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अष्टिबन्धन पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Barrupur, South 24 Parganas

11 4 JUN 2023

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee

PARTNER

Sailesh Banerjee
Pradeep Banerjee
Dipankar Banerjee
Debdina Banerjee
Debdina Banerjee
Debdina Banerjee

DEVELOPMENT AGREEMENT OR CONSTRUCTION

THIS AGREEMENT made on this the 14th day of June, Two Thousand and Twenty Three (2023).

Signature

No. 1338 Dt. 14.06.2023 Rs. 5000/-

Name Sarlen Banerjee

Address

Stamp Vendor

SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS

Subuddhipur, Belstala
P.O. & P.S. Baruiপুর,
South 24 Parganas,
Kolkata - 700144.



Advt. District Sub-Registrar
Baruiপুর, South 24 Parganas

14 JUN 2023

Smt. Sarlen Banerjee
1/06/2023 Subuddhipur
ab Baruiপুর K-144

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhishek Naskar
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag Choudhury
PARTNER

(2)

Sailen Banerjee

Prabir Banerjee

Tapan Kumar Banerjee

Debdinna Banerjee

Abhishek Naskar

Abhinandan Nag Choudhury

1. **Sri. Sailen Banerjee**, Pan No. ALRPB0564E, Son of Dinesh Chandra Banerjee, by Caste Hindu, by Occupation Retired, Aadhar No.- 4467 2986 4391, Mob No 9748856594, residing at Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144.
2. **Sri. Prabir Banerjee**, Pan No. AVMPB2586R, Son of Dinesh Chandra Banerjee, by Caste Hindu, by Occupation Business, Aadhar No. 4996 6126 9500, Mob No 9748856594, residing at Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144.
3. **Sri. Tapan Kumar Banerjee**, Pan No. AKUPB3124E, Son of Dinesh Chandra Banerjee, by Caste Hindu, by Occupation Business, Aadhar No. 5904 8106 9201, Mob No 8926664917, residing at Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144. hereinafter jointly called and referred to as the OWNERS/FIRST PARTIES (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

M/S. SHIVALAYA CONSTRUCTIONS, Pan No. AEWFS5332K, having its office address at 892, Mondal Para Road, Ukil Para, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, represented by its Partners

- 1) **Debdinna Banerjee**, S/O. Sailen Banerjee, Pan No. BEMPB8481H, Aadhaar No. 2442 9990 7144, by Caste Hindu, by Occupation Business, Mob No 8336039848, residing at Thai Para, Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144.
- 2) **Abhinandan Nag Choudhury**, S/O. Barun Nag Choudhury, Pan No. AYHPC9144J, Aadhaar No. 2023 7103 5528, Mob. No. 7003889289, by Caste Hindu, by Occupation Business, residing at 33B, Natunpara, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144.
- 3) **Debobroto Naskar**, S/O. Subroto Naskar, Pan No. APSPN7013F, Aadhaar No. 6115 8679 6578, Mob. No. 7003849749, by Caste Hindu, by Occupation Business, residing at Baruipur Golpukur, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, hereinafter called and referred to as the DEVELOPER/BUILDER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee

PARTNER

(3)

Sailen Banerjee

Prabir Banerjee

Tapan Kumar Banerjee

Debdina Banerjee

Debdina Banerjee

Debdina Banerjee

WHEREAS the scheduled "A" Property situated at **Mouza Subuddhipur**, under Baruipur Municipality Ward No. 13, Holding No. 347, Beltala Road, comprised in RS. & L.R. Dag No. 618, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 01 Cottah 13 Chattak 30 Sft. out of 15 Dec. and RS. & L.R. Dag No. 619, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 2 Cottah 04 Chattak 15 Sft. Bastu land with 1000 Sft. Structure total 04 Cottah 02 Chattak within P.S. Baruipur, Dist South 24 Parganas. Belonged to Gobordhan Naskar and the said Gobordhan Naskar transferred his property to Suma Rani Bondhopadhyay (Banerjee) on 15.12.1952 recorded in Book No. I, Volume No. 99, pages from 29 to 31, being Deed No. 8745, register in the office of SR Baruipur.

AND WHEREAS after purchased the said Suma Rani Bondhopadhyay (Banerjee) duly recorded her name in ROR and L.R. Khatrian No. 775.

AND WHEREAS the said Suma Rani Bondhopadhyay (Banerjee) died intested leaving behind the first party namely Sri. Sailen Banerjee, Sri. Prabir Banerjee, Sri. Tapan Kumar Banerjee, and Sandhya Bhattacharjee, Gita Chatterjee Ranjita Halder as her legal heirs and successors.

AND WHEREAS the said Gita Chatterjee died intested leaving behind only Son Dipankar Chatterjee and Ranjita Halder died intested leaving behind only Son Sandipan Halder.

AND WHEREAS the said Sandhya Bhattacharjee, Dipankar Chatterjee and Sandipan Halder jointly transfer their share of land to the first party namely Sri. Sailen Banerjee, Sri. Prabir Banerjee, Sri. Tapan Kumar Banerjee by way of Deed of Gift on 08.06.2023 being Deed No 5133, Register in the office of ADSR Baruipur.

AND WHEREAS the first Party became the lawful joint owners of the Schedule 'A' property and now enjoying the same and all of them having every right to enter into any agreement including any Memorandum of development work for the said Schedule 'A' land for its optimum development.

G/M

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhishek Vaskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinav Das

PARTNER

(4)

Sailen Banerjee

Pradeep Banerjee

Soupar Kumar Banerjee

Debdinna Banerjee

Abhishek Vaskar

Abhinav Das

AND WHEREAS the Owners/First part herein with a view to Develop the said made a proposal is the Developer for formulating a Scheme for development of the said schedule 'A' hereunder written and subject to sanction from Baruipur Municipality a until storeyed (G+IV) residential building thereon consisting self contained **ownership flat and shop room and after** careful consideration the owner and this Development have become satisfied about the benefits and advantages arising out of the said construction the developer has agreed to constant this said new building on the said premises of the owner in pursuance of this agreement on certain terms and conditions mentioned herein.

