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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is submitted for Registration. The signature and the corresponding stamp attached with the document are the part of this document. H. 093629

27/03/2023
 GS-2000782021/2023



Development Agreement and Its' Development Power of Attorney

This Indenture is made on 27th day of March, Two Thousand and Twenty Three (2023).

Between

25821

27 MAR 2023

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

Name : Pamela Das

Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

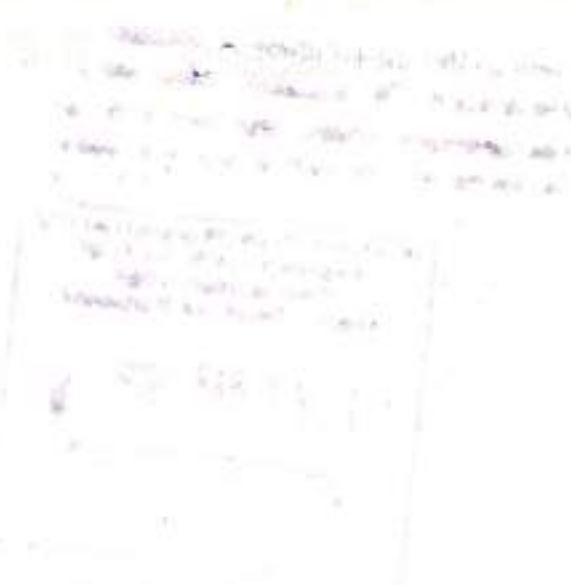


Address :

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

25821 = 5000/-



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
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Identified by me
Pamela Das
Alipore Justice Club
Kolkata 27

1. **Sri Sanjoy Halder**, son of Late Khriod Chandra Halder, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code - 700153; Pan- **AKWPH3042B**, Aadhar- **795538393414**, Voter Id No.- **HLG1552843**.
2. **Shri Pradip Bose**, son of Late Amal Bose and Late Gita Bose, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AVPPB7368E**, Aadhar- **289052771804**, Voter Id No.- **HLG1550078**.
3. **Shri Tapas Bose**, son of Late Amal Bose and Late Gita Bose, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AEFPB4012E**, Aadhar- **699 130695268**, Voter Id No.- **HLG1550086**.
4. **Smt. Bina Chakraborty**, daughter of Late Bimal Kumar Bose, faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AQAPC8091M**, Aadhar- **469946775789**, Voter Id No.- **BCQ4760195**

Hereinafter called and referred as "**Land Lord**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives, successors-in-office and assigns) of The **First Part**.

And

Das Associate, a Partnership Firm; having its Office at 26, Lake Gardens, Post Office - Laskarpur, Police Station- Narendrapur, Kolkata -700153; Pan Card No. **AAPFD4539E**, represented by its Partner namely, **Sri Avijit Das** son of Sri Sudhir Kumar Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan Card No. **AGSPD8531F**, Aadhar Card No. **845973151445** and **Sri Sanjay Das** son of Sri Manmatha Das, By



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Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan Card No. **AUAPD1846P**, Aadhar Card No. **578266032420**.

Hereinafter jointly called and referred to as the "**Builder / Developer**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their heirs, executors, administrators, successors - in - office, legal representatives and / or assigns) of the **Second Part**.

Whereas after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

And Whereas the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

And Whereas a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

And Whereas one **Smt. Suchitra Halder** wife of Late Khriod Chandra Halder and **Sri Sanjoy Halder** son of Late Khriod Chandra Halder of LOP- 1237 OF Garia Laskarpur, G.S. Scheme, Police Station- Sonarpur, District- South 24 Parganas; **was** one of such person who had come to use and occupy a piece of land more fully described in the Schedule hereunder.

And Whereas said **Smt. Suchitra Halder** and **Sri Sanjoy Halder** being a refugee displaced from East Pakistan (now Bangladesh) jointly approached the Government of West Bengal for a plot of land for their rehabilitation.

And Whereas the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in **C.S. Dag No.- 417 (P) & 418 (P)** of Mouza - **Laskarpur** in Police Station- **Sonarpur**, in the District 24 Parganas (South) under the provisions of **L.D.P. Act, 1948 L.A. Act I of 1894** including the plot, acquired jointly by the said **Smt. Suchitra Halder** and **Smt. Suchitra Halder**.

And Whereas thereafter the **Refugee Relief and Rehabilitation Department**



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of Government of West Bengal through the Governor gifted **All that** piece and parcel of land measuring more or less **4 (Four) Cottahs**; lying and situated at being marked in **C.S. Dag No.- 417 (P) & 418 (P)**, L.O.P. No. 1237, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **73**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; unto and in favor of said **Smt. Suchitra Halder** and **Sri Sanjoy Halder** by virtue of a registered **Deed of Gift** dated **13th April 1993**, which was duly registered at the Office of Additional District Registrar, Alipore and recorded in **Book No. I, Volume No. 7, Pages from- 153 to 156, Being No. 489** for the year **1993**.

And Whereas said **Smt. Suchitra Halder** and **Sri Sanjoy Halder** become the joint owners of **All that piece and parcel** of land measuring more or less **4 (Four) Cottahs** and got their name mutated in the Rajpur Sonarpur Municipality being describing as Rajpur Sonarpur Municipal Holding No. **73**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and pay all his taxes to the respected authority and authorities. And likewise constructed at 400 Sq.ft. Tin Shaded Structure for the better leaving of his family.

