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

Addl. Dist Sub-Registrar  
Kolkata, South 24 Parganas

16 DEC 2021

## DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 16<sup>th</sup> day of December, 2021 (Two Thousand Twenty One).

BETWEEN

SRI SUJOY S  
Sadhukhan,  
Sadhukhan P  
and referred

16 DEC 2021

43096

No.....Rs.-5000/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipur Police Court, Kol-27

Bochisatwa Basu.  
Advocate  
Alipur Police Court  
Kolkata - 27



43096 = 5000/-

16 DEC 2021



Addl. Dist. Sub-Registrar  
Alipore  
16 DEC 2021  
South 24 Parganas  
Kolkata-700027

Identified by  
Bochisatwa Basu  
(Advocate)  
Alipur Police Court  
Ref-22



SRI SUJOY SADHUKHAN (PAN-BKUPS07711) (AADHAAR 53381804236), son of Sri Sudhangshu Sadhukhan, by faith Hindu, by nationality Indian, by occupation Business, residing at Boral Sadhukhan Para, P.O. Boral, P.S. Sonarpur, Kolkata-700154, Dist- South 24 Parganas, hereinafter called and referred to as the "LAND OWNER" (which expression shall unless exclude by or repugnant to the context be deemed to mean include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART/FIRST PARTY;

AND

M/S SAYANTIKA ENTERPRISE, a Proprietorship Firm, being represented by its Proprietor namely, SMT. MITA DAS (PAN-AKHPD8360K) (AADHAAR NO. 873110315123), wife of Sri Shyamal Das, residing at B/34, Brahmapur South End, P.O. Brahmapur, P.S. Bansdrani, Kolkata-700096, hereinafter called and referred to as the "DEVELOPER/PROMOTER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the OTHER PART/SECOND PARTY.

WHEREAS, one Lalita Chowdhury, wife of Sri Sadhan Chandra Chowdhury, by one Deed of Sale had purchased all that piece and parcel of Bastu land measuring more or less 10 Katha 1 Chittak lying and situated at Pargana: Magura, District Collectorate Touzi No. 14, J.L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station-Regent Park now Bansdrani, within the limits of Kolkata Municipal Corporation in its Ward No. 111, in the District- South 24-Parganas, along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto from Sri Pankaj Chakraborty and Sri Hironmoy Chakraborty and the same is registered at the Office of Sub-Registrar Alipore and recorded in Book I, Volume 135, Pages 243 to 245, Being No. 7240 for the year 1964 and started enjoying the same free from all encumbrances, charges and equities whatsoever with all right title and interest over the said property.

AND WHEREAS, in course of possession as the absolute owner the said Lalita Chowdhury divided her aforesaid 10 Cottahs 1 Chittak land into four plots, "A", "B", "C" and "D" and subsequently gifted all that the Bastu land measuring 2 Cottahs 2 Chittaks being Plot "A" with a brick built tin shed structure situated on the said Plot "A" measuring more or less 100 Sq. Ft. out of the land measuring more or less 2 Cottahs 4 Chittaks as 2 Chittaks land was to be used exclusively for the purpose of widening of the 8 Feet wide common passage adjacent to the western side of Plot "A", to her daughter Smt. Krishna Chowdhury by a Deed of Gift being registered at the Office of Registrar of Assurance-I, and recorded in Book I, Volume No. 1, Pages 1 to 17, Being No. 2391 for the year 2004 and thereafter again the said Lalita Chowdhury gifted all that the Bastu land measuring 2 Cottahs 3 Chittaks being Plot "B" with a brick built tin shed structure situated on the said Plot "B" measuring more or less 100 Sq. Ft. out of the land measuring more or less 2 Cottahs 5 Chittaks as 2 Chittaks land was to be used exclusively for the purpose of widening of the 8 Feet wide common passage adjacent to the western side of Plot "B", to her daughter Smt. Rita Chowdhury by a Deed of Gift being registered at the Office of Registrar of Assurance-I, and recorded in Book 1, CD Volume No. 3, Pages 11007 to 11028, Being No.



