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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certified that the document is duly registered. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-pargana

DEVELOPMENT AGREEMENT

04 APR 2024

4/04/2024
-2-781457

THIS DEVELOPMENT AGREEMENT is made this the 4th day of April 2024 (Two Thousand and Twenty Four)

BETWEEN

SRI MITHUN SARDAR PAN: FWPPS1645D, Aadhaar No. 7267 8954 2688 son of Sri Goutam Sardar, by Nationality : Indian, by faith : Hindu, by occupation : Business, residing at B-1/1, Satyajit Kanan, Mukundapur, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24-Parganas (South), hereinafter referred to as the "**OWNER/PARTY OF THE FIRST PART**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. TEAK WOOD PAN : AATFT2612G, a Partnership Firm, having its Principle Place of business at B-18, Nandan Kanan, Santoshpur, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : 24-Parganas (South), Firm represented by its Partners namely 1) **MRS. SUSMITA SARKAR**, PAN : BITPS8052G, Aadhaar No. 4016 3374 7199, wife of Mr. Subhankar Sarkar, by faith : Hindu, by occupation : Business, by nationality : Indian, residing at Aditi Apartment, 6B, Eastern Park, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : South 24-Parganas and 2) **MR. JAYADRITH DAS**, PAN : CDXPD6238H, Aadhaar No. 9026 7332 3995, son of Mr. Kinkar Das by faith : Hindu, by occupation : Business, by nationality : Indian, residing at 2, Kabi Sukanta Lane, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : South 24-Parganas, hereinafter

referred to as the "DEVELOPER/PARTY OF THE SECOND PART" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS one East Santoshpur Housing Co-operative Society Ltd. having its registered office at 8B, Mahim Halder Street, Kolkata : 700026, under Police Station : Bhawnipur and registered under the Co-operative Society Registration Act, vide Registration NO.115/Calcutta/69, dated 21.06.1969 represented by it's managing Director namely Sri Ajit Bhusan Dutta Roy, son of Late Upendra Kishore Dutta Roy and the Chairman namely Sri Ashim Kumar Bose, Son of Late Kishori Mohan Bose and the Secretary namely Smt. Binita Dhar, wife Sri Anil Dhar along with others 140 members mor or less of the said society were joint owners of ALL THAT piece and parcel of land measuring about 69 bighas be the same a little more or less under Parganas : Khaspur, District Collectorate Touzi No. 159, 169, 206 and 210, J.L. No. 21, Re : Sa. No. 40, of Mouza : Barakhola within the former Sub Registrar Office at Alipore, at present A.D.S.R.O Sealdah under R.S. Dag No. 163 of R.S. Khatian Nos. 154, 162 and 170 of the said Mouza Barakhola presently within the ambit of the Kolkata Municipal Corporation Ward No. 109, out of which the total land measuring about 09(nine) Cottahs 10(ten) Chittaks 12(twelve) Square feet be the same a little more or less under aforesaid R.S. Dag No. 163, of R.S. Khatian Nos. 154, 62, 170, of Mouza : Barakhola being Scheme Plot No. 30, Kolkata : 700099, District : 24-Parganas(South) by way of purchase from the then owners through several registered Deeds of Conveyance, that the said deeds were duly executed and registered in the Office of District Registrar at Alipore and Sub Registrar Office at Alipore and Behala on different dates therein hereinafter called and referred to as the SAID LAND.

AND WHEREAS subsequently it has been found that all most 50 Nos. of cultivators had been in possession in the aforesaid entire total land who subsequently formed a farmer Samiti under the name and style of "Barakhola Krishak Samiti" for the purpose of their own unity to cultivate the aforesaid land along with the other land therein.

AND WHEREAS accordingly after purchase of the said landed property being different plots by the members got their ownership through execution and registration in their favour through several registered Deeds of Conveyance of the said Society formed the separate Samabai Samiti after registration of the same under the West Bengal Samabai Samity Act under the name and style of "East Santoshpur Housing Co-operative Society Ltd" and started administer the same through the society.

AND WHEREAS subsequently while the aforesaid "East Santoshpur Housing Co-operative Society Ltd" was seized and possessed the aforesaid portion of the said property, being total land measuring about 69 Bighas be the same a little more or less under the aforesaid Mouza, Dags and Khatians, disputes had been cropped up between the said "East Santoshpur Housing Co-operative Society Ltd" with the said "Barakhola Krishak Sammilani" regarding the various matter as per West Bengal Samabai Samity Act but ultimately the matter has not been solved and accordingly the aforesaid "East Santoshpur Housing Co-operative Society Ltd" being the plaintiff instituted a Title Suit, being Title Suit No. 214 of 1977 against the said Defendants namely "Barakhola Krishak Sammilani" before the Learned 1st Munsiff at Alipore for their right and claim in respect of the said land which has been continued for a long period, but ultimately after facing different problems between themselves during the pendency of the suit a compromise petition has been filed in the said suit after mutual settlement for various disputes which has been finally Decreed through solenama by virtue of the said compromise solenama through the aforesaid Court, whereby all the aforesaid members of the said "Barakhola Krishak Sammilani" had been included as members of the said "East Santoshpur Housing

Co-operative Society Ltd" with a decision that who already got the said property through the said execution and registration of the Deeds of Conveyance shall provide some portion of their land as per their choice unto and in favour of the Managing Director and Secretary of the said "East Santoshpur Housing Co-operative Society Ltd" and shall sign, execute and register several Deeds of Conveyance at District Registrar Office at Alipore under certain terms and conditions mentioned therein.

