc.
3. Stair, Staircases, landings on all floors of the proposed multi-storied building named and styled as ".....".
4. Common passage, pathways on the Ground Floor.
5. Water-pump, Water tank, Water pipes and other common plumbing installations and its allied accessories.
6. Electrical wiring, meters, and fittings.
7. Drainage and sewers, septic tank, pump room.
8. Such other common parts, areas, equipment, installations, fixtures, fittings, and spaces in or around the said proposed buildings.
9. Lift facilities and Lift Room

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**COMMON EXPENSES**

Cost, expenses and outgoing and obligations for which all purchaser/s (flat owners etc.) of the said building are to contribute proportionately.

- a) The expenses of maintaining, repairing, maintaining roof and re-decorating, and renewing the Main Structures and in particular the drainage system, sewerage, rainwater, discharge arrangement, water supply system, mentioned in the fourth schedule hereto.
- b) The expenses of repairing, maintaining, white-washing and



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A.D.S.R. Garip  
South 24 Paschim

08 FEB 2024

colour washing the Main Structures of the Building including the exterior of the building and the common areas of the building described in the fourth schedule above written.

- c) The cost of cleaning and lighting the entrance of the building the passage and space around the building, corridors, staircase and other common areas. Cost of decorating the exterior of the Premises.
- d) Building Taxes and other Taxes whatsoever as may found payable on account of the said building. All expenses of common service and in common areas and facilities.
- e) Such expenses as are necessary for or incidental to the maintenance and up-keeping of the Premises and of the common areas' facilities and amenities.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATIONS (GENERAL BUILDING)**

**1. NATURE OR CONSTRUCTION:**

- a) Reinforced Ultratech Cement Concrete Structure as per sanctioned Building Plan, Drawings, specifications.
- b) All exterior walls of 8" thick Brick work.
- c) All interior partition walls of 5" / 3" thick of Brick work with necessary wire netting reinforcement.
- d) Sand and Cement plaster to interior walls and ceiling (6:1) proportion of required thickness with wall putty finishing.
- e) Sand and Cement plaster to exterior walls, chhajja and exposed beams and columns (4:1) proportion of required thickness.



Dr. D. S. R. Gopinath  
30/01/24 Bangalore

08 FEB 2024

## **2. DOORS AND WINDOWS:**

Main Door is waterproof laminated design door, and all doors are of Flush Doors with Shal Wooden frame and all windows shall be of aluminum framed with glass fittings.

## **3. FLOORING:**

All rooms including Kitchen Room are of 2'x2' vitrified tiles flooring and bathroom are of 1'x1' Anti-Skid Floor Tiles. The walls of toilet and bathrooms are 6' feet 0" inches high from base of Bathroom floors. Cooking Platform has been finished with green marble 6'-00" Top 2'-6" high wall tiles are fixed above the cooking platform. The staircase and Lobby/Landing finished with 2'x2' verified tiles.

## **4. HARDWARE FITTINGS:**

All Butt hinges and Screws are of mild steel and other fittings like Tower Bolts, Sockets Bolts, and Handles shall be of Steel.

## **5. FINISHING AND PAINTINGS:**

- a) All doors and windows are finished with two coats of primer and two coats of Enamel paint.
- b) The exterior surface has been finished with weather coat paint.

## **6. SANITARY AND PLUMBING:**

- a) Concealed PVC Pipes/PVC laid in all bathrooms/toilets and W.C., Gezer point only main Toilet and Wall Mixer on Main



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A.D.S.R. Goria  
South 24 Parganas

08 FEB 2021

Toilet and kitchen.

- b)** Toilets are fitted with white Commode with low down cisterns with commode shower, basins, and showers (Hindwar).
- c)** All fittings and fixtures are of white colour. Other Plumbing fittings like stop cock, Bib Cock, Pillar Cock are of Desons or similar ISI Brand of standard quality.

#### **7. ELECTRIC WIRING AND FITTINGS:**

- a)** Concealed wiring in all flats with copper wire (I.S.I. Brand).
- b)** One calling bell point in each flat.
- c)** Two lights points, one fan point, and one plug point in each bedroom, living room and dining room. One light point and one 15 Amp. plug point in kitchen room and one Refrigerator plug point and one A.C. Plug point in the master bedroom.
- d)** One light point and one plug point in Bathroom-cum-Privy.