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Alipore

16 DEC 2021

South 24 Parganas  
Kolkata- 700027



91600 for the year 2013, to Smt. Rita Chowdhury after her marriage came to be known as Smt. Rita Dey Sannyamat.

AND WHEREAS, while seized and possessed of the said Smt. Krishna Chowdhury for valuable consideration sold all that her said 2 Kathas 2 Chittaks of Bastu land with structure thereon along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto to the owner herein, by a Deed of Conveyance dated 02.06.2010 being registered at the Office of the Additional District Sub-Registrar Alipore, South 24-Parganas and recorded in Book I, CD Volume No: 20, Pages: 2905 to 2916, Being No. 04582 for the year 2010 and from then on the owner herein namely Sri Sujoy Sadhukhan and is possessing the said 2 Cottahs 2 Chittaks of Bastu land with structure thereon free from all encumbrances, charges and equities whatsoever with all right title and interest over the said property and duly mutated his land in the records of Kolkata Municipal Corporation being Premises No.503, Panchanantala and Assessee No.311111607805.

AND WHEREAS, while seized and possessed of the said Smt. Rita Dey Sannyamat nee Chowdhury for valuable consideration sold all that her said 2 Cottahs 3 Chittaks of Bastu land with structure thereon along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto to the owner herein, by a Deed of Conveyance dated 12. 07. 2013 being registered at the Office of the Additional District Sub-Registrar Alipore, South 24-Parganas and recorded in Book I, CD Volume No.: 23, Pages: 4940 to 4954, Being No. 05676 for the year 2013 and from then on the owner herein namely Sri Sujoy Sadhukhan and is possessing the said 2 Cottahs 3 Chittaks of Bastu land with structure thereon free from all encumbrances, charges and equities whatsoever with all right title and interest over the said property and duly mutated his land in the records of Kolkata Municipal Corporation being Premises No. 502, Panchanantala and Assessee No.311111607799.

AND WHEREAS the land owner herein duly mutated his name in the record of B.L.& LRO vide Memo No. 18/Mut/4893/BLLRO/ATM/KASBA Dt.12.09.2012 and Memo No. 18/Mut/3910/BLLRO/ATM/KASBA Dt.30.08.2011 and also converted his land from Bagan to Bastu vide Memo No.17/7132/Con Certificate/BLLRO/ATM/KASBA dt.28.11.2017 and Memo No.17/7134/Con Certificate/BLLRO/ATM/KASBA dt.28.11.2017

AND WHEREAS by the said two registered Deeds of Sale dated 02.06.2010 and 12.07.2013 the owner herein became the absolute owner for a total of all that the piece and parcel of 4 Katha 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdroni, within the limits of Kolkata Municipal Corporation in its Ward No. 111, in the District: South 24-Parganas, along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto.

AND WHEREAS, the particular piece of property in form of all that piece and parcel of 4 Katha 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J.L. No. 48, Mouza



Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station ~ Regent Park now Bansdrani, within the limits of Kolkata Municipal Corporation in its Ward No 111, in the District: South 24-Parganas along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto (hereinafter called and referred to as the "said property") 'being the "RED" bordered area in the sketch plan annexed hereto thus involved herein for these presents / Agreement of Joint Venture is the subject matter as described, detailed and delineated in SCHEDULE "A" hereunder written and hereinafter appearing.