And Whereas the said **Smt. Suchitra Halder** and **Sri Sanjoy Halder** become the joint owner of the Landed Property by way of inheritance of that above mentioned land measuring more or less **4 (Four) Cottahs** together with 400 Sq.ft. Tin Shaded structure standing thereon; for their respective undivided share, in the following manner as mention below:

1. **Smt. Suchitra Halder- 50%** share derived by way of gift deed which is more or less **2 (Two) Cottahs** of the total landed property to 200sq.ft. Tin Shaded Structure.
2. **Sri Sanjoy Halder- 50%** share derived by way of gift deed which is more or less **2 (Two) Cottahs** of the total landed property to 200sq.ft. Tin Shaded Structure.



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Of the said property lying and situate at being marked in **C.S. Dag No.- 417 (P) & 418 (P)**, L.O.P. No. 1237, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; which is more fully described in First Schedule hereunder written.

And Whereas said **Smt. Suchitra Halder** while had been enjoying her respected undivided proportionate **50% Share** i.e. **2 (Two) Cottahs** more or less together with **200 sq.ft.** more or less Tin shaded structure of out of total homestead land measuring **4 (Four) Cottahs** more or less together with **400 Sq.ft.** Tin Shaded Structure; of the above mentioned landed property without anybody's interruption decided **to transfer her respected share of the landed property equally in favor of her son namely Sri Sanjoy Halder / First Part** herein, **through a Deed of Gift. And likewise** said **Smt. Suchitra Halder**, transferred, gift, conveyed and assigned and granted their undivided proportionate **50% Share** i.e. **2 (Two) Cottahs** more or less together with **200 sq.ft.** more or less Tin shaded structure of out of total homestead land measuring **4 (Four) Cottahs** more or less together with **400 Sq.ft.** Tin Shaded Structure; lying and situated in being marked in **R.S. Dag / C.S. Dag No.- 417 (P) & 418 (P)**, L.O.P. No. 1237, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas, in favor of her son namely **Sri Sanjoy Halder** by a Registered **Deed Of Gift**, executed on **13th May 2022**, which duly registered in the Office of Additional **District Sub Register**; at Garia, and recorded in **Book No. I, Volume No. 1629-2022, Pages from- 116770 to 116795, Being No. 162903295 in the year 2022**, which is more fully described in the **Schedule** therein.



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And Whereas the said **Sri Sanjoy Halder** became the absolute owner and possessor of the above mentioned property, being Rajpur Sonarpur Municipal Holding No. **73**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South 24 Parganas; which is more fully and particularly described in the Schedule hereunder written, called and referred to as the said premises is free from all the encumbrances.

Whereas after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

And Whereas the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

And Whereas a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

And Whereas one **Bimal Kumar Bose** (now deceased) and **Amal Bose** (now deceased) both son of Late Sudhar Chandra Bose of LOP- 1236 of Garia Laskarpur, G.S. Scheme, Police Station- Sonarpur, Kolkata- 700153, District- South 24 Parganas; **was** one of such person who had come to use and occupy a piece of land more fully described in the Schedule hereunder.

And Whereas said **Bimal Kumar Bose** (now deceased) and **Amal Bose** (now deceased); being a refugee displaced from East Pakistan (now Bangladesh) jointly approached the Government of West Bengal for a plot of land for their rehabilitation.

And Whereas the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in **C.S. Dag No.- 416** of Mouza – **Laskarpur** in Police Station- **Sonarpur**, in the District 24 Parganas (South) under the provisions of **L.D.P. Act, 1948 L.A. Act I of 1894** including the plot, acquired jointly by the said **Bimal Kumar Bose** (now deceased) and **Amal Bose** (now deceased).

And Whereas thereafter the **Refugee Relief and Rehabilitation Department** of Government of West Bengal through the Governor gifted **All that** piece and



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parcel of land measuring more or less **2 (Two) Cottahs 8 (Eight) Chattack**; lying and situated at being marked in **C.S. Dag No.- 416**, L.O.P. No. 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Alipore now Garia, South24 Parganas; unto and in favor of said **Bimal Kumar Bose** (now deceased) and **Amal Bose** (now deceased) by virtue of a registered **Deed of Gift** dated **23rd June 1994**, which was duly registered at the Office of Additional District Registrar, Alipore and recorded in **Book No. I, Volume No.3, Pages from- 13to16, Being No. 154** for the year **1994**.

And Whereas said **Bimal Kumar Bose** (now deceased) and **Amal Bose** (now deceased) become the joint owners of **All that piece and parcel** of land measuring more or less **2 (Two) Cottahs 8 (Eight) Chattack** and got their name mutated in the Rajpur Sonarpur Municipality being describing as Rajpur Sonarpur Municipal Holding No. **75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and pay all his taxes to the respected authority and authorities. And likewise constructed at 300 Sq.ft. Tin Shaded Structure for the better leaving of their family.

And Whereas the said **2 (Two) Cottahs 8 (Eight) Chattack** become the joint owner of the Landed Property by way of inheritance of that above mentioned land measuring more or less **4 (Four) Cottahs** together with 300 Sq.ft. Tin Shaded structure standing thereon; for their respective undivided share, in the following manner as mention below:

1. **Bimal Kumar Bose** (now deceased) - **50%** share derived by way of gift deed which is more or less **1 (One) Cottahs 4 (Four) Chattack** of the total landed property to 150sq.ft. Tin Shaded Structure.