AND WHEREAS accordingly the aforesaid "East Santoshpur Housing Co-operative Society Ltd" while thus seized and possessed the aforesaid entire property, being total land measuring about 69 bighas be the same a little more or less after getting all the responsibilities to develop the said land after providing roads, paths and passages through the Managing Directors and Secretary of "East Santoshpur Housing Co-operative Society Ltd" started selling the different plots and accordingly sold it's right, title, claim and interest of the different plots in different measurements with its aforesaid members by several registered Deeds of Conveyance executed on different dates with a condition that the decision of the aforesaid "East Santoshpur Housing Co-operative Society Ltd" regarding the measurement of the land and demarcation of the plots and other disputes shall be final and binding upon all members of the said Co-operative Society Ltd. and accordingly started to prepare several small plots for the purpose of selling and distribution of the same to different intending purchasers within the aforesaid society members and started enjoying the same by paying taxes thereof whereby one Sri Goutam Sardar, was one of its such members as per West Bengal Society Registration Act and became entitled to a plot of land within the Said Scheme and had been allotted a plot being Plot No. 30, being total land measuring about 09 (nine) Cottahs 10 (ten) Chittaks 12 (twelve) Square feet be the same a little more or less under Pargana : Khaspur, District Collectorate Touzi Nos. 159, 169, 206 and 210, Re : Su No. 40. J.L. No. 21, of R.S. Dag

No. 163, under R.S. Khatian No. 154, 162 and 170 of the said Mouza : Barakhola, out of the entire land of the said society namely "East Santoshpur Housing Co-operative Society Ltd" according to the decision and resolution of the said Society therein.

AND WHEREAS the accordingly the aforesaid East Santoshpur Housing Co-operative Society Ltd. having it's registered office at 8B, Mahim Halder Street Ltd. having its registered office at 8B, Mahim Halder Street, Kolkata 700026 represented by it's Managing Director namely Sri Aji Bhusan Dutta Roy, Son of Late Upendra Kishore Dutta Roy, the Chairman Sri Ashim Kumar Bose, Son of Late Kishori Mohan Bose and the aforesaid Secretary namely Smt. Binita Dhar, Wife of Sri Anil Dhar as per Co-operative Society Registration Act on behalf of the said "East Santoshpur Housing Co-operative Society Ltd." sold their right, title, claim and interest of a Scheme Plot, being Plot No. 30 being the total land measuring about 09(nine) Cottahs 10(ten) Chittaks 12(twelve) Square Feet be the same a little more or less under Pargana : Khaspur, District Collectorate Touzi Nos. 159, 169, 206 and 210, Re : Su No. 40, J.L. No. 21 of Mouza : Barakhola, under R.S. Dag No. 163, of R.S. Khatian Nos. 154, 162 and 170 along with easements right and benefit of road, paths and passages attached thereto, more fully described in the First Schedule herein below unto and in favour of said Sri Goutam Sardar, the Donor i.e the party of the one part herein, by a registered Deed of Conveyance dated 08.07.1989.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 08.07.1989 has been duly executed and registered in the Office of the District Sub-Registrar Office at Alipore, 24-Parganas and duly recorded in Book No. I, Volume No. 239, Pages No. 190 to 194, Being No. 9411 for the Year 1989.

AND WHEREAS according said Sri Goutam Sardar became the sole and absolute owner of the aforesaid total land measuring about 09 (nine) Cottahs 10 (ten) Chittaks 12 (twelve) Square feet be the same a little more or less and duly mutated his name with the records

of then Calcutta now Kolkata Municipal Corporation under Assessee No. 31-109-07-0924-4 and being K.M.C. Premises No. 924, Mukundapur, (bearing Mailing Address B-1, Satyajit Kanan, Police Station : Purba Jadavpur, Kolkata : 700099 and started enjoying the same by paying taxes thereof.

AND WHEREAS the said Sri Goutam Sardar while thus seized, possessed and/or sufficiently entitled to the aforesaid property by an Indenture of Deed of Gift made on 11th day of July 2022 Executed by Said Sri Goutam Sardar son of Late Manmatha Chandra Sardar described therein as the Donor of the one part and Sri Mithun Sardar son of Sri Goutam Sardar described therein as the Donee of the other part the said Donor out of his natural love and affection gifted, transferred and conveyed all that piece and parcel homestead land measuring 03(three) Cottahs 02 (two) Chittaks 00 (Zero Zero) Square feet be the same a little more or less along with structure standing thereon together with estates, rights, title and interest with regard to the said part of the land out of the entire property being ALL THAT piece and parcel of homestead land measuring about 09(nine) Cottahs 10(ten) Chittaks 12(twelve) Square Feet be the same a little more or less being Scheme Plot No. 30 under Pargana : Khaspur, District Collectorate Touzi Nos. 159, 169, 206 and 210, Re : Su No. 40, J.L. No. 21 of Mouza : Barakhola, under R.S. Dag No. 163, of R.S. Khatian Nos. 154, 162 and 170 being Municipal Premises No. Premises No. 924, Mukundapur,(bearing Mailing Address B-1, Satyajit Kanan, Kolkata Municipal Corporation Ward No. 109, Borough :XII, Police Station : Purba Jadavpur, Kolkata : 700099, in the District : 24-Parganas (South), in favour of the said Donee the Owner/First Part herein. That the said Deed of Gift was registered on the even date in the office of the District Sub-Registrar-V at Alipore and recorded therein Book No. I, Volume No.1630-2022, Pages 142951 to 142980 Being No.163003638 for the year 2022 and delivered possession thereof and the said Donee accepted the said gift of the Donor.

AND WHEREAS according said Sri Mithun Sardar son of Sri Goutam Sardar became the sole and absolute owner of the aforesaid total land measuring about 03(three) Cottahs 02 (two) Chittaks 00 (Zero Zero) Square feet be the same a little more or less along with structure standing thereon and duly mutated his name with the records of Kolkata Municipal Corporation and the said property has been recorded, identified, recognized and known as being Kolkata Municipal Corporation Premises No. 924/1, Mukundapur, (bearing Mailing Address B-1/1, Satyajit Kanan, Kolkata Municipal Corporation Ward No. 109, Police Station : Purba Jadavpur, Kolkata : 700099 under Assessee No. 31-109-07-9321-8 and started enjoying the same by paying taxes thereof.

