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Additional Registrar of Assurances-2
Kolkata

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Additional Registrar
of Assurances, Kolkata

30 NOV 2022

REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 30th day of
November, Two Thousand Twenty Two (2022) A.D.

BETWEEN

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(2)

(1).SRI TAMAL HAZRA, PAN : BNMPH3626P, Aadhaar No. 6597 0350 6127, Mobile No.9674729716, son of Late Banomali Hazra, , by occupation - Service, (2).SRI PATITPABAN HAZRA, PAN : ABWPH7626L, Aadhaar No.5427 3648 1497, Mobile No.8420236876, son of Late Bhima Pada Hazra, by occupation – Business and (3).SRI JITEN HAZRA, PAN : BNMPH3633L, Aadhaar No.5140 7470 2149, Mobile No.9874777019 son of Late Bhima Pada Hazra, by occupation – Service, all by faith - Hindu ,by Nationality-Indian, all are residing at Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal, hereinafter called and referred to as the “LAND OWNER/FIRST PARTY” (which terms or expression shall unless, excluded by repugnant to the subject or context shall mean and include their heirs, heiress, executors, administrators, legal representatives and assigns) of the FIRST PART. AND

M/S.KAMALESHWAR CONSTRUCTION a Sole Proprietorship Firm having its registered Office at Premises No. 22A, Raja Naba Krishna Street, Post Office- Hatkhola, Police Station -Shyampukur, Kolkata-700 005, District: Kolkata, represented by its Proprietor namely SRI KAMALESH SEAL (PAN - ATKPS6620B, AADHAAR No. 3209 8622 4956 and Mobile No.No. 9830024736) , son of Late Sudhir Kumar Seal, by Nationality - Indian, by faith-Hindu, by Occupation- Business , residing at Premises No:-BD-374,Salt-Lake City, Sector-I, Post Office-Bidhannagar C.C. Block, Police Station- Bidhannagar North, Kolkata-700 064, District: North 24-Parganas, West Bengal , hereinafter called and referred to as the “DEVELOPER/ CONFIRMING PARTY” which expression shall unless excluded by or

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(3)

repugnant to the subject or context be deemed to mean and include its successors, successor –in-interest successors in office, legal administrators, representative and assigns) of the **OTHER PART.**

WHEREAS by a Conveyance dated 10th day of September, 1956 made between Sri Durga Prasad Chamaria and Ors Vendors therein mentioned of the First Part and Sri Benarasilal Chamria & Ors the First Confirming Party therein mentioned of the Second Part and Sri Raja Ram Shaw the Second Confirming Party therein mentioned of the Third Part and Ram Prosad Shaw, Surya Narayan Shaw and Shew Narayan Shaw the Purchasers therein mentioned of the Fourth Part and Registered in the Office of Registrar of Assurances, Calcutta in Book No.1 Volume No.106, Pages from 174 to 187 being No.4136 for the year 1956 the said Ram Prosad Shaw, Surya Narayan Shaw and Shew Narayan Shaw last two named being minors represented by their father and natural guardian Raja Ram Shaw since deceased the said Ram Prosad Shaw, Surya Narayan Shaw, Shew Narayan Shaw jointly purchased Plot No. D measuring 2 Cottahs and 2 Chittacks 19 Square Feet being divided portion of Premises No. 32, Gora Chand Bose Road, Calcutta for a valuation consideration and free from all encumbrances from Durga Prasad Chamria and Ors of the First Party therein.

AND WHEREAS the said purchasers namely Ram Prosad Shaw, Surya Narayan Shaw, Shew Narayan Shaw have mutated their names in the records of the Calcutta Municipal Corporation then Calcutta Corporation on 09.01.1967 as joint owners thereof and the said Divided Lot "D" portion of Premises No. 32, Gora Chand Bose Road, Calcutta was separately

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assessed and known and numbered as Premises No. 32 F, Gora Chand Bose Raod, Calcutta by the said Calcutta Municipal Corporation then Calcutta Corporation and also mutated their names in the records of Land Registration Office, Collector of Calcutta being Land Registration Case No. 672 of 1956-57.

AND WHEREAS the Ram Prosad Shaw , Surya Narayan Shaw, Shew Narayan Shaw thereafter got a Plan Sanctioned for Construction of a Two Storied Building over the said plot "D" of the land at Premises No. 32 F, Gora Chand Bose Raod, Calcutta and constructed one storied and partly two storied structures thereon and enjoyed the same party for their own residence and partly by inducting Tenants in respect of 3 rooms in the said premises and realizing rents from them.

AND WHEREAS the said Ram Prosad Shaw died intestate in or about the year 1968 with unmarried leaving him surviving his said brother namely Raja Ram Shaw as his only heirs and legal representative as his mother died prior to said Ram Prosad Shaw long ago and they have no sisters.

AND WHEREAS the said Raja Ram Shaw died intestate in or about the year 1970 leaving him surviving his wife Smt. Sita Devi Shaw and said son namely Shew Narayan Shaw as his only heirs and legal representative under the Hindu Succession Act, 1956.

AND WHEREAS the said Surya Narayan Shaw died intestate in or about the year 1974 as a bachelor leaving him surviving his said mother Smt. Sita Devi Shaw as his sole heirs and representative under the Hindu Succession Act, 1956.

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AND WHEREAS as a result of said Ram Prosad Shaw and Surya Narayan Shaw , the said mother **Smt. Sita Devi Shaw and Shew Narayan Shaw** became the joint and absolute owners of the Premises No. 32 F, Gora Chand Bose Raod, Calcutta and they are enjoying the said premises by using the same as their residence and realising rents from the said tenants without any hindrances and /or obstacles from any quarters and /or co-sharers and/or any person or persons claiming through any of the co-sharers of persons for more than 12 years.