AND WHEREAS the owner herein intended to construct a multistoried building on the Schedule "A" property and made a Development Agreement dated 18<sup>th</sup> November 2013 with SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED, a company registered under the Companies Act, 1956 having its registered office at Flat No. 103/104, B-Block, Bharati Tower, Forest Park, Bhubaneswar 751009, Orissa, India and also carrying on business at Bhattacharyapara, Rathbari, Post Office Boral, Police Station Sonarpur, Kolkata 700 154, being represented by its MANAGING DIRECTOR, SRI PADMA LOCHAN MOHANTY, son of Late Mana Govinda Mohanty, residing at 2A, Forest Park, Police Station New Capital Bhubaneswar, Post Office Ashok Nagar, District Khurda, Bhubaneswar 751009, by virtue of a registered Development Agreement which was duly registered on 18.11.2013 at the Office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 36, Pages from 880 to 903, being No. 08824 for the year 2013 and by virtue of a registered Development Power of Attorney which was duly registered on 18.11.2013 at the Office of A.D.S.R. Alipore, South 24 Parganas and recorded at Book No. I, CD Volume No. 36, Page from 904 to 922, being No. 08825 for the year 2013.

AND WHEREAS due to some unavoidable circumstances and for several of other reasons the idea/plan of Development of the property by raising a multi storied building thereon has not been matured and till date nothing can be done towards the materialization of the Project. And under the changed circumstances the Parties herein named i.e. the Land Owner and SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED have mutually decided not to proceed with the Development Project any more at this point of time and because of the same they have further decided to cancel the said Development Agreement on 8.12.21 being Deed No. 3323/2021 and also cancel the said Development Power on 8.12.21 being Deed No. 370/2021 registered in the office of A.D.S.R. Alipore.

AND WHEREAS the land owner herein duly mutated his name in the record of B.L. & LRO vide Memo No. 18/Mut/4893/BLLRO/ATM/KASBA Dt. 12.09.2012 and Memo No. 18/Mut/3910/BLLRO/ATM/KASBA Dt. 30.08.2011 and also converted his land from Bagan to Bastu vide Memo No. 17/7132/Con Certificate/BLLRO/ATM/KASBA dt. 28.11.2017 and Memo No. 17/7134/Con Certificate/BLLRO/ATM/KASBA dt. 28.11.2017.

AND WHEREAS the land owner herein duly amalgamated his two lands in the records of Kolkata Municipal Corporation being Premises No. 502, Panchanantala and Assessee No. 311111607799.

Sujoy Sadhukhan



AND WHEREAS the land owner now further desirous to construct a multistoried building and wants to give 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdroni, being Premises No. 502, Panchanantala and Assessee No.311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, in the District: South 24-Parganas to the developer herein to develop his property by raising a G + III storied building thereon.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

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

**ARTICLE -I  
(DEFINITION)**

1. **OWNER:** SRI SUJOY SADHUKHAN, son of Sri Sudhangshu Sadhukhan, residing at Boral Sadhukhan Para, P.O. Boral, P.S. Sonarpur, Kolkata-700154, Dist- South 24 Parganas
2. **DEVELOPER:** M/S SAYANTIKA ENTERPRISE, a Proprietorship Firm, being represented by its Proprietor namely, SMT. MITA DAS, wife of Sri Shyamal Das, residing at B/34, Brahmapur South End, P.O. Brahmapur, P.S. Bansdroni, Kolkata-700096. The terms in these presents shall unless contrary or repugnant to the context mean and include the following:
3. **ARCHITECT :** The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.
4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Fifth Schedule hereto.
5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Third Schedule hereto.
6. **ARBITRATOR** shall mean such person or persons whom the DEVELOPER and OWNER jointly may from time to time appoint as the Arbitrator for the Project.
7. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.
8. **LAND** shall mean ALL THAT piece and parcel of 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S.

Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdroni, being Premises No. 502, Panchanantala and Assessee No.311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, in the District: South 24-Parganas.

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

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

11. **OWNER'S ALLOCATION AS FIXED AS FOLLOWS:** In the new straight three storied Building, be constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNER** shall get

- i) **ALL THAT** one residential 2BHK flat on South-West side measuring about 550 sq.ft. covered area and one residential 2BHK flat on North-East-West side measuring about 638 sq.ft. covered area on **SECOND FLOOR**.
- ii) **ALL THAT** one residential 2BHK flat on South-West side measuring about 549 sq.ft. covered area on **THIRD FLOOR**.
- iii) **ALL THAT** two nos. of car parking space on North-West side on **GROUND FLOOR**.
- iv) Developer will give the Land Owner Rs. 5,00,000/- (Five Lakh) only as forfeit money.