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2. **Amal Bose** (now deceased)- **50%** share derived by way of gift deed which is more or less **1 (One) Cottahs 4 (Four) Chattack** of the total landed property to 150sq.ft. Tin Shaded Structure.

Of the said property lying and situate at being marked in **C.S. Dag No.- 416**, L.O.P. No. 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **75**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Alipore now Garia, South24 Parganas; which is more fully described in First Schedule hereunder written.

And Whereas said **Bimal Kumar Bose** (now deceased) while had been enjoying is respected undivided and un demarcated 50% share the above mentioned landed property without anybody's interruption said **Bimal Kumar Bose** (now deceased) died intestate on **19th January 2022**; leaving behind his only daughter namely, **Smt. Bina Chakraborty** wife of Somnath Chakraborty. Therefore the said **Smt. Bina Chakraborty** as the joint owners, of the total undivided property measuring more or less **2 (Two) Cottahs 8 (Eight) Chattack** together with structure standing thereon. It is pertinent to mention his wife Putul Bose predeceased on 8th April 2021.

And Whereas said **Amal Bose** (now deceased) while had been enjoying his respected share of the above mentioned landed property without anybody's interruption said **Amal Bose** (now deceased) died intestate on **25th November 2010**; leaving behind his wife namely Gita Bose (now deceased), and two sons namely, **Shri Pradip Bose** and **Shri Tapas Bose** and one married daughter namely **Smt. Rita Sarkar**. Therefore the said Gita Bose (now deceased), **Shri Pradip Bose**, **Shri Tapas Bose** and **Smt. Rita Sarkar** as the joint owners, of the total undivided property measuring more or less **2 (Two) Cottahs 8 (Eight) Chattack** together with structure standing thereon.

And Whereas said **Gita Bose** (now deceased) while had been enjoying her respected share of the above mentioned landed property without anybody's interruption said **Gita Bose** (now deceased) died intestate on **27th June 2020**; leaving behind her two sons namely, **Shri Pradip Bose** and **Shri Tapas Bose**



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and one married daughter namely **Smt. Rita Sarkar**. Therefore the said **Shri Pradip Bose, Shri Tapas Bose** and **Smt. Rita Sarkar** as the joint owners, of the total undivided property measuring more or less **2 (Two) Cottahs 8 (Eight) Chattack** together with structure standing thereon.

And Whereas the said **2 (Two) Cottahs 8 (Eight) Chattack** become the joint owner of the Landed Property by way of inheritance of that above mentioned land measuring more or less **4 (Four) Cottahs** together with 300 Sq.ft. Tin Shaded structure standing thereon; for their respective undivided share, in the following manner as mention below:

- a. **Smt. Bina Chakraborty- 50%** share derived by way of inheritance which is more or less **1 (One) Cottahs 4 (Four) Chattack** of the total landed property to 150sq.ft. Tin Shaded Structure.
- b. **Shri Pradip Bose- 16.7%** share derived by way of inheritance which is more or less **6 (Four) Chattack 30 Sq.ft.** of the total landed property to 50sq.ft. Tin Shaded Structure.
- c. **Shri Tapas Bose- 16.7%** share derived by way of inheritance which is more or less **6 (Four) Chattack 30 Sq.ft.** of the total landed property to 50sq.ft. Tin Shaded Structure.
- d. **Smt. Rita Sarkar - 16.6%** share derived by way of inheritance which is more or less **6 (Four) Chattack 30 Sq.ft.** of the total landed property to 50sq.ft. Tin Shaded Structure.

Of the said property lying and situate at being marked in **C.S. Dag No.- 416**, L.O.P. No. 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Alipore now Garia, South24 Parganas; which is more fully described in First Schedule hereunder written.

And Whereas said **Smt. Rita Sarkar** while had been enjoying her respected undivided proportionate **16.6% Share** i.e. **6 (Four) Chattack 30 Sq.ft.** of the total landed property to 50sq.ft. Tin Shaded Structure of out of total homestead land measuring **2 (Two) Cottahs 8 (Eight) Chattack** more or less together



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with **300 Sq.ft.** Tin Shaded Structure standing thereon; of the above mentioned landed property without anybody's interruption decided **to transfer her respected share of the landed property equally in favor of her brothers namely Shri Pradip Bose and Shri Tapas Bose** / First Part herein, **through a Deed of Gift. And likewise** said **Smt. Rita Sarkar**, transferred, gift, conveyed and assigned and granted their undivided proportionate **16.6% Share** i.e. **6 (Four) Chattack 30 Sq.ft.** of the total landed property to 50sq.ft. Tin Shaded Structure of out of total homestead land measuring **2 (Two) Cottahs 8 (Eight) Chattack** more or less together with **300 Sq.ft.** Tin Shaded Structure standing thereon; lying and situated in being marked in **C.S. Dag No.- 416**, L.O.P. No. 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Alipore now Garia, South24 Parganas, in favor of her brothers namely **Shri Pradip Bose and Shri Tapas Bose** by a Registered **Deed Of Gift**, executed on **8th June 2022**, which duly registered in the Office of Additional **District Sub Register**; at Garia, and recorded in **Book No. I, Volume No. 1629-2022, Pages from- 130628 to 130657, Being No. 162903431 in the year 2022**, which is more fully described in the **Schedule** therein.

And Whereas the said **Smt. Bina Chakraborty, Shri Pradip Bose and Shri Tapas Bose** became the joint owner and possessor of the above mentioned property, being Rajpur Sonarpur Municipal Holding No. **75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; which is more fully and particularly described in the Schedule hereunder written, called and referred to as the said premises is free from all the encumbrances.