#### **8. WATER SUPPLY:**

Source of supply from the main water line by way of sub-immersion tube well, Suitable underground reservoir made on the ground floor and Overhead Reservoir Tank made on the roof, suitable pipelines fittings for each flat. A necessary arrangement has been made to lift the water from the ground floor through a water pump.



A.D.S.R. Gorja  
South 24 Program

FEB 2021

**IN WITNESS WHEREOF** the Parties have set and subscribed their hands for respective signature on this the day, month, and year first above written.

**In presence of; -**

**WITNESSES: -**

1. *Apareek Saha,*  
*Laskar Pur - Purbapara.*  
*P.O. Laskarpur.*  
*Kolkata - 153.*

*Shanta Saha*  
\_\_\_\_\_  
**Signature of the  
Owner/Vendor/First Part**

2. *Kuntal Bose*  
*Batal,*  
*Kolkata - 700154*

PHILOMEL CONSTRUCTION  
*[Signature]*  
Partner

PHILOMEL CONSTRUCTION  
*Jiban Ghosh.*  
Partner

\_\_\_\_\_  
**Signature of the  
Developer/ Second Part**

**Drafted & Typed at Advocate Chamber:**

*Abdul Chakraborty*  
Advocate

Allpore Judges' Court,  
P.O. & P.S. - Allpore  
Kolkata: 700027  
Reg. No. WB/F-52/2003











D. S. R. Garia  
South 24 Parganas

1.

FEB 2024

Thumb      1<sup>st</sup> finger      Middle      Ring      Small












	left hand					
	right hand					

Name ..SHANTA SAHA.....

Signature ..Shanta Saha.....

RHQ1647742

Thumb      1<sup>st</sup> finger      Middle      Ring      Small

	left hand					
	right hand					

Name ..Animesh Ghosh.....

Signature ..Animesh Ghosh.....

Thumb      1<sup>st</sup> finger      Middle      Ring      Small

	left hand					
	right hand					

Name ..JIBAN GHOSH.....

Signature ..Jiban Ghosh.....



A.D.S.R. Garia  
South 24 Parganas

08 FEB 2024

40/11



भारत सरकार  
GOVERNMENT OF INDIA



আজিজ মন্ডল  
Aziz Mondal  
জন্মতারিখ/DOB: 29/04/1982  
পুরুষ/ MALE  
Mobile No: 9874062194  
**3473 1765 5819**  
VID : 9125 6085 8490 2438

Issue Date: 12/03/2020

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O: সাহাবুদ্দিন মন্ডল, দক্ষিণ কুমড়াখালি, রাজপুর  
সোনারপুর (এম), দক্ষিণ ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700103

Address :

S/O: Sahabuddin Mondal, DAKSHIN  
KUMRAKHALI, Rajpur Sonarpur(M), South  
24 Parganas,  
West Bengal - 700103

**3473 1765 5819**  
VID : 9125 6085 8490 2438

1947  
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

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

Aziz Mondal

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



192023240374811488

GRN Details

GRN:	192023240374811488	Payment Mode:	SBI Epay
GRN Date:	07/02/2024 21:05:44	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5346086420137	BRN Date:	07/02/2024 21:08:37
Gateway Ref ID:	202403889822611	Method:	State Bank of India New PG CC
GRIPS Payment ID:	070220242037481147	Payment Init. Date:	07/02/2024 21:05:44
Payment Status:	Successful	Payment Ref. No:	2000356554/2/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr PRABAL CHAKRABORTY
Address:	SAMPA VATIKA, PO NARENDRAPUR, KOL -103
Mobile:	9062067363
Email:	adv.prabalc@gmail.com
Period From (dd/mm/yyyy):	07/02/2024
Period To (dd/mm/yyyy):	07/02/2024
Payment Ref ID:	2000356554/2/2024
Dept Ref ID/DRN:	2000356554/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000356554/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2000356554/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
JONPS3733A



नाम / Name  
SHANTA SAHA

पिता का नाम / Father's Name  
NIRANJAN ROY

जन्म की तारीख / Date of Birth  
24/09/1972

*Shanta Saha*  
हस्ताक्षर / Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614

*Shanta Saha*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0651/91167/01345