AND WHEREAS the present owner has desired and decided to develop the said Property by constructing thereupon a New Building/s in accordance with the sanctioned Building Plan to be approved by the K.M.C. That Due to lack of fund and as well as experience and other various reasons the owner was and being unable to start the construction of the same and had been in search of a Promoter and/or Developer who can undertake the responsibility of construction of such New Building on the said property at its own arrangements and expenses of the Developer's costs as per specification annexed therewith and herewith.

AND WHEREAS the Developer herein is a well-known Developer as well as is also a co-owner of property mentioned in the Third Schedule below, thus the Owners having been approached by the Developer, the rest of the owners have jointly selected and agreed to allow the present Developer to develop landed property **ALL THAT** piece and parcel of homestead land measuring 03(three) Cottahs 02 (two) Chittaks 00 (Zero Zero) Square feet be the same a little more or less along with structure standing being Scheme Plot No. 30 under Pargana : Khaspur, District Collectorate Touzi Nos. 159, 169, 206 and 210, Re : Su No. 40, J.L. No. 21 of Mouza : Barakhola, under R.S. Dag No. 163, of R.S. Khatian Nos. 154, 162 and 170, being Kolkata Municipal Corporation Premises No.

924/1, Mukundapur, (bearing Mailing Address B-1/1, Satyajit Kanan, Kolkata Municipal Corporation Ward No. 109, Police Station : Purba Jadavpur, Kolkata : 700099, on the terms and conditions hereinafter contained.

AND WHEREAS having come to know the intention of the abovementioned owner the present Developer contacted the Owner/First Part and requested the Owner/First Part to allow to develop the said property as desired by the Owner by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the K.M.C at their own initiative and expenses.

AND WHEREAS there was a verbal discussion by and between the abovementioned Owner and the Developer to enter into Agreement for constructing multi storied building.

AND WHEREAS in pursuance to the aforesaid agreement as mentioned above the Developer at their own cost and expenses prepared one building plan for construction of one Ground Plus Three Storied building and submitted for sanctioning of the same before the Kolkata Municipal Corporation, which has been duly sanctioned by the Kolkata Municipal Corporation vide Building Permit No. 2023120016 Dated 11.04.2023

AND WHEREAS both the parties have mutually decided to enter into this present Development Agreement on the settled terms and conditions for such development work.

NOW THIS INDENTURE WITNESSETH as follows :

In this presents unless it is repugnant to the subject or context:

1. **OWNER /FIRST PART:**

Shall mean, **SRI MITHUN SARDAR** PAN: FWPPS1645D, Aadhaar No. 7267 8954 2688 son of Sri Goutam Sardar, residing at B-1/1, Satyajit Kanan, Mukundapur, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24-Parganas (South), (which term or expression shall unless excluded by or repugnant to the

subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns)

2. **DEVELOPER :**

Shall mean M/S. TEAK WOOD, PAN : AATFT2612G, a Partnership Firm, having its Principle Place of business at B-18, Nandan Kanan, Santoshpur, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : 24-Parganas (South), Firm represented by its Partners namely 1) MRS. SUSMITA SARKAR, PAN : BITPS8052G, Aadhaar No. 4016 3374 7199, wife of Mr. Subhankar Sarkar, residing at Aditi Apartment, 6B, Eastern Park, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : South 24-Parganas and 2) MR. JAYADRITH DAS, PAN : CDXPD6238H, Aadhaar No. 9026 7332 3995, son of Mr. Kinkar Das, residing at 2, Kabi Sukanta Lane, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : South 24-Parganas, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors-in-office, executors, administrators, legal representatives and assigns)

3. **PREMISES :**

Shall mean the Premises morefully described in FIRST SCHEDULE hereunder, i.e ALL THAT piece and parcel of homestead land measuring 03(three) Cottahs 02 (two) Chittaks 00 (Zero Zero) Square feet be the same a little more or less along with structure standing being Scheme Plot No. 30 under Pargana : Khaspur, District Collectorate Touzi Nos. 159, 169, 206 and 210, Re : Su No. 40, J.L. No. 21 of Mouza : Barakhola, under R.S. Dag No. 163, of R.S. Khatian Nos. 154, 162 and 170, being Kolkata Municipal Corporation Premises No. 924/1, Mukundapur, (bearing Mailing Address B-1/1, Satyajit Kanan, Kolkata Municipal Corporation Ward No. 109, Police Station : Purba Jadavpur, Kolkata : 700099

4. **BUILDING :**

Shall mean the Ground Plus Three Storied building to be constructed as per sanctioned plan sanctioned by the Kolkata Municipal Corporation vide Building Permit No. 2023120016 Dated 11.04.2023 and/or any modified plan to be sanctioned in the **FIRST** Schedule property as per terms of these agreement.

5. **COMMON AREA;**

Shall mean and include passages, ways, stairways, gates, common lavatory, all rain water pipes, sewerage lines, fittings, fixtures, manholes, pit, gullies, ultimate roof, Kolkata Municipal Corporation filter water connection and pipe lines, water pump and overhead tank and underground water reservoir, boundary walls, courtyard, C.E.S.C, electric connection, electric supply line to common areas, main switch, electric meter room, lift, interior walls and other facilities which will be provided by the Developer time to time. The common area is impartible.

6. **OWNERS' ALLOCATION :**

Shall mean the allocation as morefully described in the **Second Schedule** hereunder at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building.