ARTICLE - I DEFINITION

A . **IN THIS AGREEMENT** unless it be contrary or repugnant is the subject or untext the words ad expression shall mean :-

1 . OWNERES:-

And their respective legal heirs, executors, administrators, legal representative and/or assigns.

2 . DEVELOPER SHALL mean the developer above named **M/S. SHIVALAYA CONSTRUCTIONS**.

And its Successors-in -interest and / or assigns.

3. SAID PREMISES shall mean the premised I.e ALL THAT piece and parcel of situated at **Mouza Subuddhipur**, under Baruipur Municipality Ward No. 13, Holding No. 347, Beltala Road, comprised in RS. & L.R. Dag No. 618, R.S. Khatain No. 321/1, L.R: Khatain No. 775, Area of land 01 Cottah 13 Chattak 30 Sft. out of 15 Dec. and RS. & L.R. Dag No. 619, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 2 Cottah 04 Chattak 15 Sft. Bastu with 1000 Sft. Structure total 04 Cottah 02 Chattak within P.S. Baruipur, Dist South 24 Parganas. within the local limits Baruipur Municipality of the which is more fully and particularly described in the Schedule 'A'.

4 . THE PROPOSED BUILDING shall mean the new building proposed to be constructed **G+IV** storied at the said premises of the owners/ First part by the Developer as per the plan sanctioned by the authority of the Baruipur Municipality.

G/10/20

M/S SHIVALAYA CONSTRUCTIONS
Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Abhishit Dasgupta
PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Abhishit Dasgupta
PARTNER

(5) Saiten Banerjee
Pradeep Banerjee
Deepan Kumar Banerjee

Debdinna Banerjee
Abhishit Dasgupta
Shirish Dasgupta

5. PROVISION - shall mean that owners of the said premises namely hereby give their consent is construct agreed looking building therein .

6. ARCHITECT- shall mean any such qualified architect pr architects as way be appointed/ nominated by the developer from this is time for the project at the said premises.

7. TIME :- The building shall be constructed and to be completed within 24 (Twenty four) months + 6 months extension (Grace period) from the date of sanctioned building plan from the Baruipur Municipality of the said land and premises subject to any delay due to force majeure time in this respect shall be treated as essence of the contract.

8. TRANSFER :- with is grammatical variation shall include transfer by a possession and by any other means adopted for effecting what is under stood as a transferred of space in the newly constructed building to the intending purchaser(s) thereof.

9. TRANSFEREE :- shall mean a person, persons firm , association to whom can space in the said newly proposed building at the said premises to be transferred by virtue of these presents .

10. THE OWNER'S ALLOCATION:- Owner's Allocation shall mean and include the allocation for 40% out of total newly constructed G+IV storied building i.e the First part who will get ALL THAT 40% percent of constructed area out of the newly constructed building together with undivided proportionate share of land of the proposed new building at the said schedule land and will all common area and facilities and amenities .

11. THE DEVELOPER'S ALLOCATION :- of the proposed building shall mean and including the rest of remaining portion after delivery of Owners allocation 60% of the constructed area together with undivided proportionate share of land of the proposed new building at the said scheduled land will be allocated share proportionally .

12. COMMON PORTION :- shall mean and include roof , terrace, Common passage, corridors , stair case , common lavatories, pump room, over head water tank , water and other facilities which will be provided by the developer which have been setout in the by the Developer which have been setout in the schedule premises hereunder written and the area required for establishment , location , enjoyment provision and /or management of the building .

Grill

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shilobrat Dasgupta

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shilobrat Dasgupta

PARTNER

(6)

Saiten Banerjee

Balvir Banerjee

Sapan Kumar Banerjee

Debdina Banerjee

Shilobrat Dasgupta

Shilobrat Dasgupta

13 . SALEABLE SPACE:- shall mean and is clued the space of the Developer's allocation is the newly proposed building which is available for independent use and occupation after making due provisions for common facilities and the space require therefore and all the measurement will be measure as per super Buildup area i.e including the 25% of the sanctioned building plan.

COMMENCEMENT

This agreement shall be in forced from the date of signing this agreement and shall remain is force for a period of **24 (twenty four)** months plus grace period of **180 days** from the date of obtaining sanctioned building plan by the Developer , but time may be extended in case of FORCE MAJEURE time in the respect shall be essence of the contract.

This agreement shall case to operate Cartier the aforesaid period is the event of complete transfer of all the allocated saleable space is the new propose building by the developer in the manner as provided herein which shall be proceeded by construction and delivery of possession of the owner's allocation .

THE OWNERS RIGHT & REPRESENTATION:-

- (a) That the owners is/are the full and absolute owner of the said premises free from all encumbrances . as free simple is possession.
- (b) Same and except as herein before mentioned the said premises is free from all encumbrances and the owner has/have a marketable the in respect of the said premises under Baruipur Municipality.
- (c) The owners shall deliver or hand over all original document relating to the said property which are is possession and control of the owner at the time of execution of these presents is the developer herein and the developer shall return the said documents after completion of the building and after transferring possession to the owners and also after registration of documents in favour of the intending purchaser/purchaser.