And Whereas First Parties herein for the purpose of better and Peaceful enjoyment the aforesaid properties each of them had agree to amalgamate / joint their respected property for better use in future.



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And Whereas likewise said **Sri Sanjoy Halder, Smt. Bina Chakraborty, Shri Pradip Bose** and **Shri Tapas Bose** jointly amalgamate their share of landed property and become the joint owner of land measuring more or less **06 (Six) Cottahs 08 (Eight) Chittak** together with **700 Sq.ft.** Tin shaded structure standing thereon; lying and situated in being marked in R.S. Dag / **C.S. Dag No.- 416, 417 (P) & 418 (P)**, L.O.P. No. 1237 & 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73 & 75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; by a virtue of Registered **Deed of Exchange** executed on **27th March 2023**, Which was duly registered and recorded in the Office of **District Sub Register-IV at Alipore** and enter into **Book No. I, Volume No. 1604-2023, being No. 160403737** in the year, **2023**.

First Part

And Whereas the said **Sri Sanjoy Halder, Smt. Bina Chakraborty, Shri Pradip Bose** and **Shri Tapas Bose / First Part** herein, being the absolute Owner and possessor in respect of the property i.e., All That piece and parcel of land measuring more or less **06 (Six) Cottahs 08 (Eight) Chittak** together with **800 Sq.ft.** Tin shaded structure standing thereon; lying and situated in being marked in R.S. Dag / **C.S. Dag No.- 416, 417 (P) & 418 (P)**, L.O.P. No. 1237 & 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73 & 75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas and paying all necessary tax as the sole and absolute owner of the said landed property, hereinafter called and referred to as the said Premises is free from all encumbrances. And desire to erect a new **Multi Storied** Building upon the same demised land by way of Sanction Building Plan but being unable to implement her said desire due to the lack of the technical knowledge and finance, sought for the help of the **Developer / Second Party** herein.



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And Whereas the **Owners / First Part** herein, have agreed to deliver the vacant possession of the property hereinafter, referred to as the premises which is in their occupation and possession to the Developer for the construction purposes.

And Whereas the Developer herein response to the announcement of seeking help by the Owners as aforesaid agreed to cause Development in the said of **All That** piece and parcel of land measuring more or less **06 (Six) Cottahs 08 (Eight) Chittak** together with **800 Sq.ft.** Tin shaded structure standing thereon; lying and situated in being marked in R.S. Dag / **C.S. Dag No.- 416, 417 (P) & 418 (P)**, L.O.P. No. 1237 & 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73 & 75**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas, with right to take electricity, tap water, gas, telephone connection and all other amenities through the wide adjacent Road, with all easement rights thereto and such Land Owners of the said property and they jointly enjoyed the said property free from all encumbrances, charges and attachments whatsoever and his entire property hereinafter called and referred to as the **Land / Said Premises** which is mentioned and described in the First Schedule hereunder written and the Land Owners herein decided to develop their said **Premises**.

Now This Agreement Witnesseth that the parties hereto have agreed to abide by the terms and conditions of this agreement and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:

Owners: Owner shall mean

1. **Sri Sanjoy Halder**, son of Late Khriod Chandra Halder, faith - Hindu, by Nationality – Indian, by Occupation – Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office – Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code – 700153; Pan- **AKWPH3042B**, Aadhar- **795538393414**, Voter Id No.- **HLG1552843**.



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2. **Shri Pradip Bose**, son of Late Amal Bose and Late Gita Bose, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AVPPB7368E**, Aadhar- **289052771804**, Voter Id No.- **HLG1550078**.
3. **Shri Tapas Bose**, son of Late Amal Bose and Late Gita Bose, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AEFPB4012E**, Aadhar- **6991130695268**, Voter Id No.- **HLG1550086**.
4. **Smt. Bina Chakraborty**, daughter of Late Bimal Kumar Bose, faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AQAPC8091M**, Aadhar- **469946775789**, Voter Id No.- **BCQ4760195**.

And further include each of their legal heirs, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Developers: Developer shall mean

Das Associate, a Partnership Firm; having its Office at 26, Lake Gardens, Post Office - Laskarpur, Police Station- Narendrapur, Kolkata -700153; Pan Card No. **AAPFD4539E**, represented by its Partner namely, **Sri Avijit Das** son of Sri Sudhir Kumar Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan Card No. **AGSPD8531F**, Aadhar Card No. **845973151445** and **Sri Sanjay Das** son of Sri Manmatha Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan Card No. **AUAPD1846P**, Aadhar Card No. **578266032420**.



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And further include each of their legal heirs, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Property:

All That piece and parcel of land measuring more or less **06 (Six) Cottahs 08 (Eight) Chittak** together with **800 Sq.ft.** Tin shaded structure standing thereon; lying and situated in being marked in R.S. Dag / **C.S. Dag No.- 416, 417 (P) & 418 (P)**, L.O.P. No. 1237 & 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73 & 75**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas.

Development Agreement:

That, this present Agreement for Development deemed to have been commenced on and with effect from the date of signing of the Agreement; i.e. the **27th day March**, Two Thousand and Twenty Three **(2023)**.

Building:

Multi storied building to be constructed by the Developer on the said Landed Property.

Plan:

The building plan to be prepared by the Architect/ Engineer and the Building to be constructed at the cost of the Developer.