AND WHEREAS the said Owners/Vendors therein **Smt. Sita Devi Shaw and Shew Narayan Shaw alias Shib Narayan Jaiswal** sold, transferred and conveyed in portion of the Premises No. 32 F, Gora Chand Bose Raod, P.S. Burtolla, in the Town of Calcutta undivided one half part or share of the said Premises No. 32 F, Gora Chand Bose Raod, Calcutta out of total measuring an area **2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less** lying and situated Premises No. 32 F, Gora Chand Bose Raod, Police Station- Burtola, Calcutta unto and in favour of **Sri Tamal Hazra and Smt. Durga Dassi** on the strength of a Registered Deed of Sale , executed and registered on 29.04.1992 in the Office of Registrar of Assurances , Calcutta and recorded in Book No.1, Volume No.330, Pages from 253 to 268, Being Deed No. 9747 for the year 1992. By virtue of said Deed of Sale said **Sri Tamal Hazra and Smt. Durga Dassi** became the joint and absolute owners of the said one half part or share property and remainder peaceful & uninterrupted possession of the same.

AND WHEREAS the said Owners/Vendor therein **Smt. Sita Devi Shaw**

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and **Shew Narayan Shaw alias Shib Narayan Jaiswal** further sold, transferred and conveyed in rest portion of the Premises No. 32 F, Gora Chand Bose Raod, P.S. Burtolla, in the Town of Calcutta undivided one half part or share of the said Premises No. 32 F, Gora Chand Bose Raod, Calcutta out of total measuring an area **2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less** lying and situated Premises No. 32 F, Gora Chand Bose Raod, Police Station- Burtola, Calcutta unto and in favour of **Sri Patit Paban Hazra and Sri Jiten Hazra** on the strength of a Registered Deed of Sale , executed and registered on 29.04.1992 in the Office of Registrar of Assurances , Calcutta and recorded in Book No.1, Volume No.330, Pages from 269 to 284, Being Deed No. 9748 for the year 1992. By virtue of said Deed of Sale said **Sri Patit Paban Hazra and Sri Jiten Hazra** became the joint and absolute owners of the said one half part or share property and remainder peaceful & uninterrupted possession of the same.

AND WHEREAS the said Owner namely **Smt. Durga Dassi alias Durga Das wife of Late Shankar Das** died on 31.08.2008 leaving no issue and her share of the said property surviving her near relatives as the Landowners hereinabove.

AND WHEREAS the said landowners namely **Sri Tamal Hazra, Sri Patit Paban Hazra and Sri Jiten Hazra** became the joint and absolute owners of the said property and remainder peaceful & uninterrupted possession of the same and they have mutated their names as joint owners in Book of the Kolkata Municipal Corporation being Assessee No. **110161100640**, within Jurisdiction of Additional Registrar of Assurances , Kolkata.

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AND WHEREAS be it specifically stated that by way of inheritance and Deeds of Sale, the Owners / Landlords are the absolute joint owners of the Premises/ First Schedule Property free from all encumbrances and have the right to transfer the said property and the Schedule mentioned Property is not situated within notified area, cantonment area, leasehold property and Thika Tenancy Property and no embargo/restriction have been imposed by any Competent Authority/ Government Authority /the Honorable Court and there exists no litigation over the property.

AND WHEREAS the owners of the units shall be the owner of the proportionate share of land of the said property.

AND WHEREAS the said Landlord/Owners herein desirous to make construct of a Multi - Storied Building on the "First Schedule Property consisting with several Flat / Units according to the drawing, plan and specification drawn by the Architects.

AND WHEREAS the aforesaid present Landlord/owners approached the aforesaid Developer to construct a multi-storied building comprising Several self-contained Flats/ shops/Garages/ Rooms on the aforesaid land which is particularly mentioned in the First Schedule below and also materialize their desires for Ownership and possession of a portion of the total constructed area of the proposed new building for their own residential purpose as absolute joint owners thereof together with undivided proportionate share or interest in the land underneath the building and also with the right to use of common areas and common facilities of the total constructed area and land of the said building.

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(8)

AND WHEREAS the Developer hereby have agreed with the Landlord / Owners for the construction of the proposed Multi Storied R.C.C. framed structure with brick-built building various numbers of floors on the said property at its own cost and expenses the said proposed multi storied building shall be G+III may be constructed in case necessary permission granted from the competent authority/KMC.

AND WHEREAS the Developer hereby inspected and verified the scheduled First property is free from all encumbrances, charges, liens, lispendens. attachments, claims, demands, acquisitions and requisitions in any manner and the Owners have good marketable title thereto. The **OTHER PART/ DEVELOPER** has also verified by virtue of searching the property and after being fully satisfied and found the property free from all encumbrances agreed to develop the said property.

AND WHEREAS after mutual discussion held between the present Landlord/owners and the Developers, the Developers accepted the proposal to implement the said building project subject to the terms and conditions as appearing hereunder.

AND WHEREAS the Landlord herein shall put their respective signature on this instrument after approving the proposed plan of the premises.

AND WHEREAS the Land Owners/First Party herein express their desire to the develop her aforesaid demarcated plot of land measuring **2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less** lying and situated Premises No. 32 F, Gora Chand Bose Raod, Police Station- Burtola, Calcutta together with a partly two storied structure ,measuring an area 1200

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(One Thousand and Two Hundred) Square Feet on the Ground Floor and one Tin Shade measuring an area 600(Six Hundred) Square Feet on the First Floor more or less which is morefully described in the First Schedule hereunder written by constructing a multi storied building thereon, and the present Developer has accepted the said proposal and the present Landowner had decided to enter into the present Development Agreement with the Developer herefor the land mentioned above and explicitly in the First Schedule Property hereunder written and they shall vacate and deliver the vacant peaceful possession of the said land to demolish the existing old structure and to erect a new building on the said plot of land and also the smooth running of the said project , the Landowner herein agrees to execute a registered Development Power of Attorney, by which the Landowners herein has appointed and nominated the Developer herein as their Constituted Attorney, to act on behalf of the Landowners.