Gpau

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

(7) Saiton Banerjee
Bouler Banerjee
Japannuon Banerjee

Debdinna Banerjee
Debdinna Banerjee
Debdinna Banerjee

THE DEVELOPERS RIGHT & REPRESENTATION:-

- a . That the owners hereby grant subject to what has been herein under provided exclusive right to the developer to develop and construct building at the said premises with or without any amendment and /or mollification, if there is any violation , developer will be responsible and the owners will not liable to be the local Baruipur Municipality or any other authority for the work of construction by the developer .
- b . All application and other documents as may be required by the developer shall be prepared and submitted by the developer on behalf of the owner on the cost and expenses of the developer and the owners shall sign and execute all such paper and documents as and when necessary and the developer shall pay and bear all costs , changes and expenses for development of the said premises and the owner shall have no responsibilities to bear any cost whatsoever .
- c . That except the owner's Allocation or owners allotted portion in the said premises the developer has full right to execute any agreement for sale , transfer and convey from the developer's allocation is his /her/their own choice.
- d . The developer shall be at liberty to enter into any agreement to sell of their allotted portion in the said building to be constructed except the owner's allocation as defined hereinabove and is given possession in the purchaser or purchaser and enter into any agreement with them or execute conveyances in accordance with the statutory provisions applicable to such building.

DEVELOPER'S OBLIGATIONS

- a) The developer shall use and cense to be used such standard building materials /ISI brand as shall be specified by the architect and structural engineer of the building PROVIDED HOWEVER proportion and quality of such materials shall confirm in the specification as stated in national building code of India.

G. Hall

M/S SHIVALAYA CONSTRUCTIONS

Debdinma Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shalabrato Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shankar Singh

PARTNER

(8)

Saiten Banerji

Baldev Banerjee

Sayan Kumar Banerjee

Debdinma Banerjee

Shalabrato Naskar

Shankar Singh

- b) The building shall be consented and completed by the developer shall consist of the specification provided in schedule of specification hereunder written and all flats as well as common areas and facilities shall all consist of and be provided with materials, fixtures/ fittings, and facilities under o circumstances the developer shall be entitled to claim or demand any payment of whatsoever nature from the owner is in respect of construction and completion of the said owner's allocated portion, complete in all respect.
- c) All costs, changes, tees, taxes and expenses of whatsoever nature called for erection, construction and completion of the said building, its materials, fittings and fixtures is all respect residential connection of water, sewerage, electricity and other amenities for the building shall be paid and borne by the developer and the owners have no responsibility and/or liability to wards payment of any dues, liabilities, costs, changes and expenses or whatsoever relating to and /or arising there from any manner whatsoever after the date of execution of this agreement.
- d) The Developer shall be responsible and liable for payment of all costs, charges, tees and expense of the said building materials, all permission and other requirements for erection, construction and completion of the building and under no circumstances the owner shall be responsible or liable for payment of any amount of whatsoever latter on any account either is the developer or the any other persons or otherwise for erection, construction and completion of the said propose new building or any part thereof or any other amount or account or for any other acts, deeds, obligation and things by whatever name called that may be close executed or performed by the developer. The developer shall at his own costs and expenses cause to be required for supply of standard materials so to ensure the progress of erection, construction and ultimate completion of the building within the time frame specified herein.
- e) While dealing with and /or entering into any Agreement and/or dealing with commitment relating to the developer's allocation or any part thereof, the developer shall fully comply with observe, fulfillment and perform the requirement under the law and while incorporation and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the owner shall not be responsible or liable for any commitments that way be made by the developer.

G/pen

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Delephisho Vaskay

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shanku Gopal

PARTNER

(9)

Saiten Banerjee

Booleir Banerjee

Dorpan Kumar Banerjee

Debdinna Banerjee

Delephisho Vaskay

Shanku Gopal

f) That the Developer herein agreed owners allocation first then will take his Allocation i.e. development's Allocation out of the said newly constructed building as constructed as their own cost and expenses as stated above this the developer shall have every right to transfer, convey and assigned their stipulated allocation i.e developer allocation without any objection from the owners.

OWNER'S OBLIGATION

- a) The owners (all No.1 and 2 of the First parties) hereby grant subject to what has been herein under provided exclusive right developer to develop and construct building at the said premises as per sanctioned building plan . If there is any violation , Developer will be responsible and the owners will not be liable to the Bruipur Municipality or any other authority for work of construction by the developer and for delay and obstruction of construction the developer shall liable to compensate as per demand of the owners herein.
- b) All application and other documents as may be required by the developer shall be prepared and submitted by this Developer on behalf of the owners at the cost and expenses of the Developer and the owners shall sign and execute all such papers and documents as and when necessary and the Developer shall pay and bear all cost , changes and expenses for development as and when necessary of the said premises and the owners shall have no responsibility bear any cost whatsoever.
- c) The except the owners allotted portion in the said premises the developer has / have full right to execute any agreement for sale transfer and convey from the Developer's allocation according is his /her/their own choice.
- d) The Developer shall be at liberty to enter into agreement for sell of their allotted portion in the building of the said premises to be constructed except the owners allocation as defined herein above and to give possession to the purchaser/s and to enter into agreement with them to excite conveyance in accordance with the statutory provisions applicable to such building . As per terms of the owners allocation the developer will transfer and sale the fixed portion (a) the settled rate per sq.ft super built up once as mentioered above and is the schedule B hereunder writer .

C. Patel

M/S SHIVA LAYA CONSTRUCTIONS

Debdinra Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinra Banerjee

PARTNER

M/S SHI VALAYA CONSTRUCTIONS

Debdinra Banerjee

PARTNER

(10)

Sailem Banerjee

Debdinra Banerjee

Sapan Kumar Banerjee

Debdinra Banerjee

Debdinra Banerjee

Debdinra Banerjee

OWNERS FURTHER OBLIGATION

1. That all the owner shall sign and execute all plans, drawing, specifications, elevations, forms, applications, and all other papers and verify and affirm required affidavit and declaration as may be required from time to time for all any permissions, consent, sanctions or lines required under the law and connection with or relating to or arising out of construction, erection and completion of the said building or as may be and completion of the said building or as may be required from time to time in accordance with land and owners shall provide registered General power of Attorney in favour of the Developer.
2. To Provide the Developer with appropriate powers as are or way be required in connection with construction erection, completion of the newly proposed building and to appear for and represent the owners before all concurred authorities and to sign and execute application, declaration and other relevant papers and document to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocation of building materials for temporary and permanent connection of water, sewerage and electricity or as way be required from time to time in accordance with law.
3. During the subsistence of this Agreement, the owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said premises or any part thereof not shall enter in to any other Agreement or obligation of whatsoever nature with any other party or parties.