Architect:

The person and/or firm to be appointed by the Developer for supervising the said building during the construction period.

Owner's Allocation:

Owner's shall be entitled to get in following manner as mention below:-

a. Shall entitled to get 1 (One) 2BHK on First Floor measuring more or less 800 Sq.ft. Built up area which consisted of 3 (Three) Bed Room, 1 (One) Kitchen-Cum- Drawing, 2 (Two) Toilet and 1 (One) Varandha of the said **Multi Storied**



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Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, b. Shall entitled to get 1 (One) 1BHK on First Floor measuring more or less 550 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 1 (One) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, c. Shall entitled to get 1 (One) 1BHK on Second Floor measuring more or less 550 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 1 (One) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, d. Shall entitled to get 1 (One) 2BHK on Second Floor measuring more or less 650 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 2 (Two) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, e. Shall entitled to get 1 (One) 2BHK on Second Floor measuring more or less 500 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 1 (One) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, f. Shall entitled to get 1 (One) 2BHK on First Floor measuring more or less 650 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 2



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(Two) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied** Building which including Roof, Stair Case and Lobby of the Said Floors, g. Shall entitled to get 3 (Three) Open Car Parking Space on Ground Floor of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied** Building which including Roof, Stair Case and Lobby of the Said Floors.

Along with non-refundable amount of Rs.3,00,000/- (Rupees Three Lakhs only); which shall be paid at the time of execution of this Indenture.

And the Developer shall bear Three Shifting charges of residential House from the date of hand over the said land until to hand over the Owner's allocation to the Owners, which is more fully and particularly described in the Second Schedule hereunder written. This shall be arranged by the Developer.

Developer's Allocation:

The Developer will be entitled to the **Rest** of the construction area as per FAR, after providing the Owner's allocation of the proposed Multi Storied Building along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building, which are more fully and particularly described in the Third Schedule hereunder written.

Saleable Portion:

The entire portions in the building save and except Owner's share of allocation pertaining to the Developer's allocation as described in the Third Schedule.

Common Service Areas:

All the common service facilities excluding the over-head water reservoir and water lifting pump and Motor which to be enjoyed by the Owners and the Developer of the building more fully and particularly described in the Fourth Schedule hereunder written.

Transferors:

In the context of this Agreement, the Owners herein respect of the undivided proportionate share of the land pertaining to the Developer's allocation after the completion of the construction of the proposed building as per the proposed plan.

Transferee:

Shall mean the person, firm, limited company or association or persons to whom any space other than the building would be transferred.

With the Grammatical Variation:

Shall mean transfer by means of conveyance and shall include transfer possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest of land proportionate, to the flat and the right of use in common space in Multi Storied Building to the purchaser thereof.

Words Importing:

Singular shall include Plural and Vice Versa, Masculine shall include Feminine and Neuter, likewise, words, Genders shall include Masculine and Feminine Genders.

Transfer:

Transfer of proportionate undivided share / interest of land in property by the Owner attributable to the Developer's allocation and the Owner's allocation against which the Developer will construct the building where there will be both Owner and Developer's allocation.

Consideration:

Owner's allocation will be constructed at the cost of the Developer against which the Owner will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

Delivery of Possession of Land:

In the context of this Agreement, the Owner will hand over to the Developer, a peaceful well demarcated physical possession of the property with the execution of the agreement for the purposes of the construction as per this agreement.



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Time:

The Developer will complete the building and deliver the peaceful vacant physical possession of the Owner's allocation within **30 (Thirty)** months from the date of Sanction Plan. The time may be extended due to unavoidable circumstances arises if any, by the mutual consent of both the parties, but the same shall not be extended for more than 6 (Six) months in any circumstances. If the Developer(s) will fail or neglect to handover the possession of the Owner's Allocation within the said stipulate time, then in that case the owner(s) shall have right to take legal steps with due process of law.

Date of Commencement:-

This agreement be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developers Allocation is sold or transferred to the intending Purchaser or Purchaser's.

Undivided Share of Land:

The undivided proportionate share / interest in the land of the property attributable to each flat / units pertaining to the Developer's allocation and the Owner's allocation.

Manner of Work and Specification:

The materials and accessories which are to be used for the construction of the building (more fully and particularly described in the Sixth Schedule hereunder written).

Project:

The work of development of the said property undertaken by the Developer.

Unit:

Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.

Unit Holder:

Any person who acquires, holds and/or owns any unit in the building shall include the Owner's and the Developer for the units held by them from time to time.



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Tax Liabilities:

The Owner shall not be liable to pay the tax liability in respect of selling the flats and spaces under Developer's allocation.

Article - II

Owner shall represent as follow:-

- a) The Owner is the absolute owner in respect of the property more fully described in the First Schedule hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.
- d) The right, title and interest of the Owners in the property are free from all the encumbrances and the Owners have a marketable title thereto.
- e) The premises or any part thereof is at present not affected by any requisitions/ acquisitions/ any alignment of any authority/ authorities under any law and/ or otherwise nor any notice/ intimation about any such proceedings has been received or come to the notice of the Owner.
- f) Neither the property nor any part thereof has been attached and/ or is liable to be attached due to Income Tax Revenue or any other public demand.
- g) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

Article - Iii: Owner's Right

- a) The Owners will get the Owner's allocation described in the Second Schedule hereunder written without any hindrances from the Developer.
- b) The Owners shall deliver the original copy of the Title Deed or Deeds or any other documents from their custody to Developer.