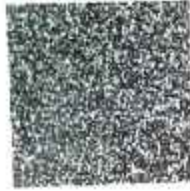
To  
Shanta Saha

W/O: Aparesh Saha,  
Laskarpur purba o dakshin para,  
VTC: Rajpur Sonarpur (M), PO: Laskarpur,  
Sub District: South 24 Parganas, District: South 24 Parganas,  
State: West Bengal, PIN Code: 700153,  
Mobile: 9330282410

919000075



KF980680756FI



आपका आधार क्रमांक / Your Aadhaar No. :

**7924 9052 3971**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 11/04/2016



Shanta Saha  
DOB: 24/09/1972  
Female

**7924 9052 3971**

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 24/03/2022

Address: W/O: Aparesh Saha, Laskarpur  
purba o dakshin para, Rajpur Sonarpur (M),  
South 24 Parganas, West Bengal, 700153



**7924 9052 3971**



1947



help@uidai.gov.in



www.uidai.gov.in

Shanta Saha

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957

Permanent Account Number

ADYPG4183B

Signature



08113012

*Handwritten signature of Bijoy Ghosh*  
*Handwritten signature of Lal Mohan Ghosh*

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एन  
तीसरी मंजिल, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज की बजटीय,  
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [paninfo@nsdl.co.in](mailto:paninfo@nsdl.co.in)



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ  
করুন।

is proof of identity, not of citizenship .

To establish identity, authenticate online .

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা  
প্রাপ্তির সহায়ক হবে।

is valid throughout the country .

will be helpful in availing Government  
and Non-Government services in future .



ভারতীয় অনন্য পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O: লালমোহন ঘোষ, সী/৯,  
রাজনারায়ণ পার্ক, রাজপুর  
সোনারপুর (এম), বোরাল, দক্ষিণ  
২৪ পরগনা, পশ্চিম বঙ্গ, 700154

Address:  
S/O: Lalimohan Ghosh, C/9,  
RAJNARAYAN PARK, Rajpur  
Sonarpur(m), Boral, South 24  
Parganas, West Bengal, 700154

4079 8352 1391

1967  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Government of India

ভাষিকাত্তির আই ডি / Enrollment No. 2010/17527/25633

To  
বিক্রম ঘোষ  
Bijoy Ghosh  
S/O: Lalimohan Ghosh  
C/9 RAJNARAYAN PARK  
Rajpur Sonarpur(m)  
Boral  
Boral South 24 Parganas  
West Bengal 700154

19/06/2014

150412360

ML504123600FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বিক্রম ঘোষ  
Bijoy Ghosh  
পিতা : লালমোহন ঘোষ  
Father : Lalimohan Ghosh  
জন্মতারিখ / DOB : 01/04/1957  
পুত্র / Male

4079 8352 1391



আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFDPG8121N



नाम /NAME

JIBAN GHOSH

पिता का नाम /FATHER'S NAME

MANINDRA GHOSH

जन्म तिथि /DATE OF BIRTH

14-02-1970

हस्ताक्षर /SIGNATURE

Jiban Ghosh

असुकर आयुक्त, प.पं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Jiban Ghosh



भारत सरकार  
GOVERNMENT OF INDIA



Jiban Ghosh

DOB: 14/02/1970  
MALE



9854 8929 0836

MEERA AADHAAR, MERI PEHCHAN

Jiban Ghosh.



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 25/04/2017

**Address**

S/O Manindra Ghosh, 286, SARAJINI APT. FLAT-  
2A, 2ND FLOOR, Laskarpur Purbapara, Netaji  
Balak Sangha Club, Laskarpur, Rajpur Sonarpur  
(M), South 24 Parganas,  
West Bengal - 700153

Generation Date: 14/04/2017



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT  
PHILOMEL CONSTRUCTION

भारत सरकार  
GOVT. OF INDIA

21/04/2005

Permanent Account Number  
AAKFP3073E

Signature



*Jiban Ghosh*  
Jiban Ghosh  
*Jiban Ghosh*  
Jiban Ghosh.