CONSIDERATION

1. The land upon which the said building shall be erected and constructed appurtenant there to as also the common areas facilities to be provided for and /or of the said building shall always remain common impertable, indefeasible and undivided whereas the owners shall be at liberty to deal with her allocated portions together with the undivided proportionate share or interest in the land as well as the common areas and facilities. the Developer shall similarly be entitled to deal with his allocated portion together with the undivided proportionate share or part of the said land as well as common areas and facilities in accordance with law.

G.M.

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Sachinbhai Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Sachinbhai Naskar
PARTNER

(11)

Sachin Banerjee
Partner Banerjee

Sachin Kumar Banerjee

Debdinna Banerjee
Sachinbhai Naskar

Sachinbhai Naskar

2 . The format of part indenture of convey once that may be required to be executed and registered by the said owner unto and in favor of the purchaser (s) in respect of the developer Allocation shall be prepared by the Developer and the owner shall only execute indenture of convey once(s) in respect of undivided proportional share of land underneath attributable to the Developer's allocated portion into and is favors of the purchaser (s) subject to the lins and conditions provided herein.

3 . Subject to the above conditions contained herein the Developer shall enter into any agreement relating to his allocated portions or any part thereof on such terms and conditions and stipulations as he way deed fit and the owner shall execute indenture in respect of undivided proportionate share of land attributable to the Developer's allocation unto and is favor of the Purchased(s) all cost , changes and expenses of the required value of stamp duty , registration costs, or incidental there to shall be borne by the purchaser (s) .

MISCELLANEOUS

1 . This Agreement shall always be treated as and agreement by and between principal to principal the owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be dewed to construe or constitute as partnership between the owners and the Developer or as Association or persons , Nothing is these presents, shall be construed as a sale , demise or assignment or conveyance in lieu of the said premises or any partner of to the Developer by the owners or as creating any right , title or interest in respect thereof in favor of the Developer other then an exclusive permission and right in favor of the Developer to develop the same subject to the terms and conditions mentioned in these presents .

2 . That time is essence of contract / Agreement .

3 . The owners before execution of this Agreement should hand over to the Developer all the Xerox copies / certificate copies and original Deed and other Deed or Deeds relating to the said land for construction against valid receipt from the Developer.

4 . The name of the Building will be fixed after mutual discussion by the parties herein in future .

Guru

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shelobhato Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shindhy Chis

PARTNER

(12)

Saiten Banerjee

Pradeep Banerjee

Sanjay Kumar Banerjee

Debdinna Banerjee

Shelobhato Naskar

Shindhy Chis

- 5 . That the Developer shall have all the right to display sign Board Advertisement Board to invite intending purchaser for gainful exploitation.
- 6 . If the Developer herein fails to hand over the owner's Allocation within the stipulated period then the Developer shall be liable / bond to pay all the owners amount till the delivery of owners Allocation(in heritable condition).
- 7 . The owners herein shall not use the vacant common spaces or areas of the sad proposed new building for the purpose of dustbin purpose and not create any obstruction for any construction job to be conducted by the Developer and also the ~~is~~ ^{intending purchaser} / buyers of the said building of the Developer's Allocation.
- 8 . That any dispute between the owners of the land and the Developer it arises for any matter shall be resolved amicably negotiation Arbitrator which her been appointed by both the parties if the negotiation tailed the same will be referred to the appropriable court of law .
- 9 . That is the event of violation of terms and conditions of this agreement either of the parties shall have every right to rescind this agreement and claim/ compensation and remedy against each other,
- 10 . That the Developer will obtain No objection Certificate from CMDA/Panchayet or other authorities as and when required at their own cost and expenses and the owners herein agreement to Co-operater in every possible way and also agreed to sign all the papers and from as required time to time .

FORCE MAJEURE

The parties thereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJEURE" and shall be suspended from the obligation during the duration of the FORCE MAJEURE.

C/M

Executant / Presentant

PHOTO

Name

Signature

Right Hand

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Left Hand

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Ex

ant



Name

Signature

Right Hand

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Left Hand

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Ex

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Name

Signature

Right Hand

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Index Finger

Middle Finger

Ring Finger

Little Finger

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Ring Finger

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tant



Name

Signature

Right Hand

Thumb

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Left Hand

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Index Finger

Middle Finger

Ring Finger

Little Finger

Debdinno Banerjee

M/S SHIVALAYA CONSTRUCTIONS

M/S SHIVALAYA CONSTRUCTIONS

(13)

Saiten Banerjee
Babir Banerjee
Deben Kumar Banerjee
Debdinna Banerjee
Shelabati Banerjee
Shikha Dey Das

JURISDICTION

The high court at Calcutta and its subordinate Courts of south 24 parganas at Alipore and Baruipur shall have the actual jurisdiction to entertain and determine all actions and proceeding arising out of these presents between this parties hereto.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Land situated at **Mouza Subuddhipur**, under Baruipur Municipality Ward No. 13, Holding No. 347, Beltala Road, comprised in RS. & L.R. Dag No. 618, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 01 Cottah 13 Chattak 30 Sft. out of 15 Dec. and RS. & L.R. Dag No. 619, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 2 Cottah 04 Chattak 15 Sft. Bastu with 1000 Sft. Structure total 04 Cottah 02 Chattak within P.S. Baruipur, Dist South 24 Parganas. The title property butted and bounded:-

The South :- 22 ft. wide Municipal Road.
The North :- 06 Feet Wide common Passage.
The East :- Dag No. 618 & 619..
The west :- 22 ft. wide Municipal Road.