7. **DEVELOPER'S ALLOCATION :**

Shall mean remaining portion of the constructed area of the building proposed to be constructed at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the fight to use therein upon construction of the building together with the absolute right on the part of the Developer to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute owners thereof excluding the allocation of the Owners, as described in the **Third Schedule** hereunder written the Developer's Allocation herein.

8. **ARCHITECT :**

Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction, if decided by the Developer.

9. **SALEABLE SPACE :**

Shall mean flat or flats, apartment or apartments, car parking spaces or any other space or spaces or portion thereof and for exclusive use of the flat owners ONLY in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefore.

10. **BUILDING PLAN :**

Shall mean the plan/s which has already sanctioned by the K.M.C with such alterations or modifications as may be made by the Developer in consultation with the Architect including any further sanction if so applied by the developer.

1. **Singular :** Shall include the plural and vice versa;

2. **Masculine :** Gender shall include the feminine and neuter gender and vice versa;

11. **TRANSFER :**

With its grammatical variations shall include transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to Purchaser/s thereof although the same may not amount to transfer in law.

12. **TRANSFeree :**

Shall mean a person/s, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transfer along with finished flat.

13. **AREA**

shall mean and include the super built-up area constructed in the said property and shall include all the common areas in and for the building.

14. **SUPER BUILT-UP AREA** of a unit

shall mean the built-up area of the unit together with its proportionate share of the staircase, landings, passages, and like share in all constructed areas and each such unit shall be entitled to full advantages and right of user.

15. **AGREEMENT**

Shall mean this agreement duly executed between the Owner and the Developer upon the terms on which development of the existing property and the construction will be made.

16. **SPECIFICATION**

Shall mean the specification of the materials to be used in the said building (details whereof will appear from the Schedule C hereunder written).

17. **POSSESSION OF LAND**

Shall mean actual possession of the land with clear and marketable title.

18. **SALEABLE AREA**

Shall mean space in the building available for independent use and occupation and shall include proportionate share of common areas for lawful enjoyment of the same by the Owner and the Developer respectively.

ARTICLE – II : COMMENCEMENT

This Agreement shall be treated to be commenced on and from the date of execution of these presents.

ARTICLE – III : OWNER'S RIGHTS & REPRESENTATIONS

1. The Owner is sole owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT in the said premises fully described in FIRST SCHEDULE hereunder written.
2. None other than the Owner has any claim, right, title and interest and/or demand over and in respect of the said premises, morefully described in the FIRST SCHEDULE and the said premises is free from all encumbrances, attachments, charges, liens, trust or by any otherwise as per provisions of law, moreover, till this day, the Owner has not entered into any agreement for sale or Joint Venture Agreement in respect of the said premises.
3. If any time defect in the title be found or if anybody disputes the title of the Owner in respect of the said premises or any suit or action or proceedings shall be initiated regarding the title of the Owner in respect of the said premises then and in that event, it shall be the responsibility of the Owner to defend such suits, actions, proceedings at their own cost and the Owner hereby further agrees to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
4. The Owner has no right to raise any objection or taking any steps at any point of time during lawful construction of the proposed building as well as the owner will not

claim any part or portion of the building except the portion mentioned in the Owner's Allocation.

5. There is no legal bar or otherwise for the Owners to obtain for the Certificate under Section 230A of the Income Tax Act, 1961 and other consent and permissions that may be required. It is specifically declare here that the Owners shall have no Income-Tax liabilities in respect of Developer's Allocation.

ARTICLE – IV : DEVELOPER'S RIGHTS

The Owner hereby grants right to the Developer to construct, erect and build after demolition of the existing structures, if any and the materials debris, which shall come out from such demolition shall be taken by the Developer.

ARTICLE – V : CONSTRUCTION

1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the said premises by construction, creation and building i.e. the building in accordance with the sanctioned plan and/or as per any modification therein as may be required by the Developer, the Developer has agreed to allocate the Owner's Allocation space.

2. The said Owner's Allocation will be constructed and completed with good and standards materials and the said building will be decent building and shall contain all amenities which are normally provided for a decent building for residential purpose.

ARTICLE – VI : PROCEDURE

1. The Owner will grant to the Developer and/or their nominated person or persons a Power of Attorney as may be required for the purpose of obtaining all necessary permissions, approvals from the different authorities, to file as well as submit required applications under rule 25, 26, application/s under sections 400(1) & 401,416 of

K.M.C. Building Rules 2009 & K.M.C. Act 1980 and other applications required under K.M.C. building rule in connection with the construction of the said multi-storied building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the undivided share of land for the flat, car parking space and/or any other space in the said premises from the Developers' Allocation to its nominated person/s at the rate to be fixed by the Developer.

2. The Developer shall sell and transfer the flat/s Car parking Space/s etc. along with undivided proportionate share of land underneath the building comprising in the portion of the Developer's Allocation at their absolute choice and discretion.

3. That the Developer will spend all the money for all necessary permissions for the said construction. The Developer shall undertake constructional work in the said premises. The Owner's under no circumstances shall be liable for reimbursement of any amount and on any account whatsoever.

4. That the Developer shall execute the Deed of Sale as Constituted Attorneys of the present Owner for the Developers' Allocation, without the Owner's consent.

5. That the Developer will spend all the money for all necessary permission for the said construction, The Developer shall undertake the construction work on the said premises.

6. The Developer shall undertake the construction by standard materials to the satisfaction of the Owner in respect of the materials to be used in the construction or method of construction. However, the owners shall not do anything by which the Developer may be restrained from doing / completing the construction work of the said building in the said premises.

7. All men and materials and machineries will be supplied by the Developer at their own costs and expenses.

8. All the electrical goods, sewerages goods, water pipe lines, bricks, irons, windows, doors, stone chips and all other materials relating to the construction will be supplied by the Developer at their own costs and the Owners shall not raise any objection for the same. All costs will be borne by the Developer regarding construction.