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

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

- i) **ALL THAT** entire **FIRST FLOOR**;
- ii) **ALL THAT** one residential 2BHK flat on South-East side on **SECOND FLOOR**.
- iii) **ALL THAT** one residential 1BHK flat on South-East, one residential 1BHK flat on North-East, one residential 1BHK flat on North-West on **THIRD FLOOR**;
- iv) **ALL THAT** one car parking space on North-East side, one residential 2BHK flat on



**Southern side, one Office space on eastern side on GROUND FLOOR.**

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

13. **PLANS** shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations/modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the OWNER and in case of any Revised Plan also such approval has to be taken.

14. **PREMISES** shall mean having comprised in the premises having an area of ALL THAT piece and parcel of 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdroni, being Premises No. 502, Panchanantala and Assessee No. 311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, in the District: South 24-Pargana more fully described in the FIRST SCHEDULE hereto.

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

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

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

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

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

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

20. **SUBMISSION OF THE DOCUMENTS** : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the OWNER to the Developer and against this submission the Developer issue a



proper receipt to the land owner for his documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

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

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

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

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

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

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

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

## ARTICLE-II COMMENCEMENT

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

## ARTICLE - II OWNER'S OBLIGATION

**2.1** The 'OWNER' has agreed to produce the original papers of the above mentioned schedule land to the Developer.

**2.2** That the OWNER will to upto date all corporation taxes, B.L.&L.R.O. khajna, corporation mutation, B.L.&L.R.O. mutation and also bear the cost of the amalgamation of two lands.

**2.2** The 'OWNER' has agreed to make over possession of the said property now within her possession of the schedule land as and when required by the Developer for new construction thereon.



2.3 Subject to the proceeding clause, the 'OWNER' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owner' share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority within a stipulated period of 1 year and 18 months from getting sanction plan from Kolkata Municipal Corporation if the Developer will not be able to complete the work within the stipulated period of 18 months from getting sanction plan from Kolkata Municipal Corporation then the OWNER will give them another 6 months as a grace period as mutually agreed upon by the parties hereto.

2.4 That after completion of construction and delivery of possession of OWNER allocation in the new building, the OWNER shall convey and transfer to the Builder and/or their nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.

2.5 The OWNER shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The OWNER shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.6 OWNER has to collect GST(if necessary) on all flats they sold to any third party as per Government rate which they either have to give to developer and the developer will pay to Government or the land lord will pay directly to Government if they sell any flat to developer then developer will look after the GST.

2.7 OWNER has to collect the transformer charges from all the purchasers of his allocation of the proposed G+III storied building and the same has to be transferred to developer if the transformer will be installed in this project.

2.8 The OWNER hereby undertakes that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

2.9 The OWNER shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the DEVELOPER even at the time of construction work if any labour or mason or any



man connected with said venture dies due to accident OWNER shall not be held responsible and liable to pay any compensation for the same.

2.10 The OWNER hereby agrees and covenants with the DEVELOPER not to do any act, deed or thing whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any of the DEVELOPER allocated portion in the building after completion of the new building.

2.11 The owner hereby agrees and covenants with the developer/promoter not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoter, if anything is not going against the spirit of this Agreement.

2.12 The OWNER hereby agrees and covenants with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.13 The OWNER hereby agrees and covenants with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

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

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

2.16 That the OWNER will liable to pay 50% of total cost bear by the DEVELOPER for installation of the transformer.

### **ARTICLE - III** **OWNER'S RIGHTS AND REPRESENTATIONS**

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

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

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

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

3.5 The Developer as well as the OWNER shall collect individual clearance Income Tax if required in respect of their individual allocation.