THE SCHEDULE 'B' ABOVE REFERRED TO (Owner's Allocation)

Owner's Allocation shall mean and in clued the allocate for **40%** out of total newly constructed G+ IV storied building i.e the first part who will get with all common areas and facilities and amenities attached thereto in the followers manner ALL the Owners namely .

GIVEN

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shelabati Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shikha Dey Das
PARTNER

(14)

Sailen Banerjee
Babur Banerjee
Sayan Kumar Banerjee
Debdinna Banerjee
Shalishati Banerjee
Shanku Dey Chy.

THE SCHEDULE 'C' ABOVE REFERRED TO
(Developer's Allocation)

ALL THAT THE rest of remaining portion 60% of total construction area (after delivery of owners allocation) for the proposed building together with undivided proportional share of land of the proposed straight - storied building and all common areas and common facilities and amenities attached there is at the said schedule land will be allocated proportionately which is clued the entire ground floor as per plan to be sanctioned by the concerning authority of Baruipur Municipality.

THE SCHEDULE 'D' ABOVE REFERRED TO
(Common Portion)

- 1 . Common parts, passages and main entrances to the premises and the building .
- 2 . Common side spaces and passage (if any).
- 3 . Common boundary walls and main gate.
- 4 . Drainage and sewerage and all pipes and other installed for the same (except only those as are installed within the exclusive area of any unit and /or exclusively for in use)
- 5 . Electrical installation and its room and /or meter room (if any) transformer and electrical wiring and other fitting (excluding only those are installed with the exclusive area of any unit and /or exclusive for its use).
- 6 . Stair case , stair case landing and /or unit landings on all floors in the building.
- 7 . Lobbies on all floors of the building.
- 8 . Water Pumps , reservoir water tanks and all common plumbing installation for carriages of water .
- 9 . Such other common parts, areas, equipments, installations, fittings, fixtures of the premises and the building as are necessary for passage to and/or user of the units in common by co-owners but expressly excluding and the parapet walls of the building as may be demarcated by the developer herein.

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shalishati Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shanku Dey Chy.

PARTNER

(15)

Sailen Banerjee
Pradip Banerjee
Souran Kumar Banerjee

Debdinna Banerjee
Sheela Banerjee
Shweta Banerjee

10 . Common Areas as per sanctioned plan from Baruipur Municipality Roof , watchmen both on the Ground floor & Servant's Toilet on the Ground floor.

THE SCHEDULE 'E' ABOVE REFERRED TO
(The common expenses)

- 1 . All Costs of maintenance , operation , replacing , repairing white washing painting , decorating, redecorating, rebuilding, reconstruction , lighting the common portions in the building including their common outer walls and stair case and landing (proportionately) .
- 2 . The salary / wages of all person employed for the common purposes including darowans , security , sweepers , plumbers, electricians etc.
- 3 . All changes and deposit for supplies of common utilities to the co-owners in common (proportionately) .
- 4 . Municipality Tax , Govt. Rent , water tax and other levies in respect of the premises and the building have those separately assessed .
- 5 . Costs of formation and operation of the Association (proportionately) .
- 6 . Cost of running maintenance, repair and replacement of pumps/motor and other common installation including license fees, taxes and other levies (if any) (proportionately) .
- 7 . Electricity charges for the electrical energy consumed for the operation of the common services (proportionately) .
- 8 . All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- 9 . All other expenses, taxes, rates and other levies etc. as are deemed by developer to be necessary or incidental or libel to be paid by the co-owners in common including such account as be fixed for creating a fund for replacement went , renovation, painting and /or partition , repairing of common portions.

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Sheela Banerjee
PARTNER

SHIVALAYA CONSTRUCTIONS

Shweta Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

PARTNER

(16)

Sailen Banerjee

Debdinna Banerjee

Sopankumar Banerjee

Debdinna Banerjee

Debdinna Banerjee

Debdinna Banerjee

SPECIFICATION OF CONSTRUCTION (All standard Building Materials will be used)

STRUCTURE & FOUNDATION : R.C.C Column foundation with super stature.

WALLS: All the external walls shall be 200mm thick brick wall with Cement plaster . All internal partition walls shall be 125 mm & 75 mm thick brick wall with both side cement plaster , roof Treatment with net cement finish.

WINDOW: All windows shall be as sliding aluminium window with 3mm thick glass M.S section integrated Grill and handles with single coat of synthetic enamel paint over a coat of RED oxide paint .

DOOR: All doors frame shall be 100/62 mm main Door (with frame) and 75/62 mm internal doors will be fitted with door stopper and other necessary fitting all shutter shall be 32 mm thick flash type doors would be fitted with play balcony doors will be fitted with one side commercial water proof M.S. Hinges, handle aluminium Tower Bolt, Shall be provided to main door

KITCHEN: Floor Tiles and black stone kitchen platform with a cylinder space , Sink , tap-water connection and 6' fit height glazed tiles

TOILET: Floor Tiles and wall 5' fit height Glazed Tiles (standard Branded quality) fitted with common and other fittings/loft .

FLOORING: All the flooring shall be done by vitrified tiles (standard quality) size of 2 × 2 ft. Scirting and kitchen and bathroom floors will be finished tiles flooring.

INTERNAL FINISH: all internal walls and ceiling of living room bed rooms

OF WALLS kitchen, toilet & verandah shall be finished in putty or paris.

EXTERNAL WALLS: Painting of all external walls will be painted with coated of exterior paint of standard quality .