9. That the supervision of the construction of the building will be undertaken by the Developer and Owner cannot raise any objection for the same. All negotiations for the necessary permissions for the construction of the said building and also for electric connection, water connection, sewerage system will be done by the Developer at the Developer's cost as Constituted Attorney of the Owner and the Owner shall not raise any objection for the same.

10. That the Developer shall negotiate the terms and conditions with the intending Purchasers/s for the flats, Car Parking Spaces and/or any other saleable space of the Developer's Allocation and shall receive entire consideration money from the intending Purchaser/s of the said flats, Car Parking Spaces and/or any other saleable space and shall discharge the money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchaser/s for the Developer's Allocation in the said premises. In that event the owners shall not be liable for any fault acted by the Developer and the Developer exclusively shall be liable for the same.

11. That the Developer after making delivery of possession of the Owner's allocation after completion of the proposed multi-storied building and shall execute all relevant documents relating to the transfer of the flat/flats, car parking spaces etc. in the Developer's Allocation and the impartible proportionate share in the land at the cost of and expenses of the intending Purchaser/s as Constituted Attorney of the Owner and the Owner shall not raise any objection for the said transfer. That the Deed of Conveyance in

respect of Developer's Allocation will be registered through the Learned Advocate for the Developer.

ARTICLE – VII : POSSESSION & CONSTRUCTION

1. It has been agreed by and between the Owners and the Developer that the construction, erection and completion of the said building shall be completed within 18(Eighteen) months from the date of execution of this present as well as from the date of peaceful vacant khas possession of First Schedule Property by the Owner to the Developer herein. Be it mentioned that the Owner will deliver the aforesaid possession of the First Schedule property within Two weeks to One month period from the date of intimation given by the Developer. Be it mentioned here that if the Developer fails to complete the said proposed building within the said stipulated period of 18 (Eighteen) months, then in that event the Owner will allow another 6 (six) months more time after review of the progress within the schedule time to complete the said proposed building. It is, therefore, mentioned that the Owner will hand over the peaceful vacant possession of the **FIRST SCHEDULE** property to the Developer herein within a period of 15 days from the date of receiving of written intimation given by the Developer to vacate the **FIRST SCHEDULE** property. That the Developer shall bear the rent @ Rs. 8000/- (Rupees Eight Thousand) only per month for alternative accommodation from the date of delivery of possession of **FIRST SCHEDULE** until the completion notice period of taking possession owner's allocation by Owner in the newly constructed building / flat.

2. That the Developer shall on completion of the new building, put the Owner in possession of the Owner's Allocation in complete and habitable condition together with all rights in common specified as common areas and parts and / or facilities in the said building.

3. That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation or portion thereof at the sole discretion of the Owner. The Developer shall

have exclusive right to transfer the Developer's Allocated portion to the nominated person of the Developer. The Developer shall have to put the Owner into the allocation

4. It is expressly agreed and declared that the Developer shall be entitled to receive the Developer's Allocation in the said building without any formal Deed of Transfer immediately after possession is made over to the Owner of the Owner's Allocations constructed by the Developer. The construction of the Owner's Allocation shall be done by the Developer for and on behalf of the Owner and the Developer will not claim any amount for the construction of the Owner's Allocation. The same will be treated as exchange of property of the Owner handed Developer's Allocation.

5. The Developer shall be entitled to sell the Developer's Allocation as hereinbefore mentioned and shall be entitled to deal with or dispose of the Developer's Allocation in any further authority or permission on the part of the Owner and without being required to obtain any such further authority or permission from the Owner after giving delivery of possession of Owner's Allocation. That the Developer may use or sell, after any modification, construction, erection in any manner they want and require,. In that event the present Owner can not raise any objection in future.

6. The Owner shall cooperate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials for construction of the said new building and for obtaining quotas, entitlement and other allocation and for obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building.

7. All cost, charge and expenses including Architect's fees shall be paid discharged and borne by the Developer and the Owner shall have no liability in this context.

ARTICLE – VIII : BUILDING

The Developer shall be authorized in the name of Owner in so far as is necessary to apply for quotas of or for cement, steel, bricks and other building materials allocable to the Owner for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of the new building and other inputs and facilities required for the construction or enjoyments of a portion of the building for which purpose the Owner shall execute in favour of the Developer a Power of Attorney and other authorization as shall be required by the Developer in terms of this agreement.

2. The Developer shall at their own costs and expenses and without creating any other financial liabilities on the Owner's construct the said building and various units / flats and/or apartments thereto or modification shall be made in the Owner's Allocation with the consent of the Owner in writing.

ARTICLE – IX : DEVELOPER'S ALLOCATION

1. That the Developer's Allocation shall be the remaining portion other than that shown in **FOURTH SCHEDULE** including proportionate share in the land and also in common parts including the undivided share in common facilities and pertinent thereto and also common staircase including the rights of ultimate roof proportionately with the Owner. The said property will be constructed in the Schedule premises, more fully described in the **FIRST SCHEDULE** hereunder.

2. That the Developer shall exclusively be entitled to the Developer's Allocation of the said building i.e. any portion except the portion of Owner's Allocation and to the right of transfer, alienates or otherwise deal with or dispose of the said allocated portion without any rights, claims or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the khas possession and peaceful possession

of the Developer's Allocation, morefully described in the THIRD SCHEDULE hereunder. The Developer's Allocated portion of their nominated person as Constituted Attorney of the Owner subject to fulfillment of Clause – Article – VII(7) and shall receive the entire consideration money to be fixed up by the Developer for the said portion with the intending Purchaser/s and the Owner shall not claim any money or money's worth for the said transaction or for sale of the Developer's allocation to any nominated Purchaser/s and the Owner will not have any claim in respect of any part or portion of the building to be constructed on the FIRST SCHEDULE property except the Owner's Allocation mentioned herein the SECOND SCHEDULE below.