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

4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNER' and the 'developer' shall pay and bear all



fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

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

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

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

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

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

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owner and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered General Power of Attorney executed by the Land OWNER in favour of the Developer Firm and/or in the name of the Proprietor M/S SAYANTIKA ENTERPRISE, a Proprietorship Firm, being represented by its Proprietor namely, SMT. MITA DAS, wife of Sri Shyamal Das, residing at B/34, Brahmapur South End, P.O. Brahmapur, P.S. Bansdrani, Kolkata-700096 where the Land OWNER shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described hereunder the FIRST SCHEDULE.

4.8. The Developer shall be authorised in the name of the OWNER in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building



and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land OWNER allocated portion by the Land OWNER, they will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the Land OWNER shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the OWNER had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land OWNER.

4.9. That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and infavour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats/Shop etc. belonging to the Developer's allocation. The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement ~~until such time~~ until such time construction of the building is completed and sale and transfer of the Developer's Allocated portions is over. The Owner hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the OWNER/Vendor in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land OWNER in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

Sujoy Sadhukhan

#### ARTICLE - V DEVELOPER'S/PROMOTER'S OBLIGATION

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

5.2 The developer/promoter hereby agrees and covenants with the OWNER not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.

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

5.4 That upon completion of construction of the new building, the builder shall inform the OWNER to take delivery of possession of the OWNER's allocated area in the new building in good and habitable condition and the OWNER within 30 days from the date of such intimation shall take



possession of his allocations thereon and the land OWNER shall have to pay all rent, rates and taxes and others out goings from the date of taking land owner's allocation as per notice serves.

**ARTICLE - VI**  
**FURTHER OBLIGATIONS MUTUALLY AGREED BY**  
**THE OWNER AND THE DEVELOPER/PROMOTER**

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

6.2 The OWNER hereby agrees and covenants that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.

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

6.4 That the OWNER shall be exclusively entitled to deal with OWNER's allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owner shall not entitled to interfere in any manner.

**ARTICLE - VII**  
**FORCE MAJEURE**

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

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

**ARTICLE-VIII**  
**JURISDICTION**

The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement. The Jurisdiction court will decided and solve everything as per submission of application and this Development Agreement. The final decession of the court should be followed up.

**ARTICLE- IX**  
**ARBITRATION**

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both

the parties with regard to appointment of the Sole Arbitrator, each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification thereunder and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summery powers.

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

**FIRST SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdroni, being Premises No. 502, Panchanantala and Assessee No.311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, Kolkata-700096, in the District: South 24-Parganas along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto and being butted and bounded by:

On the North : by 16 Feet wide road;  
On the South : by Land of the same Dag;  
On the East : by Land of the same Dag;  
On the West : by 8 Feet wide common passage.

**SECOND SCHEDULE ABOVE REFERRED TO**  
**Specification of Construction**

- A. **STRUCTURE& WALLS:** R.C.C. framed Super-structure with isolated column footing foundation or as per the design requirement using standard quality steel, sand, and cement of I.S.I. standard, stone-chips, mortar-casting in accordance with specified building rules. 10", 8" or 5" outer walls as per requirement of the elevation and all 3" brick work will be with the wire reinforcement in every 3<sup>rd</sup> layer.
- B. **PLASTER:** All walls shall be plastered with 1:6 cement mortar ceiling with 1:4 cement mortars.
- C. **FLOORING:** Vitrified tiles flooring in all rooms, skirting up to .01mt height. In toilet antiskid tiles and glazed tile dado 6' feet height.
- D. **KITCHEN:** Cooking platform black stone with stainless sink 2 feet above from kitchen counter top level white wall glazed tiles over kitchen counter all along.
- E. **DOORS:** All doors opening will be made as per sanction plan and frame of any wood, section will be 4" x 2.5" for main door 4" x 2.5" for other doors. All shutters will be made good quality water proof commercial ply flush door pressed of 35/32mm thickness with enamel point.



i) Main Door will be flush door.

ii) Hash bolt in main door.