AND WHEREAS the Land Owners/First Part herein agreed that the said property is free from all encumbrances, charges, liens, lispence, attachment, acquisitions, requisitions whatsoever and howsoever and the said property is not subject to any suit or legal proceedings in any court of law. The Land Owners/First Party has full right to sign and execute this Development Agreement.

AND WHEREAS the Land Owners/First Party has not agreed, committed or contracted or entered into any agreement for sale or lease or mortgage of the said property or any part thereof with any person or persons.

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NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERETO HAVE MUTUALLY AGREED AND COVENATED as follows :-

ARTICLE - 1

1. **LAND OWNER** : the Land Owners/First part are the joint and absolute owner in respect of aforesaid land and structure lying and situated at Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal within limits of the Kolkata Municipal Corporation, Ward No. 16 being Assessee No. 110161100640.
2. **DEVELOPER** : shall mean **M/S. KAMALESHWAR CONSTRUCTION** a Sole Proprietorship Firm having its registered Office at Premises No. 22A, Raja Naba Krishna Street, Post Office- Hatkhola, Police Station -Shyampukur, Kolkata-700 005, District: Kolkata, in Ward No.010, within limits of the Kolkata Municipal Corporation, represented by its Proprietor namely **SRI KAMALESH SEAL** son of Late Sudhir Kumar Seal, by Nationality -Indian, by faith- Hindu, by Occupation- Business , residing at Premises No:- BD-374, Salt-Lake City, Sector-I, Post Office-Bidhannagar C.C. Block, Police Station- Bidhannagar North, Kolkata-700 064, District: North 24-Parganas, West Bengal.
3. **PREMISES NO** : shall mean the at Present Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal, under to be record of Kolkata Municipal Corporation, Ward No. 016 being Assessee No. 110161100640.

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4. **LAND ON WHICH PREMISES SITUATED** : the land measuring 2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less lying and situated Premises No. 32 F, Gora Chand Bose Raod, Police Station- Burtola, Kolkata-700 006 together with three storied building.
5. **NEW BUILDING** : shall mean the building to be constructed at the said Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal, Ward No. 16 under the Kolkata Municipal Corporation, as per building plan which to be sanctioned by the Kolkata Municipal Corporation whereon proposed G+3 storied building to be constructed.
6. **COMMON FACILITIES AND AMENITIES** : shall mean corridor, ways, passage way, pump room, over-head tank, reservoir, meter room, Sewerage line and drainage line other common and open space, roof of the main building and other common facilities and amenities which will be available therein the said building including common maintenance and management.
7. **SALEABLE OR SALABLE** : space shall mean the allocated area of the the Landowner and the Developer mentioned herein below in this agreement.
8. **LANDOWNER's Allocation** : Shall mean the consideration against the project by the Landowner which is more fully described in Second Schedule hereunder written .

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Developer must be arrange alternative accommodation to the Landowners in the same locality and bear all cost and expenses by the Developer till the date of re-possession of the newly constructed area.

9. **DEVELOPER's Allocation**: shall mean all remaining area of the proposed building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building ,which is more fully described in the Third Schedule written hereinbelow.
10. **COVERED AREA OF BUILT UP AREA** : shall mean measurement of the inside portion together with thickness of the walls of all sides and joints together with proportionate share of stair space.
11. **SUPER BUILT UP AREA** : shall mean and include covered area plus proportionate common area, common spaces, stair case, open space, lobbies and other areas of common enjoyment in the said project or proposed building.
12. **ARCHITECT/ENGINEER**: shall mean such person or persons being appointed by the Developer.
13. **SANCTION BUILDING PLAN** : shall mean the plan drafted by the L.B.S. of Developer and thereafter sanctioned by the Kolkata Municipal Corporation at their own cost and expenses on the total area of land measuring **2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less** lying and situated Premises No. 32 F, Gora

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Chand Bose Raod, Police Station- Burtola, Calcutta together with three storied building and after sanctioned the said building plan and thereafter the said developer shall construct the said multi storied building at their own costs, expenses and arrangements upon the land of the Land Owners.

14. **UNIT** : shall mean the partly or wholly constructed flats /units in the building and also include a proportionate share in common portion of the said property and structure whatsoever the case may be.

15. **TRANSFER**: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the landowner as a transfer of space in the said building /premises to intending purchasers thereof.

16. The Land Owner undertake to handed over vacant possession of the said property or premises unto and in favour of the DEVELOPER.

17. That the Land Owners shall provide all the papers and documents to the Developer for their searching and verification regarding the title of the property.

ARTICLE - II OWNERS SHARE

The Land Owners/First Part hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the consideration of multi storied building over and above the same will be entitled to have the allocation and the Landowners will get at the proposed building in the following manner as follows:-

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- a) First Floor : Half Western portion of Entire First Floor /share of Owners .
- b) Third Floor : Entire constructed area on the Third Floor /share of the Owners .

DEVELOPER'S SHARE

The Developer shall get remaining area save and except of the Owner's Allocation area out of the total new constructed building to be constructed at the said property, morefully and particularly described in the Third Schedule hereunder below.

- a) Ground Floor: Provided by the Tenants and rest Ground Floor
- b) First Floor : Half portion of Entire First Floor /share of Developer
- c) Second Floor : Entire constructed area on the Second Floor /share of the Developer .

ARTICLE - III COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced from the date of execution of this Agreement and it will be extended within 18 (Eighteen) months from the date of executing of this Development Agreement.

ARTICLE - IV DEVELOPER'S RIGHT

The Land Owner/First Part hereby will grant subject to what has been herein after provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various size of flats in order to sale

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the said flats, said Units/room of their share by entering into agreements for sale in respect of the "Developer's Allocation" to the intending purchaser or purchasers.