Article - Iv: Owner's Obligation

- a) The Owners shall answer and comply with all the requisitions made by the advocate of the Developer for establishing the title of the Owners in respect of the property shall make out a remarkable title, if encumbered any manner. The Owner shall remain liable to rectify all the latent defects in the title, if any at his costs and expenses. The Owners will make the delivery of



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peaceful, vacant physical possession of the said property to the Developer before the construction of the building as desired by the Developer free from all the encumbrances. The Developer will be authorized to construct and complete the building at his cost and as per the specifications mentioned herein without any interference or hindrances from the side of the Owner.

- b) During the continuance of this Agreement the Owners shall not let out a fresh grant, lease, mortgage and/ or create any charge in respect of the property or any portion thereof without the consent in writing of the Developer and the Developer for the time being assist the Owners.
- c) The Owners will, if required, execute agreement for sale in respect of sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flats pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- d) The Developer with the execution of this Agreement shall request the Owner to delivery of all the original documents in relating with their title or property. And the Owner is always bound to comply that.
- e) The Owners will solely be responsible for delivering the peaceful vacant physical possession of the property to the Developer, free from all the encumbrances.
- f) The Owners will extent all the reasonable cooperation to the Developer for effecting the construction of the said building.
- g) The Owner's shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession, the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Rajpur Sonarpur Municipality Deceleration, Gift to Rajpur Sonarpur Municipality, if any, shall be borne and paid by the Developer.
- h) In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners



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shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.

- i) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.
- j) That the Owners shall be liable to pay all the previous taxes, mutation expenses in respect of the above noted property.

Development Power of Attorney

Know All Men By These Presents that We, **1. Sri Sanjoy Halder**, son of Late Khriod Chandra Halder, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code - 700153; Pan- **AKWPH3042B**, Aadhar- **795538393414**, Voter Id No.- **HLG1552843**, **2. Shri Pradip Bose**, son of Late Amal Bose and Late Gita Bose, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AVPPB7368E**, Aadhar- **289052771804**, Voter Id No.- **HLG1550078**, **3. Shri Tapas Bose**, son of Late Amal Bose and Late Gita Bose, faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AEFPB4012E**, Aadhar- **6991130695268**, Voter Id No.- **HLG1550086**, **4. Smt. Bina Chakraborty**, daughter of Late Bimal Kumar Bose, faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at- Laskarpur, Rabindra Nagar, Rajpur Sonarpur (M), Post Office - Laskarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Pin Code- 700153; Pan- **AQAPC8091M**, Aadhar-



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469946775789, Voter Id No.- **BCQ4760195**; **do hereby** nominate constitute and appoint, "**Das Associate**", bearing Pan No. **AAPFD4539E**, a Partnership firm having its office at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153; being represented by its partners namely, **1. Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AGSPD8531F**, Aadhaar No. **845973151445** and **2. Sri Sanjoy Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AUAPD1846P**, Aadhaar No. **578266032420**; to be my true and lawful **Attorney** in my name and on my behalf to do execute and perform all or any of the following acts, deeds and things:-

- a) To appear before the Rajpur Sonarpur Municipality for mutation, C.C., water connection and appear before the WBCESC for electric connection.
- b) To sign the plan and all the relevant papers in respect of the building plan and present the same to the Rajpur Sonarpur Municipality and/ or any other competent authority.
- c) To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for constructing the said building.
- d) To obtain clearances from all the Government Departments and Authorities including Fire Brigade K.M.D.A. Police and the Authorities of Urban Land Ceiling Department, as may be necessary.
- e) To sign and apply for Proposed of Building Plan, Drainage Plan, Water Connection, Electricity Connection and other utilities as may be necessary for the convenience and enjoyment of the building standing on the land of the said premises.
- f) To appear before any officer of the Rajpur Sonarpur Municipality or any Court or Tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- g) To represent me before any Court of law.



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- h) To appear and to act in all Courts – Civil, Criminal and Tribunal whenever required.
- i) To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits and application of all kind and file those in a court of law.
- j) To engage and appoint any advocate or counsel wherever required with the consent of Owner.
- k) To negotiate on terms for and to agree to and enter into and conclude any Agreement for sell the said Developer's share of allocation (Save and except Owner's share of allocation) to any purchaser or purchasers at such price, the said attorney in its absolute discretion, thinks proper and/ or to cancel and/ or repudiate the same.
- l) To receive from the intending purchaser any earnest money and/ or advance or advances and also the balance of the purchaser money against the said Developer's share of allocation (Save and except Owner's share of allocation) and to give good, valid receipt and discharge for the same.
- m) Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) described in the Third Schedule hereunder written in favour of the said purchaser or his/ her nominee or assignee.
- n) To sign and execute all other deeds, instruments and assurances which that said attorney shall consider necessary and to enter into and/ or to such covenants and conditions as may be required for fully and effectually conveying in respect of the Developer's share of allocation (Save and except Owner's share of allocation) if the Owners themselves present.
- o) To present any such agreement or agreements conveyance or conveyances in respect of the Developer's share of allocation (Save and except Owner's share of allocation) for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for sale of Developer's share of



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allocation (Save and except Owner's share of allocation) of the said premises as aforesaid to the purchaser as full and effectually in all respects as the Owners do on the same themselves.