F. **WINDOWS:** Still glazed/ Aluminum channel sliding window with grill designed by Building with galvanized iron handle and stay.

**G. WALL FINISHING:**

i) Internal walls plaster of paris in Bed rooms and Drawing cum dining room, kitchen and toilet plaster of paris.

ii) External walls of the entire building shall be painted with cement based paint.

H. **ELECTRICAL:** concealed wiring (copper wire) with circuit Breakers/MCBS.

**Bed Rooms:** 3 light points, 1 Fan point, one 5 amp. Plug point.

**Drawing cum Dining room:** Three light, one fan points, two 5 amp. Plug point, one calling bell point and one 15 amp plug point.

**Kitchen:** one light point, one exhaust fan point/ one chimney point, one 15 amp. Plug point one.

**Toilet:** Two light points, one exhaust fan point.

**W.C.:** One light point.

**Balcony :** One light point.

**I. SANITARY & PLUMBING:** All outer soil lines shall be provided with Supreme quality PVC pipes, outer water lines be provided with P.V.C. pipes, inside pipelines shall be concealed, well planned and equipped with S.W., outer lines to be provided and installed for underground water to be carried from the underground water reservoir to the overhead reservoir through a pump as per the specifications of the Architect.

i) **TOILET:** One Commode, one P.V.C. Cistern, two bib-cock, one shower and one wash basin in dining.

ii) **Kitchen:** one stainless still sink in kitchen.

iii) **W.C.:** One commode with P.V.C. cistern, one bib cock, one direct line of supply of water.

**J. WATER SUPPLY:** Overhead reservoir will be provided at top as per design. Suitable electric pump will be installed for round the clock water supply.

In connection with the quality and quantity of water supply the Developer shall not be responsible.

K. **ROOF:** over the R.C.C. roof only net cement finish.

0.9 mt height parapet wall plastered and painted on both sides shall provided all around net cement finish.

**EXTRA WORK:**

In addition the above items if in landowner wants in provide additional items or wants to change the specification of nay item be allowed after getting the permission from the consulting engineer if he fulfills the following. An estimate for additional work or the estimate of change item shall be supplied by the Developer and the land OWNER have to pay the total amount in advance to carry out these additional/changed items.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**The common Portions and common facilities**

1. COMMON PORTIONS shall mean and include roof terrace, passage corridors, stair case, lobbies, pump room, over head water tank, water pump and motor and other facilities that is usually given to the other purchaser for the use of the common parts for egress and ingress and right in undivided proportionate share of land with common enjoyment of Top floor.
2. The right of passage in common with other purchaser/s to get electricity, water connection, gas connection from and to any other unit or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary for the beneficial use and occupation of the other part.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to Ownership flat as per apartment rule and as possible in present and in future in that locality.

Both the owner and developer herein tied up a contract by this agreement dated mentioned above with full satisfaction, willingly without being instigated by others and both parties i.e. Land Owner and developer mentioned above signed, this agreement before the develop mentioned above have signed, this agreement before the witnesses by putting their signature accordingly as lawfully required.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**Covenants and common restrictions**

The owner and all unitOWNER shall always be strictly adhere to the following restrictions:-

The owner and/ or unit OWNER shall not do the following

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
2. Violate any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
4. Alter any portion, elevation or colour scheme of the new building.
5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
6. Place or cause to be placed any article or object in the common portion.
7. Use any unit or any port thereof for any purpose other than the purpose meant for (Residential/ commercial)
8. Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.



Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

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

1. Maintenance :- All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. Maintenance of Staff:- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker / durwans, sweepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.
3. Association:- Establishment and all other expenses of the Association including the formation, office and miscellaneous expenses.
4. Common utilities :- All charges and deposits for suppliers of common utilities to the co-OWNER in common.
5. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.
6. Litigation: all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
7. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-OWNER.
8. Insurance of the building if made including all litigations charges for free and unencumbered title of the land for better use and beneficial use of the purchaser/s occupier/s as called as legal expenses.
9. All other expenses and outgoings to be paid by the purchaser/s occupier/s as follows:-
  - i) Changing of light point or light.
  - ii) Changing of pipe for common purpose.