- a) Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either party or wholly will be taken by the Developer and issue money receipts in their own names but without creating any liability on the landowner.
- b) On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation together with all rights of common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner.
- c) On completion of the project, the Developer will handover undisputed possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Landowner.
- d) The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered power of attorney holder of the Landowner in respect of Developer's Allocation.

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ARTICLE - V APARTMENT CONSIDERATION

With due permission from the Land owner, the Developer will sell the flat and Unit/ room of the said premises of their share which is ambit of the 'Developer's Allocation' and to construct, erect and complete the building on the said premises as per the agreement as follows :-

- a) At their own cost, the Developer shall obtain all necessary permission and or consent for construction the said multi-storied residential building on the said land of the Land Owners. Demolishing charges will be carried on by the Developer and the Rubbish of old fittings will be disposed off by the Developer.
- b) To bear all costs, charges and expenses for construction of the building at the said premises by the Developer.
- c) Allocate the "Land Owner's Allocation" is morefully mentioned in the Second Schedule below in the building to be constructed at the said premises within 18 (Eighteen) months from the date of executing of this Development Agreement. After completion of new building, the Developer has agreed that they will deliver the "Owner's Allocation" possession to the Land Owner at first and thereafter they entitled to sale flat and unit/ rooms to any third party or purchaser or purchasers as their Developer's Allocation.
- d) That if any dispute will arise at the time of construction of the said building, the Developer will solve the problems i.e. Police, Local Publics, Local Club and any Court and in that event the Land Owner's will never

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(17)

involve the said problem and she will not solve any arising dispute regarding the said construction.

ARTICLE - VI LAND OWNER'S ALLOCATION

1. The Developer shall also construct and complete the newly construction together with the entire common facilities and amenities for the said building at their own cost and arrangements.
2. The Developer shall have no right, title, interest, whatsoever in the Land Owner's allocation and undivided proportionate share pertaining thereof in the land and in common facilities and amenities which shall solely and exclusively belongs to the Land Owner.
3. The Developer shall have no right or claim for payment or reimbursement of any cost, expenses or charges incurred towards the Land Owner's Allocation and/or the undivided share in common facilities and amenities. If the owner makes any extra work out of the developers' specification, the extra charges will be borne by the Land Owner.

ARTICLE - VII DEVELOPER'S ALLOCATION

The Developer shall get remaining area save and except of the Owner's Allocation out of total constructed area to be constructed at the said property, morefully and particularly described in the Third Schedule mentioned in below in newly constructed building with common facilities and amenities including the right to use thereof to be available at the said premises after providing for the Land Owners/First party's allocation and the Developer shall be entitled to

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enter into in an Agreement for sale and transfer in their own names with any purchaser and to receive and collect all money in respect thereof, all which shall absolutely belongs to the Developer. It is agreed by and between the parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the Developer to obtain any further consent from the Land Owners and this agreement, itself shall be treated as consent by the Land Owner/First party provided, however the Developer's allocation to any of their purchaser until the Developer shall make over possession to the Land Owner's Allocation at first and shall complete with all other obligations of the Developer to the Land Owner/First party's under this Development agreement.

ARTICLE - VIII PROCEDURE

The Land Owner/First party shall grant the Developer and/or her nominee or nominees, a Registered General Power of Attorney in favour of the Developer for smooth construction work and distribution of Flats, Shop Rooms and office room Registered the same with the strength of the said Registered General Power of Attorney, the Developer's Allocation only. The said Registered General Power of Attorney shall be inforced till transfer of Developer's Allocation and handed over the same the Flat Owners and unit/room Owners.

ARTICLE - IX BUILDING

1. The Developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said newly constructed building in accordance with the agreed plan by the both parties with good and standard material as may be specified by the engineer from time to time.

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2. The Developer shall erect and/or construct said building at their own costs as per specification and drawing provided by the engineer and shall also provide pump, water storage tanks, over head reservoir and electrification.
3. The Developer shall at their own cost and expenses and without creating any financial or other liabilities construct and complete the said building.
4. All cost charges and expenses including engineer's fee shall be paid, discharge and born by the Developer and the Land Owner/First party shall have no liability in this context.
5. It is further agreed by and between the parties hereto that so for as the portion of the building which the Developer shall be entitled to get in their "Developer's Allocation" in terms of this agreement, it shall be lawfully for the Developer to take advance payment from the parties intending to purchase the flats in the portion belonging to them and said agreement will be executed by the Land Owner.
6. It has been agreed by and between the parties that the common areas shall be enjoyed by the all owners of flat, shop room and roof right shall be entitled to Owners and Developer.
7. That in case of death of any parties the terms of this Agreement shall devolve on the legal heirs of the deceased parties.

ARTICLE - X FORCE MAJURE

That the time framed for the completion is subject to force measure /

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calamities which includes act-of-God, flood, famine, earthquake, draught, riots, war, civil commotion, natural calamity etc.

ARTICLE - XI COMMON FACILITIES

1. The Developer shall pay and bear the property taxes, rent and other dues and outgoings in respect of the said building, if any, till the completion of construction.
2. As soon as the building is completed and the electricity, wiring, sewerage line and water pipe lines are ready up to the portion of the Land Owner's Allocation, the Developer shall give written notice to the Land Owner at first requiring the Land Owner to take possession of the Land Owner's Allocation in the building.
3. As and from the date of service of notice of possession, the Land Owner and/or any Purchaser or the Developer shall be responsible to pay and bear proportionate share of building tax and the service charges of common facilities in the building and the said charges shall be included the proportionate share of taxes of the building, water, fire and scavenging charges and taxes, light, sanitation till allocation and management of the common facilities, renovations, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, switch, pumps, motors, reservoir, roof top tank, meter room and other electrical installation, Installation of Lift, applications and equipments, stairways corridors, passages, ways, ultimate roof and other common facilities whatsoever as may be mutually agreed from time to time.