SANITARY & : All the internal horizontal solid and waste water line

C/M

Executant / Presentant
Debdinna Bamerjile

PHOTO

Name

Signature

M/S SHIVALAYA CONSTRUCTIONS

PARTNER *Shubh Ashay*

Right Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Executant / Presentant



Name

Signature *Debdinna Bamerjile*

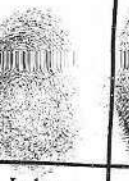
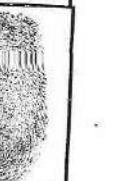
Right Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Executant



Name *Debdinna Bamerjile*

Signature *Debdinna Bamerjile*

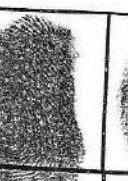
Right Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Executant



Name *Shubh Ashay*

Signature *Shubh Ashay*

Right Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



140620232009726676

GRIPS Payment Detail

GRIPS Payment ID: 140620232009726676
Total Amount: 2041
Bank/Gateway: SBI EPay
BRN: 0661989093339
Payment Status: Successful
Payment Init. Date: 14/06/2023 12:43:06
No of GRN: 1
Payment Mode: SBI Epay
BRN Date: 14/06/2023 12:43:32
Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr SAILEN BANERJEE
Mobile: 9748033462

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240097266778	Directorate of Registration & Stamp Revenue	2041
Total			2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

M/S SHIVALAYA CONSTRUCTIONS

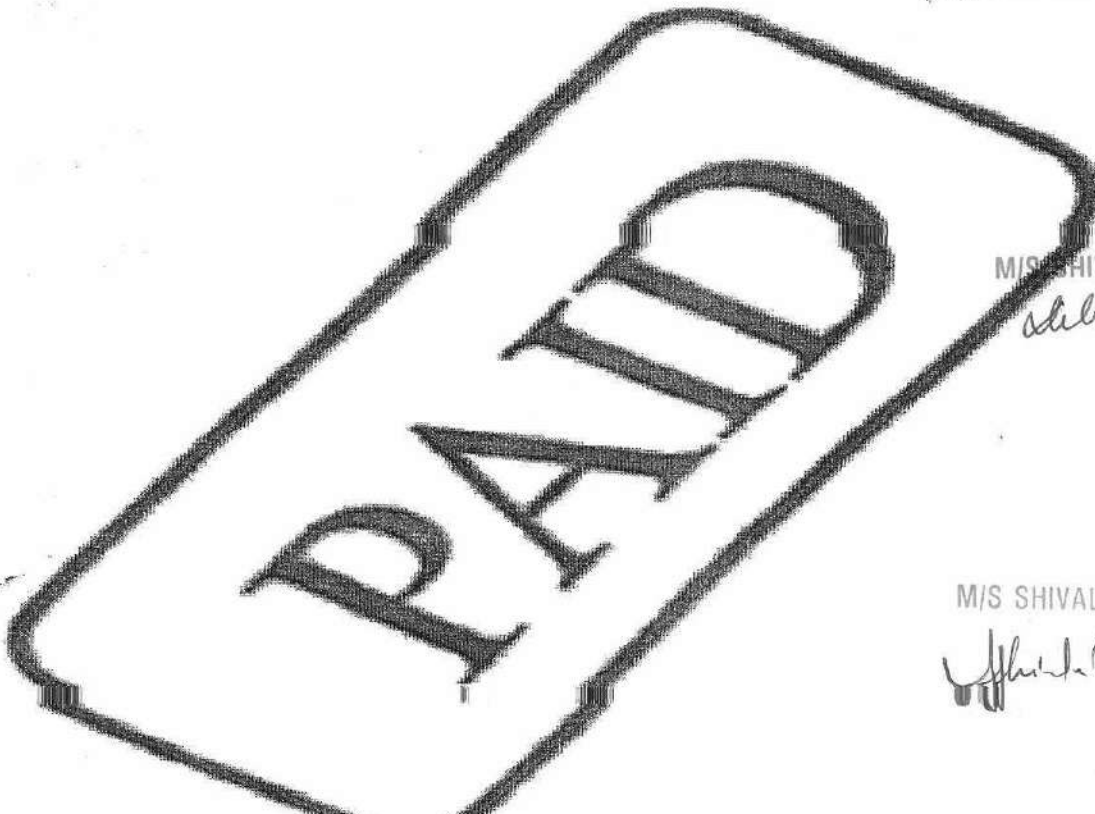
Deb dinne Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shibabrata Nayak
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shibabrata Nayak
PARTNER





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



192023240097266778

GRN Details

GRN: 192023240097266778
GRN Date: 14/06/2023 12:43:06
BRN: 0661989093339
Gateway Ref ID: IGAPSQSTC7
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Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBI ePay Payment Gateway
BRN Date: 14/06/2023 12:43:32
Method: State Bank of India NB
Payment Init. Date: 14/06/2023 12:43:06
Payment Ref. No: 3001538331/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SAILEN BANERJEE
Address: SUBBUDDHIPUR BELTALA, BARUIPUR
Mobile: 9748033462
Period From (dd/mm/yyyy): 14/06/2023
Period To (dd/mm/yyyy): 14/06/2023
Payment Ref ID: 3001538331/5/2023
Dept Ref ID/DRN: 3001538331/5/2023

M/S SHIVALAYA CONSTRUCTIONS
Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Chellobroto Sakey
PARTNER

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001538331/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	3001538331/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

M/S SHIVALAYA CONSTRUCTIONS
Shivalaya Chellobroto Sakey
PARTNER

PAID

Major Information of the Deed

Deed No :	I-1611-05354/2023	Date of Registration	14/06/2023
Query No / Year	1611-3001538331/2023	Office where deed is registered	
Query Date	14/06/2023 11:00:32 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gurudas Naskar Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748033462, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,000/-	Rs. 32,56,872/-		
Stamp duty 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:- Baruipur, Municipality: BARUIPUR, Road: Beltala Road, Mouza: Subuddhipur, , Ward No: 13, Holding No:347 JI No: 32, Pin Code : 700144