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

WITNESSES :-

1. Ganash Mahumdar

Son of - Arun Mahumdar  
Barua Bhattacharya Pora  
KOL - 151

Sujay Sadhukhan  
SIGNATURE OF OWNER

2. Bodhisatwa Ban  
C.A. Dr. Ban  
Alipore Police Court  
KOL - 27

**For SAYANTIKA ENTERPRISE**

Mita Das  
**Proprietress**

SIGNATURE OF DEVELOPER

Drafted by:-

Bodhisatwa Ban

Alipore Judges' Court

Kolkata- 700 027

WB 2138/09



MONEY RECEIPT

Received Sum of Rs.5,00,000/- (Rupees Five Lakh) only as forfeit amount from the developer.

<u>Date</u>	<u>Bank Name</u>	<u>Cheque No.</u>	<u>Amount</u>
03.03.2021	Punjab National Bank	664080	Rs. 5,00,000/-

Sujoy Sadhukhan

Total- Rs.5,00,000/- (Rupees Five Lakh) only

WITNESSES :-

1. Ganesh Motiram Sar
2. Badharin Sar

Sujoy Sadhukhan  
SIGNATURE OF LAND OWNER

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SUDY SADHUKHAN

Signature Sudy Sadhukhan



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name HITA DAS

Signature Hita Das

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





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

**GRN Details**

<b>GRN:</b>	192021220137774808	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	16/12/2021 11:46:24	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	6935136413827	<b>BRN Date:</b>	16/12/2021 11:12:04
<b>Gateway Ref ID:</b>	213500534744	<b>Method:</b>	HDFC Retail Bank NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002429279/4/2021
[Query No*/Query Year]			

**Depositor Details**

<b>Depositor's Name:</b>	bodhisatwa basu
<b>Address:</b>	v54/23 brahmapur ghoshpara garia kol 84
<b>Mobile:</b>	9831528996
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2002429279
<b>Applicant's Name:</b>	Mr BODHISATWA BASU
<b>Identification No:</b>	2002429279/4/2021
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002429279/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002429279/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
<b>Total</b>				<b>7042</b>

**IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.**



भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 1119/61888/03728

To

Sujoy Sadhukhan  
S/O: Sudhangshu Sadhukhan  
SADHUKHAN PARA  
Rajpur Sonarpur(m)  
Boral  
South 24 Parganas West Bengal - 700154  
9674000707

Generation Date: 25/03/2017 Generation Data: 07/04/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

9533 8180 4236

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sujoy Sadhukhan  
Date of Birth/DOB: 12/12/1970  
Male/ MALE



9533 8180 4236

मेरा आधार, मेरी पहचान

*Sujoy Sadhukhan*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

६-स्थायी आयकर कार्ड  
e - Permanent Account Number Card

**BKUP50771F**

नाम / Name  
**SUJOY SADHUKHAN**

पिता का नाम / Father's Name  
**SUDHANGSHU SADHUKHAN**

जन्म तिथि / Date of Birth



Sujoy Sadhukhan



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040-19634-11328

To  
মিতা দাস  
Mita Das  
B 34 BRAHMAPUR SOUTH END  
Brahmapur S.O  
Brahmapur Kolkata  
West Bengal 700096

18936432

MN189364320DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8731 1031 5123

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



মিতা দাস  
Mita Das  
পিতা : ধনঞ্জয় কর্মকার  
Father : DHANANJAY KARMAKAR  
জন্ম সাল / Year of Birth : 1980  
মহিলা / Female