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ARTICLE - XII MISCELLANEOUS

That is hereby agreed by and between the parties hereto as follows :

1. That the said Developer shall make over the Land Owner the peaceful and vacant possession of the shop room as per allocation of the Land Owner before handing over any shop room from its i.e. "Developer's Allocation" to any party and/or its nominee or nominees.
2. It is agreed between the Land Owner and Developer that after getting the Owner's Allocation from the Developer then the Land Owner shall be measure her Owner's Allocation carpet area of their flats, shop room and office room which is more and particularly mentioned the Second Schedule hereunder written by her own L.B.S. and in that event if any dispute will be arise regarding to the said covered up area measurement of said flats then the Developer will be liable for the same.
3. That the Land Owner shall always co-operate and assist the developer for making conveyance or conveyances in respect of selling of the flat/ flats, shop room of the "Developer's Allocation" to the intending purchasers and/or its nominee or nominees and the Land Owner shall sign all documents and deeds of conveyance for transferring the flats to the said Developer or their nominee or nominees or purchasers of the flats, shop room and shall present in the office of the Registrar A.R.A, Kolkata in Office of Assurances Kolkata for the purpose before delivery of the possession of the "Owner's Allocation" to the Land Owner.

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4. The said Land Owner shall sign all deeds and/or documents, when necessary for transferring of the said flat/flats, shop room and office room to the said Developer and/or their nominee or nominees, purchaser or purchasers. The said Land Owners shall not claim any money or money out of the proceeds from selling of the said flat/flats, shop room from the "Developer's allocation".
5. The said Developer shall execute the deed of conveyance or conveyances of the said flat/flats, shop room from their allocation, their nominee or nominees.
6. The Developer shall have full control and management over the construction on the said property and shall have full right and liberty to engage, appoint masons, labourers, engineers, architects, or any person or persons under his control and supervision for the purpose of construction as aforesaid.
7. The period for the completion of the construction shall be completed within 18 (Eighteen) months from the date of executing of this Development Agreement. The Land owner and the Developer hereby agrees as follows :-
 - (i) The original deeds and documents and all other paper or papers in respect of the said property shall be kept in the custody of the said Land owner and the said Land Owner shall be bound to produce the said original deeds or documents and all other paper or papers before the said Developer or their instructions before the appropriate authority or authorities.

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It is pertinent to mentioned here Developer shall not mortgage the deed of the said property of Land Owner to any Nationalized Bank and/or any Semi Bank of India, any Financial Institutions and also they shall not take any house loan after keeping the said deed of Land Owners to the said bank.

- (ii) With the co-operation of the Land owner, the Developer shall take the "No Objection Certificate" from the concern authority / Owners prior to starting the construction.
- (iii) The Developer shall be fully entitled to demolished the old structure and shall be entitled to dispose of the same.
- (iv) The Developer shall complete the building within 18 (Eighteen) months from the date of executing of this Development Agreement and if the Developer shall unable to complete within the said stipulated time then the Land owner shall provide further 6 months time after completion of the said 18 months and if the Developers will not constructed the said new building within the said 18(Eighteen) months, in that condition then the Land Owners shall have right to cancel this Development agreement without serving any notice to the Developer.
- (iii) That if any dispute will, arises by and between the Land Owner and Developer then they shall sort out the same under mutual consultation and discussion for the sake of completion of the project.
- (iv) That after the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all contd....p/24

the rules and regulations to be framed by any society/association/ holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given his/her consent to abide by such rules and regulations.

(v) The name of the building shall be given by the Developer in due course.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Described of Land and Premises)

ALL THAT piece and parcel of Bastu Land measuring 2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less together with partly two storied building measuring an area 1200(One Thousand and Two Hundred) Square Feet on the Ground Floor and one Tin Shade measuring an area 600(Six Hundred) Square Feet on the First Floor more or less lying and situated Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal being Assessee No. 110161100640, under Kolkata Municipal Corporation Ward No. 016 within the jurisdiction of A.R.A.Kolkata, District - Kolkata and the said property is butted and bounded as follows:

- ON THE NORTH : By common passage and 32J and 32H, Gora Chand Bose Road ;
- ON THE SOUTH : By Gora Chand Bose Road ;
- ON THE EAST : By common passage and thereafter premises No. 32E/1C, Gora Chand Bose Road ;
- ON THE WEST : By Premises No. 32G, Gora Chand Bose Road ;

contd...p/25

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

The Land Owner/First party hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the consideration of multi storied building over and above the same will be entitled to have the allocation and the Landowner will get at the proposed building in the following manner as follows:-

- a) First Floor : Half western portion of Entire First Floor /share of Owners .
- b) Third Floor : Entire constructed area on the Third Floor /share of the Owners .

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

Developer's Share : The Developer shall get remaining area save and except of the Owner's Allocation of the said total constructed area to be constructed at the said property will be under the "Developer's Allocation" along with amenities and facilities of the said newly multi-storied or G+3 stories building lying and situated at Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal .The Developer /Second party hereto in consideration for cost of construction to develop the said premises as stated in the First Schedule herein above by raising the consideration of multi storied building over and above the same will be entitled to have the allocation and the Developer will get at the proposed building in the following manner as follows:-

contd...p/26

- a) Ground Floor: Provided by the Tenants and rest Ground Floor
- b) First Floor : Half portion of Entire First Floor /share of Developer
- c) Second Floor : Entire constructed area on the Second Floor /share of the Developer .