3. That the Developer shall execute the Deed of Conveyance in favour of the Developer's nominated person or persons, company or companies or whomsoever as a Constituted Attorney of the Owner and all other facilities which are eligible to the Developer's Allocation at the cost of the intending Purchaser/s, the Developer as Constituted Attorney of the Owner shall execute all such deeds which are necessary for transfer of the Developer's Allocation. The Owner shall not raise any objection for the same and the Owner shall have no preemptive right for the same to the provisions written in Clause Article – VII(5) hereinabove.

ARTICLE – X : NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the Owner's Allocation as per the plan, the Developer shall issue a letter to the Owner at his address before delivery of possession. On receipt of the above said letter, the Owner shall take possession of the Owner's Allocation being free from all encumbrances and the Developer, as Constituted Attorney of the Owner shall execute Deed of Conveyance in respect of the Developer's Allocation to respective intending Purchaser/s duly nominated by the Developer.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the FIRST SCHEDULE property till completion of the building and after

taking possession and fulfillment of SECOND SCHEDULE property, the Owner shall pay proportionate share of taxes for allotted portion and the intending Purchaser/s shall be liable to pay allocated portion's taxes on proportionate basis from the date of possession of the said allocated portion.

ARTICLE – XI : DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Owner and the Developer shall abide by all laws, bye-laws, rules and regulations imposed by the Government, local bodies as the case may be and shall attend answer and be responsible for any deviation and/or breach of any one of the said laws, bye-laws and rules and regulations.
2. The Owner and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains, pipes and other fittings comprised therein.

ARTICLE – XII : OWNER'S INDEMNITY

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

ARTICLE – XIII : DEVELOPER'S INDEMNITY

1. The Developer hereby do agree to keep the Owner indemnified against all Third Party claims and action arising out of any act or admission of the Developer in or relation to the demolition of the said building / structure.

2. The Developer hereby undertake to keep the Owner indemnified against all actions, suits, costs, proceedings and claims may arise out of the constructions of the said building, Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XIV : MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and may be required to be done by the Developer and may in need of the Owner and various application and other documents may be required to be signed or made by the Owner which specified provision may not have been mentioned herein. The Owner hereby undertakes to do all such acts, deeds, matters and the Owner shall execute any such additional Power of Attorney and/or authorization may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all such additional applications and other documents same may be provided that all such acts, deeds, matters and things do not in any way infringe on the right of the Owner and/or against the spirit of this Agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner's if delivered by hand and duly acknowledged or sent by prepaid registered post with A/d. and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the Developer at the recorded address.

3. The Developer and the Owner shall mutually frame scheme for the management and administration of the said building and/or common parts therein. Save

and except the part and portion of the ground floor specifically allotted for the Owner, space for common passage and drive way.

4. The Developer will retain all the debris, fittings, and fixtures after demolition of the existing structures and may sell, alienate and dispose off these articles in whatsoever manner they want. That the Owner will not object to do so and will not claim any money for the same after entering into this Development Agreement.
5. The Owner shall deliver or handover all original documents including the copy of the Deed of the property, municipal taxes, etc. relating to the said property which are in possession and control of owner at the time of execution of these presents to the Developer.
6. The name of the building will be decided by the Developer.
7. That the developer will be entitled to erect, fix and publish board, banners, advertisement materials in/or around the premises, in any daily newspaper and/or in any mean for selling Developer's Allocation.
7. That the Developer will provide the CESC electric meter at their cost and expenses to the owner who is using the electric connection at present, rest will procure the electric meter at his own cost and expenses.

ARTICLE - XV : FORCE MAJEURE COURSES

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

ARTICLE - XVI : ARBITRATION

In case of any dispute and differences or question arisen between the parties hereto with regard to this agreement and any interruption of any terms and conditions of this agreement the same shall be referred to Arbitration under the provision of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and enactment as made up-to-date, if the disputes are not solved mutually.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement /final documents for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership or any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/final document for transfer of property between the Owner and the Developer, in any way. This clause shall have overriding effect to anything written in the document in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Entire Property)

ALL THAT piece and parcel of homestead land measuring 03(three) Cottahs 02 (two) Chittaks 00 (Zero Zero) Square feet be the same a little more or less along with 550 square feet tile shed structure standing being Scheme Plot No. 30 under Pargana : Khaspur, District Collectorate Touzi Nos. 159, 169, 206 and 210, Re : Su No. 40, J.L. No. 21 of Mouza : Barakhola, under R.S. Dag No. 163, of R.S. Khatian Nos. 154, 162 and 170, being Kolkata Municipal Corporation Premises No. 924/1, Mukundapur, (bearing Mailing Address B-1/1, Satyajit Kanan, Kolkata Municipal Corporation Ward No. 109,

Borough : XII, Police Station : Purba Jadavpur, Kolkata : 700099, (Zone : E.M Bypass to R.N. Tagore Hospital) which is butted and bounded as follows :-

ON THE NORTH : By 19'-9" feet wide KMC Road ;

ON THE SOUTH : By Premises No. B49, Mukundapur ;

ON THE EAST : By Premises No. 924, MukundaPur ;

ON THE WEST : By 19" feet wide KMC Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(OWNER'S ALLOCATION)

That the Owner/First Part shall get and/or will be entitled to get 50% share of the sanctioned F.A.R, sanctioned by the Kolkata Municipal Corporation in the following manner :

- a) **All That** entire First Floor in the proposed Ground plus Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc.
- b) All That 50% of the Top Floor in the proposed Ground plus Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided

proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc.

c) That the Owner/First Part will get Rs.10,000/-(Rupees Ten Thousand) only as part of his allocation as per terms of the present Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(DEVELOPER'S ALLOCATION)

That the Developer shall get and/or will be entitled to get the rest of portion of flat/s, car parking spaces and other salable areas in the proposed Ground plus Three storied building along with all other common facilities and **TOGETHERWITH** undivided proportionate share of land **TOGETHER FURTHER WITH** undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc. utilizing the maximum area available for construction as per sanctioned building plan in the proposed building to be constructed in the **THIRD SCHEDULE** premises along with all proportionate share in the land underneath the building attributed for the said flat/s, car parking spaces and other salable areas and all proportionate right in common area and facilities available in the said premises. That the owner shall not claim any part of the Developer's Allocation.