8731 1031 5123

আধার - সাধারণ মানুষের অধিকার

Mita Das



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AKHPD8360K



नाम / Name  
MITA DAS

पिता का नाम / Father's Name  
DHANANJAY KARMAKAR

जन्म की तारीख /  
Date of Birth  
13/08/1980

Mita Das  
हस्ताक्षर / Signature

Mita Das

## Major Information of the Deed

	I-1605-03420/2021	Date of Registration	16/12/2021
No / Year	1605-2002429279/2021	Office where deed is registered	
Entry Date	23/11/2021 9:39:05 PM	1605-2002429279/2021	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 41,29,315/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article 48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



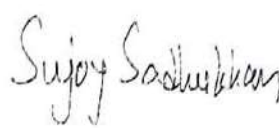
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, , Premises No: 502, , Ward No: 111 Pin Code : 700096

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	4 Katha 5 Chatak	1/-	40,75,315/-	Width of Approach Road: 16 Ft.,
Grand Total :				7.1156Dec	1 /-	40,75,315 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	1/-	54,000/-	Structure Type: Structure
Cr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



Name	Photo	Finger Print	Signature
<b>SUJOY SADHUKHAN</b> (Presentant) Son of Mr. Sudhangshu Sadhukhan Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021

Boral Sadhukhan Para, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKxxxxxx1F, Aadhaar No: 95xxxxxxxx4236, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021  
 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAYANTIKA ENTERPRISE</b> B/34, Brahmapur South End, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.: AKxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :



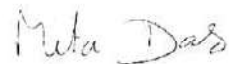


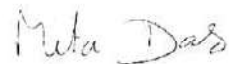


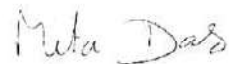



SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs MITA DAS</b>            Wife of Mr. Shyamal Das            Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office         </td> <td>             Dec 16 2021 7:21PM         </td> <td>             LTI            16/12/2021         </td> <td>             16/12/2021         </td> </tr> </tbody> </table> <p>           B/34, Brahmapur South End, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx0K, Aadhaar No: 87xxxxxxxx5123 Status : Representative, Representative of : SAYANTIKA ENTERPRISE (as SOLE PROPRIETOR)         </p>	Name	Photo	Finger Print	Signature	<b>Mrs MITA DAS</b> Wife of Mr. Shyamal Das Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 Dec 16 2021 7:21PM	 LTI 16/12/2021	 16/12/2021
Name	Photo	Finger Print	Signature						
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	Photo	Finger Print	Signature
<b>WA BASU</b> BASU COURT, City - P.O. S. A. pore, District: South 24 es, West Bengal, India, PIN-			
	16/12/2021	16/12/2021	16/12/2021

certifier Of Mr SUJOY SADHUKHAN, Mrs MITA DAS

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUJOY SADHUKHAN	SAYANTIKA ENTERPRISE-7.11562 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUJOY SADHUKHAN	SAYANTIKA ENTERPRISE-200.00000000 Sq Ft



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

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
Stamp Act 1899

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

Presented for registration at 13.05 hrs on 16-12-2021, at the Office of the A.D.S.R. ALIPORE by Mr SUJOY SADHUKHAN, Executant

**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 29,315/-

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

Execution is admitted on 16/12/2021 by Mr SUJOY SADHUKHAN, Son of Mr Sudhangshu Sadhukhan, Boral Sadhukhan Para, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Identified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-12-2021 by Mrs MITA DAS, SOLE PROPRIETOR, SAYANTIKA ENTERPRISE (Sole Proprietorship), B/34, Brahmapur South End, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Identified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021/- ( B = Rs 5,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/12/2021 11:48AM with Govt. Ref. No: 192021220137774808 on 16-12-2021, Amount Rs: 5,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6935136413827 on 16-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 43096, Amount: Rs 5,000/-, Date of Purchase: 06/12/2021, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/12/2021 11:48AM with Govt. Ref. No: 192021220137774808 on 16-12-2021, Amount Rs: 2,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6935136413827 on 16-12-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 13783 to 13814  
being No 160503420 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2022.02.15 14:03:58 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/02/15 02:03:58 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)