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Construction Specification)

SPECIFICATIONS OF THE FLAT

Structure	: R C.C. framed structure with brick walls 5 ft.
External Wall	: Plastered with cement mortar and finished with decorative cement based paints with wall putty
Internal Walls	: Cement plastered finished with wall putty.
Doors	: Main door will be made of wood and internal doors will be wooden frame with flush type shutters both side painted 1 (one) hasbolt and door eye in entrance door. Anodized tower bolts, hasp bolt, stopper, handle etc. in each door, P.V.C. door frames will be provided in every toilet and all 9 ft. long tower bolt from inside of the door.
Windows	: Aluminum frame with 1.5 m.m.with Poudere code thick glass panels M.S. Grill of box window.
Flooring	: Tiles on Floor with 6 ft. (approx) skirting on wall and Roof floor must be built with roof in Mosaic,
Kitchen	: Marble flooring in Kitchen, glazed tiles dado of 3 ft. – 0 inch height over black stone table and Steel sink will be provided. Kichen No.2 slab must be galaxy in the Landowner portion.

contd...p/27

(27)

- Sanitary:** Marble flooring in every toilet and 6 ft.high tiles and their must be a Potty hand shower fitting in every toilet and Geysers line should be done in one toilet and one white E.W.C. with cistern, one white basin will be provided and full concealed pipe line with one head shower, two Bib Cock will be provided in common toilet, one white E.W.C. and cistern with two Bib cock will be provided in attached toilet.
- Electrical Work** : Air Condition line must be done in any one bedroom of each flat and two air Conditioning line must be done in Rs. 600 Sq.ft. Flat. Entire conceal wiring with copper conduct wire, bedrooms and liv/din will have three light points, one fan point and one 5 Amp. Plug oint and one 15 Amps Power Points in Liv/Din. There will be one light point, one exhaust point and one 15 Amps plug point in each kitchen and common toilet, one light point in balcony and attached toilet.
- Water Arrangement** : Underground Reservoir will be provided with motor pump and overhead reservoir and/or the provision permits by the concerned Municipality and water tank must be made of cement not any PVC or plastic water tank not required.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Description of common parts and portion)

1. Staircase, lift landing on all floors, and roof of the top floor
2. Water pump, water pipes and others common pump installation.
3. Electrical wiring, Meters and fittings (Excluding those as are installed for any particular unit).
4. Drainage and Sewers.
5. Pump house.
6. Boundary walls and main gates.
7. Such other common parts, areas, equipments, installation, fixtures, fittings and space in or about the said building as are necessary for passage or for the use and occupy of the flats in common.
8. Roof Floor must be built with tiles or mosaic. contd..p/28

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Common Expense)

1. All cost of maintenance, operations, repairs, replacement services and white washing painting reconstructing decorating redecorating of all other common areas/parts its fixtures fittings electrical wiring and equipments in under or upon the building enjoyment or used common by the occupation of the building.
2. All cost of maintenances of Lift,
3. The salaries and other expenses incurred for any payable to any person employed for common purpose including security, electrician, maintenance, against earthquake, damages, fire lighting, mob violence, civil commotion, etc. if insured.
4. Expenses for supplies of common utilities electricity, water charges etc. payable to any concerned authorities and or organization and payment of all charges incidental thereof.
5. Sinking fund and other contributions.
6. Municipal Corporation and other rates and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion of land.
7. Costs and establishment and operational charges of the Developer of the Association of the Co-operative Society relating to common purpose.
8. All such other expenses and outgoing as are deemed by the Developer and/or the Association or Co-operative Society to be necessary for or incidental thereto.
8. Electricity expenses for lighting , lift all that common parts outer walls of the building, parking space and for operation of all the common areas.

contd...p/29

(29)

IN THE WITNESS WHEREOF THE LAND OWNERS AND DEVELOPER hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of following

WITNESSES :

1. Subhajit Hazra
32/F, Uson Chand Box Road
KOL-6

2. Ashok Shrotri
5/1 Saria Tulla Lane
KOL - 700006

1. Tamal Hazra.

2. Pratibha Hazra

3.

SIGNATURE OF THE LANDOWNERS

For KAMALESHWAR CONSTRUCTION

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted, prepared & Identified by me

(Rabin Nath Bera), Advocate

Enrolment No. W.B.-260 of 2011












Sealdah Civil Court, 5th Floor,

Kolkata - 700 014.









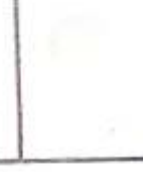

Computerized by me

Sealdah Civil Court, 5th Floor,





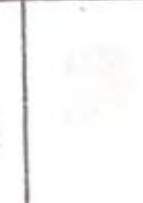






Kolkata - 700 014

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name TAMAL HAZRA
 Signature Tamal Hazra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PATIT PABAN HAZRA
 Signature Patit Paban Hazra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name JITEN HAZRA
 Signature Jiten Hazra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name KAMALESH SEAL
 For KAMALESHWAR CONSTRUCTION
 Signature *K Seal*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BNMPH3626P





नाम / Name
TAMAL HAZRA

पिता का नाम / Father's Name
BANOMALI HAZRA

जन्म की तारीख / Date of Birth
01/01/1972

1402022


Tamal Hazra
 Taxpayer's Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें
अधिकार क्षेत्र के अंतर्गत, यह कार्ड को एक
नवीन संस्करण, जारी कर दिया,
अप्रैल 2019 से प्रारंभ में।
संदेश संख्या, और संदेश को देखें,
एनई - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax Officer, New Delhi, 110001.
संदेश संख्या - 411 016.

Plot No. 51, Survey No. 9774,
Model Colony, New Delhi, Delhi 110001,
Phone - 411 016.