- p) The Owners will, if required, execute the agreement for sale in respect of the sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flat pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- q) The Owners, with the execution of this Agreement, will hand over the original copy of the Title Deeds relating to the said property to the Developer and/ or Owners shall bound to produce all the original documents in relating with their tile or property at any time to any competent authority in the request of the Developer.
- r) The Owner will extend all the reasonable cooperation to the Developer for effecting construction of the said building.
- s) The Owner shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession the Owner's allocation to the Owner and the consideration for the same shall be a part of the cost of the construction of the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Rajpur Sonarpur Municipality Deceleration, Gift to Rajpur Sonarpur Municipality, if any, shall be borne and paid by the Developer.
- t) In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- u) To sign and execute a proper Agreement for Sale or Deed of Conveyance in respect Developers' Allocation along with undivided importable



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proportionate share of the land underneath as per the proposed plan to be proposed by the Rajpur Sonarpur Municipality upon the land mentioned in the schedule hereinabove.

- v) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.
- w) The Developer with the cooperation of the Owner will make all the arrangements for mutually settle the litigations by withdrawing the suits/ case at its cost without making the Developer liable for the same.

Article - V: Developer's Right

- a) The Developer will have the exclusive right to build and complete at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the premises with joint effort of the Owner and the Developer.
- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer will have the exclusive right to commercially exploit the Developer's allocation. The Developer will have full right and absolute authority to enter into any sale agreement/ sale with any intending purchaser/ purchasers in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- d) The Developer will be entitled to occupy and use the property **Subject To** the terms and of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary size office and/ or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch and ward staffs after getting possession of the said property from the Owner.
- e) Upon being inducted into the premises, the Developer will be at liberty to do all the works as be required for the project and to utilize the existing



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electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain the temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

- f) The Developer will be entitled to receive, collect and realise all the money out of the Developer's allocation from the intending purchaser in respect of the units/ spaces/ car parking spaces appertaining to the Developer's allocation without creating any personal and/ or financial liability upon the Owner.
- g) The Developer to cause such changes to be made in the plans as the architect may approve and/ or shall be required by the concerned authorities from time to time for the betterment of project.
- h) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for the construction of the building.
- i) The Developer will be entitled to deliver the unit pertaining to the Developer's allocation to the intending purchaser/ purchasers.
- j) The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the Developer's allocation by the virtue of the Power of Attorney to be given by the Owner to the Developer or its nominee.
- k) The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of the commercial exploitation of the Developer's allocation.
- l) The Owner shall give such cooperation to the Developer and sign all the papers, confirmation and/ or authorities as may be reasonably required by the Developer from time to time for the project, at the cost and expenses of the Developer.
- m) The Developer shall have the right to demolish the existing structure and taken over the existing materials if any.



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Article – Vi: Developer's Obligation

- a) The Developer prior to the Delivery of Possession and/ or execution of any Deed of Conveyance in respect of the Flat/ Units and other constructed spaces under the Developer's allocation to any third party or intending purchaser will deliver the Flats/ Units and other constructed spaces under the Owner's allocation Flats complete in all the respect including the electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners within 30 (Thirty) months from the date of the Sanction Plan. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of both the parties, but the same shall not be extended for more than 6 (six months) in any circumstances. Notwithstanding the Developer will be entitled to extend time for completion of the project. In the event of any disputes regarding the vacant possession, both the parties will amicably settle the matter according to the situation.
- b) All costs, charges, expenses and responsibility for the construction of the building and/ or the development of the said premises shall be borne and paid by the Developer exclusively. The Developer will complete the Owner's allocation with the specification annexed hereto.
- c) The Developer will construct the building with ISI standard materials available in the market.
- d) The Developer will bear all the costs arising out of the construction of the building.
- e) The Developer will bear all the liabilities and imposition in respect of the premises and/ or part thereof from the date of taking possession of the premises till the Developer delivers the Flats/ Units and other construction spaces under the Owner's allocation to the Owner from the date of the Owner's allocation is landed over to the Owners, complete and made habitable in terms hereof, the Owners shall be responsible to pay and bear the outgoings and impositions in respect of the Owner's allocation whereas,



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the Developer will remain responsible for the liabilities and imposition on the Developer's allocation.

- f) After completion of construction of the new building the Developer at its own cost and expenses shall obtain completion certificate from the Rajpur Sonarpur Municipality for the new building.
- g) The Developer shall submit the building Plan to Rajpur Sonarpur Municipality within next 6 (Six) months from the date of execution of this Indenture.

Article - Vii: Indemnity

- a) The Developer indemnifies the Owners against all the claims, accidents, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- b) The Developer will indemnify and keep the Owner indemnified in respect of all the costs, expenses, liabilities, claims, and/ or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all the claims or demand that may be made due to any things done by the Developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The Developer indemnifies the Owners against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever including any accident of other loss.
- f) The Developer indemnifies the Owners against any demand and/ or claim made by the unit holder in respect of the Developer's allocation.
- g) The Developer indemnifies the Owners against any action taken by the Municipality and/ or other authority for any illegal or faulty construction or otherwise of the building.



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- h) The Developer hereby agrees with the Owners not to do any act, deed or things whereby the Owners will be prevented from enjoying, selling, disposing, assigning of any of Owner's allocation in the property.