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-618	RS-321/1	Bastu	Bastu	1 Katha 13 Chatak 30 Sq Ft	1,000/-	11,68,123/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	RS-619	RS-321/1	Bastu	Bastu	2 Katha 4 Chatak 15 Sq Ft	1,000/-	14,30,624/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			6.8063Dec	2,000 /-	25,98,747 /-	
		Grand Total :			6.8063Dec	2,000 /-	25,98,747 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1,000/-	6,58,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	1,000 /-	6,58,125 /-	

M/S SHIVALAYA CONSTRUCTIONS

Debdinnee Banerjee
PARTNER

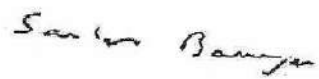
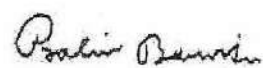
M/S SHIVALAYA CONSTRUCTIONS

Debdinnee Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinnee Banerjee
PARTNER

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Sailen Banerjee Son of Dinesh Chandra Banerjee Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	Photo  14/06/2023	Finger Print  LTI 14/06/2023	Signature  14/06/2023
Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: alxxxxxx4e, Aadhaar No: 44xxxxxxxx4391, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				
2	Name Prabir Banerjee (Presentant) Son of Dinesh Chandra Banerjee Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	Photo  14/06/2023	Finger Print  LTI 14/06/2023	Signature  14/06/2023
Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx6r, Aadhaar No: 49xxxxxxxx9500, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				
3	Name Tapan Kumar Banerjee Son of Dinesh Chandra Banerjee Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	Photo  14/06/2023	Finger Print  LTI 14/06/2023	Signature  14/06/2023
Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx4e, Aadhaar No: 59xxxxxxxx9201, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Alchhaboti Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

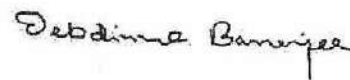
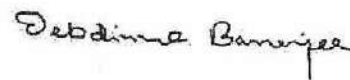
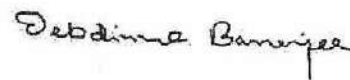
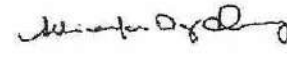
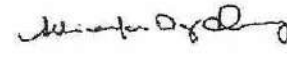
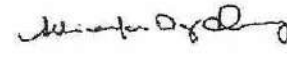
Uthirajyoti Chakraborty

PARTNER

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shivalaya Constructions 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.: aexxxxxx2k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Debdinna Banerjee Son of Sailen Banerjee Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office</td><td> Jun 14 2023 2:44PM</td><td> LTI 14/06/2023</td><td> 14/06/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Debdinna Banerjee Son of Sailen Banerjee Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 2:44PM	 LTI 14/06/2023	 14/06/2023	Thai Para Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BExxxxxx1H, Aadhaar No: 24xxxxxxxx7144 Status : Representative, Representative of : Shivalaya Constructions (as partner)		
Name	Photo	Finger Print	Signature									
Debdinna Banerjee Son of Sailen Banerjee Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 2:44PM	 LTI 14/06/2023	 14/06/2023									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Abhinandan Nag Choudhury Son of Barun Nag Choudhury Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office</td><td> Jun 14 2023 2:44PM</td><td> LTI 14/06/2023</td><td> 14/06/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Abhinandan Nag Choudhury Son of Barun Nag Choudhury Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 2:44PM	 LTI 14/06/2023	 14/06/2023	33B Natunpara, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxxx4J, Aadhaar No: 20xxxxxxxx5528 Status : Representative, Representative of : Shivalaya Constructions (as partner)		
Name	Photo	Finger Print	Signature									
Abhinandan Nag Choudhury Son of Barun Nag Choudhury Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 2:44PM	 LTI 14/06/2023	 14/06/2023									
3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Debobroto Naskar Son of Subroto Naskar Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office</td><td> Jun 14 2023 2:44PM</td><td> LTI 14/06/2023</td><td> 14/06/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Debobroto Naskar Son of Subroto Naskar Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 2:44PM	 LTI 14/06/2023	 14/06/2023	Baruipur Golpukur, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx3F, Aadhaar No: 61xxxxxxxx6578 Status : Representative, Representative of : Shivalaya Constructions (as partner)		
Name	Photo	Finger Print	Signature									
Debobroto Naskar Son of Subroto Naskar Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 2:44PM	 LTI 14/06/2023	 14/06/2023									

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag Choudhury

PARTNER

Identifier Details :

Name	Photo	Finger Print	Signature
Santanu Saha Son of Late Sridhar Ch Saha Baruipur, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144			
	14/06/2023	14/06/2023	14/06/2023
Identifier Of Sailen Banerjee, Prabir Banerjee, Tapan Kumar Banerjee, Debdinna Banerjee, Abhinandan Nag Choudhury, Debobroto Naskar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sailen Banerjee	Shivalaya Constructions-1.01979 Dec
2	Prabir Banerjee	Shivalaya Constructions-1.01979 Dec
3	Tapan Kumar Banerjee	Shivalaya Constructions-1.01979 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sailen Banerjee	Shivalaya Constructions-1.24896 Dec
2	Prabir Banerjee	Shivalaya Constructions-1.24896 Dec
3	Tapan Kumar Banerjee	Shivalaya Constructions-1.24896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sailen Banerjee	Shivalaya Constructions-333.33333333 Sq Ft
2	Prabir Banerjee	Shivalaya Constructions-333.33333333 Sq Ft
3	Tapan Kumar Banerjee	Shivalaya Constructions-333.33333333 Sq Ft

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag
PARTNER

On 14-06-2023

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

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

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

Presented for registration at 13:10 hrs on 14-06-2023, at the Office of the A.D.S.R. BARUIPUR by Prabir Banerjee , one of the Executants.