Tel: 91-11-2721 0080, Fax: 91-11-2721 8081
www.incometax.gov.in

Tamal Hazra



ভারত সরকার
Government of India

তামাল হাজরা
Tamal Hazra
পিতা : বনমালী হাজরা
Father : BANOMALI HAZRA
জন্ম তারিখ / Year of Birth : 1972
পুরুষ / Male



6597 0350 6127

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
32এফ, গোরু চন্দ্র বোস রোড,
বিভূন স্ট্রীট, কোলকাতা,
পশ্চিমবঙ্গ, 700006

Address:
32F, GOR CHAND BOSE ROAD,
Beadon Street S.O, Beadon
Street, Kolkata, West Bengal,
700006

6597 0350 6127

1947
1600 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Tamal Hazra.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PATITPABAN HAZRA
BHIMAPADA HAZRA
10/11/1962
Permanent Account Number
ABWPH7626L

Signature



Patitpaban Hazra



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1213/40005/12838

To
Patit Paban Hazra

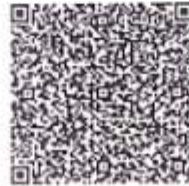
23/12/2016

S/O: Bhima Pada Hazra
32/F
GORA CHAND BOSE ROAD
Beadon Street
Beadon Street, Kolkata, Kolkata,
West Bengal - 700006
8420236876



KA084069155FH

08406915



आपका आधार क्रमांक / Your Aadhaar No. :

5427 3648 1497

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Patit Paban Hazra

DOB: 01/01/1962

Male

5427 3648 1497



मेरा आधार, मेरी पहचान

Patit Paban Hazra



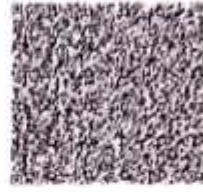
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BNMPH3633L



नाम / Name
JITEN HAZRA

पिता का नाम / Father's Name
BHIMA PADA HAZRA

जन्म की तारीख /
Date of Birth
01/01/1957

जितेन्द्राज
हस्ताक्षर / Signature

14052022

जितेन्द्राज



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 1040/19511/83076

Jiten Hazra (জীতেন হাজরা)

32F, GORA CHAND BOSE ROAD, Beadon
Street S.O, Kolkata,
West Bengal - 700006

আপনার আধার সংখ্যা/Your Aadhaar No.:

5140 7470 2149



আমার আধার, আমার পরিচয়



1947



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- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



জীতেন হাজরা
Jiten Hazra
জন্মতারিখ/ DOB: 01/01/1957
পুরুষ / MALE



ঠিকানা:

32এফ, গোরা চাঁদ বোস রোড,
বিডন স্ট্রীট এস ও, কোলকাতা,
পশ্চিমবঙ্গ - 700006

Address:

32F, GORA CHAND BOSE ROAD,
Beadon Street S.O, Kolkata,
West Bengal - 700006

5140 7470 2149

আমার আধার, আমার পরিচয়

5140 7470 2149

MEERA AADHAAR, MERI PEHACHAN

জীতেন হাজরা



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Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTIISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAMALESH SEAL
SUDHIR KUMAR SEAL

17/12/1966
Permanent Account Number
ATKPS6620B

Kamalesh Seal
Signature



Kamalesh Seal



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

সংসদে নিযুক্ত পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা: ব্লক 374, সল্টলেক সিটি, সেক্টর 01, বিধাননগর (পূর্ব), বিধাননগর, উত্তর 24 পরগনা, পশ্চিম বঙ্গ, 700064

Address: BD 374, SALT LAKE CITY, SECTOR 1, Bidhannagar(M), Bidhannagar, North 24 Parganas, West Bengal, 700064

3209 8622 4956



1547



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ভারত সরকার
Unique Identification Authority of India
Government of India

আপনার আধার সংখ্যা / Enrollment No.: 0635/10174/66475

To
Kamalesh Seal
কমলেশ সীল
BD 374
SALT LAKE CITY
SECTOR 1
Bidhannagar(M)
Bidhannagar, North 24 Parganas, North 24 Parganas,
West Bengal - 700064
9830024736

24/08/2017

79821033



KA798210331FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3209 8622 4956

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



কমলেশ সীল
Kamalesh Seal
জন্ম তারিখ / DOB: 17/12/1966
লিঙ্গ / Male

3209 8622 4956

আমার আধার, আমার পরিচয়

Kamalesh Seal



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BAR COUNCIL OF WEST BENGAL

STATUTORY BODY UNDER THE ADVOCATES ACT, 1951
2 & 3, KRISHN BAHADUR ROY ROAD, KOLKATA - 700001
PHONE : 2248 8888 / 7233

IDENTITY CARD



Name RABINRANATH BERA

Advocate

Father's/Husband's Name _____

KRISHNA PRASAD BERA

[Signature]
SRI KANAKA SETHI (WIFE)
CHAIRMAN EK-COMMITTEE

[Signature]
ANSAR BARDAL
CHAIRMAN

Secretary/Assistant Secretary

Date 18.2.12

NB : Valid till WB No. is not assigned

Date of Birth 04.02.1966

Enrolment 10.03.2011

Enrolment No. F/3/2011

Present Address - Do -

Address Recorded on the Roll
28/4, Yogi Para Lane,
P.S. Narcoindanga, Ground Floor,
Kolkata-700 006

Card No. C-8935

[Handwritten Signature]



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



192022230195192048

GRN Details

GRN:	192022230195192048	Payment Mode:	SBI Epay
GRN Date:	29/11/2022 15:05:39	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5871063098015	BRN Date:	29/11/2022 15:06:11
Gateway Ref ID:	IGAOSQEGY2	Method:	State Bank of India NB
GRIPS Payment ID:	291120222019519203	Payment Init. Date:	29/11/2022 15:05:39
Payment Status:	Successful	Payment Ref. No:	2003371480/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Debasis Das
Address:	141/B, A. P. C. Road
Mobile:	9903077557
E-Mail:	dasdebasis656@gmail.com
Contact No:	9903077557
Depositor Status:	Others
Query No:	2003371480
Applicant's Name:	Mr RABINDRA NATH BERA
Identification No:	2003371480/1/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	29/11/2022
Period To (dd/mm/yyyy):	29/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003371480/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2003371480/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