The Owner shall not claim any part of the Developer's Allocation i.e. the remaining portion of the building and other spaces.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(COMMON RIGHTS AND FACILITIES)

1. Electrical wiring and fittings and fixtures for lighting the common passages, entrance of the *FIRST SCHEDULE* premises.
2. The staircase leading from the Ground Floor to the roof of the building.
3. The light points in the entrance of the building staircase, landings from the Ground Floor to the roof.
4. The overhead water reservoir and the underground water reservoir of the flats.
5. The main water connection pipe, which comes from the reservoir to the flats.
6. The rain water pipes, drains, sewerages, septic tank, boundary walls and all sides' passages in between and the boundary wall.
7. Electric meter room, main electric meter, pumps and switches fixed in the common areas.
8. Roof of the top floor of the building for fixing up T.V. Antenna, repairing of overhead tank, drying clothes and any social function subject to the consent of the other flat owners.
9. Lift, Lift shaft.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The expenses of maintaining, repairing, decoration etc. of the main structures and in particular exterior of the building, ultimate roof of the building and rain water pipes, water pipes and electrical wires as under or upon the building as enjoyed or used by the intending Purchasers of the flat, spaces and all other saleable spaces of the

premises and the main entrances, passages, lift, landings, staircase of the building as shall be enjoyed by the intending Purchaser/s and the Owners in common and the boundary wall of the building.

3. The cost of cleaning and lighting of the passage, landings, staircase and other portion of the building as shall be enjoyed by the Purchaser of the Developer's Allocation and the Owners.

4. The cost of salaries of durwans, if any, sweepers, pump men, electricians caretaker and other employees, if any for the above said building.

SPECIFICATION

Type of structure	:	R.C.C. foundation and footing in the concrete proportionate of 4:2:1 cement ratio.
Super Structure	:	R.C.C. frame work, column, beans, slabs, lintels, chajjas in the concrete proportionate of 4:2:1 ratio with 200 mm. thick brick wall on interior wall in 1:5 proportion and 75 mm. thick interior wall in 1:4 ratio.
Surface finish	:	Exterior good quality cement paint will be used Interior plaster of paris. Doors and windows will be painted with synthetic enamel.
Flooring:	:	All Flooring are of 2" X2" vitrified tiles.
Door	:	Water proof flash door with sal wooden frame. Main door of flat will be made of wood

::-30-::

- Window : Aluminum sliding window with quality glass with M.S. Steel guard.
- Kitchen : 20" X 5' granite cooking platform and black stone sink with 3 feet coloured tiled dado, flooring will be of Mabel/vitrified tiles.
- Balcony : Half height grill.
- Toilet : Concealed water line (Toilet only/w.c.)
- i) Two tap
 - ii) One shower (toilet)
 - iii) commode
 - iv) PVC cistern
 - v) porcelain hand wash basin with pillar cork
 - vi) 6 feet in height glazed tiles dado.
- W.C. :
- i) 2 Nos. tap
 - ii) White commode with PVC cistern
 - iii) 5 feet colored glazed tiles dado
- Plumbing/Drainage :
- i) Necessary drain sewer line inspection pits and accessories duly connected to the septic tank.
 - ii) Water pump with motor of requisite capacity.
 - iii) PVC main water pipe

::-31-::

- Electric :
- i) Concealed wiring with good quality copper cable built in channel switch board with piano switch.
 - ii) Two light points, one fan and one power point (5 Amp.) in bed room.
 - iii) Two light points, two fan points and two power points in dining/ drawing room (one 15 Amp. & other one 5 Amp.)
 - iv) One light and one power point in bathroom and kitchen (15 Amp. Power)

Note : Every point will be of 5 Amps. Capacity to be done for bed rooms.

Electric Meter : Procurement of Electric meter for individual flat from CESC shall be on account of respective flat owner.

Lift : Standard company made.

Roof : Necessary water treatment will be done.

Water Supply : Water will be provided through K.M.C water supply and by storing the same in underground reservoir. One overhead reservoir will be provided on the ultimate roof and the electric pump will fetch the water from the underground reservoir to the overhead reservoir.

N.B: Any extra work will be done on payment of extra cost well in advance intimation and payment

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands and seals the day month year first above written

SIGNED SEALED & DELIVERED

By the PARTIES in the presence of :

WITNESSES :

1. Rumpa Sarda
Wife of Mithun Sarda
B-1/1, Santa Jit Kana Mukunda Pur
Kolkata - 700033

Mithun Sarda
OWNER

2. Anubhava Sarkar
Sub let Narayan chandra
Sarkar
6/3, Gastron park
Kolkata - 700075
P.S - Suray park

TEAK WOOD
Sumit Sarkar
Partner

TEAK WOOD
Jayaditya Das
Partner

DEVELOPER

Prepared by me as per instruction and information given by the parties.

K Chatterjee
Advocate

Alipur Judges' Court,
Kolkata: 700027.