## Major Information of the Deed

Deed No :	I-1629-00625/2024	Date of Registration	08/02/2024
Query No / Year	1629-2000356554/2024	Office where deed is registered	
Query Date	07/02/2024 8:09:25 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debdulal Chakraborty Alipore Judges Court., Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9681097915, 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. 10,30,000/-	Rs. 41,82,587/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:305 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1206	RS-340	Bastu	Danga	1 Katha 5 Chatak 14 Sq Ft	5,00,000/-	22,77,625/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1604-I -08492-2010




District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 031, Holding No:305 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1207 (RS :-)	LR-662	Bastu	Danga	1 Katha 4 Chatak 13 Sq Ft	4,30,000/-	16,43,399/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1604-I -08492-2010
<b>Grand Total :</b>					<b>4.29Dec</b>	<b>9,30,000 /-</b>	<b>39,21,024 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	1,00,000/-	2,61,563/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1,00,000 /-</b>	<b>2,61,563 /-</b>	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs SHANTA SAHA</b> Wife of Mr APARESH SAHA Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	 <small>08/02/2024</small>	 Captured <small>LTI 08/02/2024</small>	 <small>08/02/2024</small>
LASKARPUR PURBAPARA, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JOxxxxxx3A, Aadhaar No: 79xxxxxxxx3971, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>PHILOMEL CONSTRUCTION</b> 395 BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx3E,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
	<b>Mr BIJOY GHOSH</b> Son of Late LALMOHON GHOSH Date of Execution - 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	 <small>Feb 8 2024 11:59AM</small>	 Captured <small>LTI 08/02/2024</small>	 <small>08/02/2024</small>
C/9 RAJNARAYAN PARK, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B, Aadhaar No: 40xxxxxxxx1391 Status : Representative, Representative of : PHILOMEL CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Mr JIBAN GHOSH</b> <b>(Presentant)</b> Son of Mr MONINDRA GHOSH Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	 Feb 8 2024 11:35AM	 LTI 08/02/2024	 08/02/2024
LASKARPUR PURBAPARA, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1N, Aadhaar No: 98xxxxxxxx0836 Status : Representative, Representative of : PHILOMEL CONSTRUCTION (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>AZIZ MONDAL</b> Son of Late SAHABUDDIN MONDAL SOUTH KUMRAKHALI, KARBALA, City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700103	 08/02/2024	 Captured 08/02/2024	 08/02/2024
Identifier Of Mrs SHANTA SAHA, Mr BIJOY GHOSH, Mr JIBAN GHOSH			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTA SAHA	PHILOMEL CONSTRUCTION-2.19771 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTA SAHA	PHILOMEL CONSTRUCTION-2.09229 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTA SAHA	PHILOMEL CONSTRUCTION-500.00000000 Sq Ft

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:305 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1206, RS Khatian No:- 340		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road,  
Mouza: Laskarpur, , Ward No: 031, Holding No:305 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L2	LR Plot No:- 1207, LR Khatian No:- 662		Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 162900625 / 2024**

**On 08-02-2024**

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

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

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

Presented for registration at 11:18 hrs on 08-02-2024, at the Office of the A.D.S.R. GARIA by Mr JIBAN GHOSH ,.

**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 41,82,587/-

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

Execution is admitted on 08/02/2024 by Mrs SHANTA SAHA, Wife of Mr APARESH SAHA, LASKARPUR PURBAPARA, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Identified by AZIZ MONDAL, . . Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 08-02-2024 by Mr BIJOY GHOSH, PARTNER, PHILOMEL CONSTRUCTION (Partnership Firm), 395 BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by AZIZ MONDAL, . . Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Law Clerk

Execution is admitted on 08-02-2024 by Mr JIBAN GHOSH, PARTNER, PHILOMEL CONSTRUCTION (Partnership Firm), 395 BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by AZIZ MONDAL, . . Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Law Clerk

**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 07/02/2024 9:08PM with Govt. Ref. No: 192023240374811488 on 07-02-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5346086420137 on 07-02-2024, 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 100.00/-, by online = Rs 6,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 34180, Amount: Rs.100.00/-, Date of Purchase: 30/01/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2024 9:08PM with Govt. Ref. No: 192023240374811488 on 07-02-2024, Amount Rs: 6,920/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5346086420137 on 07-02-2024, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 14066 to 14105

being No 162900625 for the year 2024.



Digitally signed by KRISHNENDU TALUKDAR  
Date: 2024.02.08 12:14:30 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 08/02/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.