291120222019519203

GRIPS Payment Detail

GRIPS Payment ID:	291120222019519203	Payment Init. Date:	29/11/2022 15:05:39
Total Amount:	9941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5871063098015	BRN Date:	29/11/2022 15:06:11
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	Debasis Das
Mobile:	9903077557

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230195192048	Directorate of Registration & Stamp Revenue	9941
Total			9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

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

PAID



Major Information of the Deed

Deed No :	I-1902-14333/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003371480/2022	Office where deed is registered	
Query Date	29/11/2022 9:07:59 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RABINDRA NATH BERA SEALDAH CIVIL COURT 5TH FLOOR ROOM NO 501, Thana : Entaly, District : South 24- Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8777069965, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 87,06,739/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (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 :



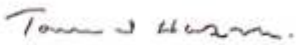






District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gora Chand Bose Road, , Premises No: 32F, , Ward No: 016 Pin Code : 700006

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	2 Katha 2 Chatak 19 Sq Ft		78,80,539/-	Property is on Road
Grand Total :				3.5498Dec	0 /-	78,80,539 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details .
S1	On Land L1	1800 Sq Ft.	0/-	8,26,200/-	Structure Type: Structure
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1800 sq ft	0 /-	8,26,200 /-	










Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAMAL HAZRA Son of Late BANOMALI HAZRA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office			
	30/11/2022	LTI 30/11/2022	30/11/2022	
32F, Gora Chand Bose Road, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BNxxxxxxx6P, Aadhaar No: 65xxxxxxxx6127, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				
2	Name Mr PATITPABAN HAZRA Son of Late BHIMA PADA HAZRA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office			
	30/11/2022	LTI 30/11/2022	30/11/2022	
32F, Gora Chand Bose Road, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxxx6L, Aadhaar No: 54xxxxxxxx1497, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				
3	Name Mr JITEN HAZRA Son of Late BHIMA PADA HAZRA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office			
	30/11/2022	LTI 30/11/2022	30/11/2022	
32F, Gora Chand Bose Road, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BNxxxxxxx3L, Aadhaar No: 51xxxxxxxx2149, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KAMALESHWAR CONSTRUCTION 22A, Raja Naba Krishna St., City:- Kolkata, P.O:- HATKHOLA, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.:: ATxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr KAMALESH SEAL (Presentant) Son of Late SUDHIR KUMAR SEAL Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 30 2022 2:43PM </td> <td>  LTI 30/11/2022 </td> <td>  30/11/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr KAMALESH SEAL (Presentant) Son of Late SUDHIR KUMAR SEAL Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office	 Nov 30 2022 2:43PM	 LTI 30/11/2022	 30/11/2022
Name	Photo	Finger Print	Signature						
Mr KAMALESH SEAL (Presentant) Son of Late SUDHIR KUMAR SEAL Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office	 Nov 30 2022 2:43PM	 LTI 30/11/2022	 30/11/2022						
BD-374,SALT LAKE CITY,, Block/Sector: 1, City:- Bidhannagar, P.O:- BIDHANNAGAR CC BLOCK, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0B, Aadhaar No: 32xxxxxxxx4956 Status : Representative, Representative of : KAMALESHWAR CONSTRUCTION (as PROPRIETOR)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RABINDRA NATH BERA Son of Mr KRISHNA PRASAD BERA SEALDAH CIVIL COURT, 5TH FLOOR,, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014			
	30/11/2022	30/11/2022	30/11/2022
Identifier Of Mr TAMAL HAZRA, Mr PATITPABAN HAZRA, Mr JITEN HAZRA, Mr KAMALESH SEAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr TAMAL HAZRA	KAMALESHWAR CONSTRUCTION-1.18326 Dec
2	Mr PATITPABAN HAZRA	KAMALESHWAR CONSTRUCTION-1.18326 Dec
3	Mr JITEN HAZRA	KAMALESHWAR CONSTRUCTION-1.18326 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr TAMAL HAZRA	KAMALESHWAR CONSTRUCTION-600.00000000 Sq Ft
2	Mr PATITPABAN HAZRA	KAMALESHWAR CONSTRUCTION-600.00000000 Sq Ft
3	Mr JITEN HAZRA	KAMALESHWAR CONSTRUCTION-600.00000000 Sq Ft

On 30-11-2022

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 13:45 hrs on 30-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr KAMALESH SEAL .

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 87,06,739/-

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

Execution is admitted on 30/11/2022 by 1. Mr TAMAL HAZRA, Son of Late BANOMALI HAZRA, 32F, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 2. Mr PATITPABAN HAZRA, Son of Late BHIMA PADA HAZRA, 32F, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr JITEN HAZRA, Son of Late BHIMA PADA HAZRA, 32F, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service
Indetified by Mr RABINDRA NATH BERA, , , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT, 5TH FLOOR,, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-11-2022 by Mr KAMALESH SEAL, PROPRIETOR, KAMALESHWAR CONSTRUCTION (Sole Proprietorship), 22A, Raja Naba Krishna St., City:- Kolkata, P.O:- HATKHOLA, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005

Indetified by Mr RABINDRA NATH BERA, , , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT, 5TH FLOOR,, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 3:06PM with Govt. Ref. No: 192022230195192048 on 29-11-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 5871063098015 on 29-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7314, Amount: Rs.100.00/-, Date of Purchase: 28/11/2022, Vendor name: S C MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 3:06PM with Govt. Ref. No: 192022230195192048 on 29-11-2022, Amount Rs: 9,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 5871063098015 on 29-11-2022, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 485766 to 485806

being No 190214333 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.05 13:11:42 -08:00
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2022/12/05 01:11:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)