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Developer a sum of Rs.10,000/- (Rupees Ten Thousand) only being the within mentioned consideration as earnest money as per memo of consideration below:

Mithun Sander

By Cash on 04.04.2024

: Rs. 10,000/-

(Rupees Ten Thousand only)

Total - Rs. 10,000/-

WITNESSES:-



1. Romya Sancha

wife of Mithun Sander

B-1/1 Sankarjit Kana Mukudapur
Kodkunt - 700039

Mithun Sander

OWNER

2. Subhanga Banerjee

S/o Lt Narayan Chandra
Sankar

63, Coastal park
Kod - 700075

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

Name

Signature



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

Name ... Mithun Sarda

Signature ... Mithun Sarda



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

Name ... Sumita Sarkar

Signature ... S. Sarkar



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

Name ... Jayadrith Das

Signature ... Jayadrith Das



सुबंकार सरकार
SUBHANKAR SARKAR



सुबंकार सरकार
Subhankar Sarkar
जन्मतिथि / DOB: 20/10/1974
पुरुष / MALE



9455 0639 0008

MERA AADHAAR, MERI PEHCHAN



भारतीय रिजिस्ट्रार जनसंख्या प्रमाणिकरण
INDIAN REGISTRATION AUTHORITY OF INDIA

ठिकाना:
68, फर्स्ट रोड ईस्टर्न पार्क,
संतोषपुर एस.ओ. कोलकाता,
पश्चिम बंगाल 700075

Address
68, FIRST ROAD
EASTERN PARK,
Santoshpur S.O,
Kolkata,
West Bengal - 700075



1947 1000 300 1947
help@cidrnl.gov.in www.cidrnl.gov.in KOLKATA
K.O. Bar No. 1947, Bengaluru 560 001

Major Information of the Deed

Deed No :	I-1603-05785/2024	Date of Registration	04/04/2024
Query No / Year	1603-2000781457/2024	Office where deed is registered	
Query Date	22/03/2024 1:56:12 AM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777486008, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]		
Set Forth value	Market Value		
	Rs. 77,42,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 153/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (E.M. Bye pass – R.N. Tagore Hospital) , , Premises No: 924/1 , , Ward No: 109 Pin Code : 700099

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	3 Katha 2 Chatak		75,93,752/-	Width of Approach Road: 20 FL,
Grand Total :				5.1563Dec	0 /-	75,93,752 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	550 Sq FL	0/-	1,48,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		550 sq ft	0 /-	1,48,500 /-	




Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MITHUN SARDAR Son of Mr GOUTAM SARDAR Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office	 <small>04/04/2024</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
B-1/1, SATYAJIT KANAN, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: FWxxxxxx5D, Aadhaar No: 72xxxxxxxx2688, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	TEAK WOOD B-18, NANDAN KANAN, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN- 700075 , PAN No.:: AAxxxxxx2G,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
	Mrs SUSMITA SARKAR Wife of Mr SUBHANKAR SARKAR Date of Execution - 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 , Place of Admission of Execution: Office	 <small>Apr 4 2024 12:58PM</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
ADITI APT, 6B, EASTERN PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: Blxxxxxx2G, Aadhaar No: 40xxxxxxxx7199 Status : Representative, Representative of : TEAK WOOD (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr JAYADRITH DAS (Presentant) Son of Mr KINKAR DAS Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 4 2024 12:07PM	LTI 04/04/2024	04/04/2024
2, KABI SUKANTA LANE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District-South 24- Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx8H, Aadhaar No: 90xxxxxxx3995 Status : Representative, Representative of : TEAK WOOD (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHANKAR SARKAR Son of Mr NARAYAN CHANDRA SARKAR B-1/1, SATYAJIT KANAN, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700099		 Captured	
	04/04/2024	04/04/2024	04/04/2024
Identifier Of Mr MITHUN SARDAR, Mrs SUSMITA SARKAR, Mr JAYADRITH DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SARDAR	TEAK WOOD-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SARDAR	TEAK WOOD-550.00000000 Sq Ft

On 04-04-2024

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 12:08 hrs on 04-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr JAYADRITH DAS .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 77,42,252/-

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

Execution is admitted on 04/04/2024 by Mr MITHUN SARDAR, Son of Mr GOUTAM SARDAR, B-1/1, SATYAJIT KANAN, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr SUBHANKAR SARKAR, , Son of Mr NARAYAN CHANDRA SARKAR, B-1/1, SATYAJIT KANAN, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Others

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

Execution is admitted on 04-04-2024 by Mrs SUSMITA SARKAR, PARTNER, TEAK WOOD, B-18, NANDAN KANAN, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr SUBHANKAR SARKAR, , Son of Mr NARAYAN CHANDRA SARKAR, B-1/1, SATYAJIT KANAN, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Others

Execution is admitted on 04-04-2024 by Mr JAYADRITH DAS, PARTNER, TEAK WOOD, B-18, NANDAN KANAN, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jsdabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr SUBHANKAR SARKAR, , Son of Mr NARAYAN CHANDRA SARKAR, B-1/1, SATYAJIT KANAN, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 153.00/- (B = Rs 100.00/- ,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 121/-

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

Online on 03/04/2024 10:05AM with Govt. Ref. No: 192024250003399808 on 03-04-2024, Amount Rs: 121/-, Bank:

SBI EPay (SBlePay), Ref. No. 1959401650717 on 03-04-2024, Head of Account 0030-03-104-001-16

Online on 04/04/2024 11:55AM with Govt. Ref. No: 192024250005321648 on 04-04-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1060856031615 on 04-04-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 892, Amount: Rs.100.00/-, Date of Purchase: 01/04/2024, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/04/2024 10:05AM with Govt. Ref. No: 192024250003399808 on 03-04-2024, Amount Rs: 6,921/-, Bank:
SBI EPay (SBIPay), Ref. No. 1959401650717 on 03-04-2024, Head of Account 0030-02-103-003-02
Online on 04/04/2024 11:55AM with Govt. Ref. No: 192024250005321648 on 04-04-2024, Amount Rs: 3,000/-, Bank:
SBI EPay (SBIPay), Ref. No. 1060856031615 on 04-04-2024, 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