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 32,56,872/-

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

Execution is admitted on 14/06/2023 by 1. Sailen Banerjee, Son of Dinesh Chandra Banerjee, Subuddhipur Beltala, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Retired Person, 2. Prabir Banerjee, Son of Dinesh Chandra Banerjee, Subuddhipur Beltala, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Tapan Kumar Banerjee, Son of Dinesh Chandra Banerjee, Subuddhipur Beltala, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business
Indetified by Santanu Saha, , , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 14-06-2023 by Debdinna Banerjee, partner, Shivalaya Constructions, 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144
Indetified by Santanu Saha, , , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business
Execution is admitted on 14-06-2023 by Abhinandan Nag Choudhury, partner, Shivalaya Constructions, 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Santanu Saha, , , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 14-06-2023 by Debobroto Naskar, partner, Shivalaya Constructions, 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Santanu Saha, , , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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 14/06/2023 12:43PM with Govt. Ref. No: 192023240097266778 on 14-06-2023, Amount Rs: 21/-, Bank: SB
EPay (SBlePay), Ref. No. 0661989093339 on 14-06-2023, Head of Account 0030-03-104-001-16

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag Choudhury
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar
PARTNER

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1338, Amount: Rs.5,000.00/-, Date of Purchase: 14/06/2023, Vendor name: S NASKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2023 12:43PM with Govt. Ref. No: 192023240097266778 on 14-06-2023, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0661989093339 on 14-06-2023, Head of Account 0030-02-103-003-02

S. Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shelishkoti Naskar
PARTNER

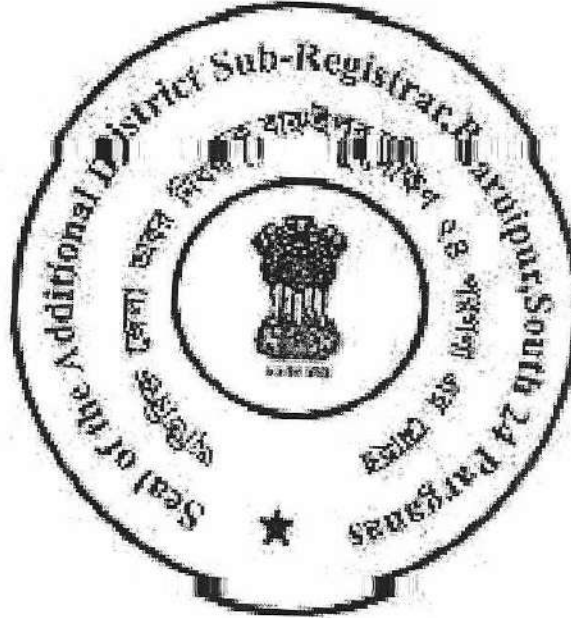
M/S SHIVALAYA CONSTRUCTIONS

Chaitanya Das
PARTNER

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 110652 to 110681
being No 161105354 for the year 2023.



Smandal

Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL
Date: 2023.06.15 13:57:18 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 2023/06/15 01:57:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

M/S SHIVALAYA CONSTRUCTIONS
Debdinno Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Chhobroto Naskar
PARTNER

M/S SHIVALAYA CONSTRUCTIONS
Shrinu Choudhary
PARTNER

(This document is digitally signed.)

(17)

Sailor Banerjee
Pradeep Banerjee
Dipankar Kumar Banerjee
Debdutta Banerjee
Siddhanta Banerjee
Siddhanta Banerjee

PLUMBING pipe shall be 50 mm & 100 mm pipes joint in cement.

All the vertical soil waste pipes shall be 50 mm 10 mm poly theme pipes joint if cement mortar and exposed to wall. all the Rain water pipes shall be 100 mm dia in good quality polythene. All the water supply pipes line shall be exposed to wall toilets and w/c 1 no each white Indian /European commode with cistern, head shower with cold water provision all bathrooms fitting such as stop cock, bib cock, pillar cock etc. with Branded product.

ELECTRICAL:- Wiring will be casting with standard wire high power voltage in poly theme conduit all wires shall be of copper of standard quality. All switch board of M.S Finish with walls with Acrylic cover and switch of any standard brand with standard MCB. All rooms will be provided commonly applicable electrical points including one A.C. Points (bed room) / line (4mm) and Geyser point / line 94mm) therein each stair landing with switch separate Meter for pump on the staircase.

ROOF TREATMENT:- Finished with net Cement.

WATER SUPPLY:- Each flat will be provided water supply from line from over head PVC water tank over head. water tank shall be fitted and filled up by water from under ground bore line through pump.

GENERAL:- All the internal approach roads shall be cement concrete to connect the building from the Municipal Road or Main Road. One main gate therein.

IN WITNESS WHERE OF the parties hereto have executed this Agreement on the day, month year first above written

M/S SHIVALAYA CONSTRUCTIONS

Debdutta Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Siddhanta Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTION

Siddhanta Banerjee
PARTNER

(18)

Sailesh Banerjee
Rakesh Banerjee,
Sapan Kumar Banerjee-
Debdinna Banerjee
Shelishrat Naskar,
Shrinidhi Chy.

SIGNED, SEALED AND DELIVERED BY THE OWNERS AND
DEVELOPPER HERE TO AT SONARPUR
IN THE PRESENCE OF :-
WITNESSES:-

1. Sonbar 36h
stobate Seillerch B.
of Dec 17. K-144

2. Anilchandra Sardar
Godolier Barmstala
PS Japnagar

Sailesh Banerjee
Rakesh Banerjee
Sapan Kumar Banerjee
SIGNATURE OF THE OWNERS

Debdinna Banerjee
Shelishrat Naskar,
Shrinidhi Chy.

SIGNATURE OF THE DEVELOPER

Drafted By

Gurudas Nannan (Adv)
P-1001, 1256 of
Baruipur Court

Typed By

Debasish Sardar
Debasish Sardar
Baruipur Court.

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shelishrat Naskar,
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shrinidhi Chy.
PARTNER