Article - VIII: Common Understandings

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owner hand over the vacant and peaceful possession of the premises to the Developer, then the Owner shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owner's allocation to the Owners, where after the Owner's shall be responsible for their allocation and the Developer for their allocation.
- b) The Owners shall be solely and exclusively entitled to the Owner's allocation and the Developer's allocation in the newly constructed building along with common service area as per proposed plan.
- c) The Owner's allocation shall be raised and constructed by the Developer for and on behalf of the Owner. The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owner and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper **Subject To However** the general restrictions for mutual advantage inherent in the Owner's allocation. They will also be at liberty to enter into an agreement for sale of their respective allocation **Save That** insofar as the same relates to common areas (as described in the Fourth Schedule hereto) common expenses (as described in the Fifth Schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices



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prevailing in respect of Ownership flat buildings in Rajpur Sonarpur Municipality.

- d) The Developer will be entitled to all such monies receivable in respect of the Developer's allocation **Provided However** that the monies payable and/ or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owners till formation of the society or any Owner's association of the unit Owners.
- e) The Developer will provide electricity connection for the said building including the Owner's allocation and the Owner and/ or their nominees shall reimburse for their individual meter as required to obtain electricity from the WBSEDCL to the Developer.
- f) Upon completion of the building, all the flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building.
- g) If so required by the Developer, the Owner shall join and/ or cause such persons as may be necessary to join as confirming parties in any documents conveyance and/ or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the Developer's allocation.

Article - IX: Common Restrictions

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful loving of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both the parties shall abide by all laws, bye-laws, rules and regulation of the competent authority in enjoying the occupation of the building.
- d) Both the parties will jointly form a committee to look after the maintenance of the building. But with the Owners take possession of the Owner's allocation and the Developer sale major parts of its allocation, the Developer will have no liability to the said committee and/ or any association to be formed.



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- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both the parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building giving notice in writing.
- g) Both the parties will bear proportionate tax, maintenance cost, and day to day expenditure of their respective allocation after completion and delivery of possession of the building.

Article - X: Miscellaneous

- a) The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Through this Agreement no transfer of right, title or interest in respect of the said property has been assigned to the Developer herein absolutely.
- c) Save and except this agreement no agreement and/ or oral representation between the parties hereto exists or will have any validity.

Article - Xi: Force Majure

The Developer will complete the Owner's allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

Article - Xii: Jurisdiction

The Court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this Agreement.

Statutory Para

Be it noted that by this Development Agreement and the related Developer Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final Document / for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for transfer of property between



the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

The First Schedule above Referred to

[The Premises]

All that piece and parcel of land measuring **06 (Six) Cottahs 08 (Eight) Chittak** together with **700 Sq.ft.** Tin shaded structure standing thereon; lying and situated in being marked in R.S. Dag / **C.S. Dag No.- 416, 417 (P) & 418 (P)**, L.O.P. No. 1237 & 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73 & 75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and the said land is delineated with **Red Border** annexed to site Plan or Map which is the part and Parcel of this **Deed of Exchange**. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Red** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On the North: **By L.O.P. 1238.**

On the South: **By 24' Feet wide Road.**

On the East: **By 16' Feet Wide Road.**

On the West: **By 12' Feet Wide Road.**

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

The Second Schedule Above Referred To

[Owner's Allocation]

Owner's shall be entitled to get in following manner as mention below:-

a. Shall entitled to get 1 (One) 2BHK on First Floor measuring more or less 800 Sq.ft. Built up area which consisted of 3 (Three) Bed Room, 1 (One) Kitchen-Cum- Drawing, 2 (Two) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common



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amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, b. Shall entitled to get 1 (One) 1BHK on First Floor measuring more or less 550 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 1 (One) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, c. Shall entitled to get 1 (One) 1BHK on Second Floor measuring more or less 550 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 1 (One) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, d. Shall entitled to get 1 (One) 2BHK on Second Floor measuring more or less 650 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 2 (Two) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, e. Shall entitled to get 1 (One) 2BHK on Second Floor measuring more or less 500 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 1 (One) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, f. Shall entitled to get 1 (One) 2BHK on First Floor measuring more or less 650 Sq.ft. Built up area which consisted of 2 (Two) Bed Room, 1 (One) Kitchen- Cum- Drawing, 2 (Two) Toilet and 1 (One) Varandha of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land



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and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors, g. Shall entitled to get 3 (Three) Open Car Parking Space on Ground Floor of the said **Multi Storied** Building as per the Sanction Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi** Storied Building which including Roof, Stair Case and Lobby of the Said Floors.

Along with non-refundable amount of Rs.3,00,000/- (Rupees Three Lakhs only); which shall be paid at the time of execution of this Indenture.

And the Developer shall bear Three Shifting charges of residential House from the date of hand over the said land until to hand over the Owner's allocation to the Owners, which is more fully and particularly described in the Second Schedule hereunder written. This shall be arranged by the Developer.

The Third Schedule Above Referred To

[Developer's Allocation]

The Developer will be entitled to the **Rest** of the construction area, after providing the Owner's allocation of the proposed **Multi Storied Building** along with the proportionate share of common portion, common facilities and common amenities of the said proposed **Multi** Storied Building.

And there have the liberty to sell or transfer at their own choice. If the title of the owners not clear and the construction work may delayed due to the title of the ownership of the owner, the time bound not to be calculated.

The Fourth Schedule above Referred to

[Specification of Construction]

a) **Structural Construction:**

Building design on RCC foundation with RCC framed structure with RCC roof slabs all confirming to National Building Code of India and Rajpur Sonarpur Municipal Corporation.

b) **Perimeter Walls:**

200 mm thick cement work (1:6 sand cement mortar).



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c) **Internal Walls:**

75/ 125 mm thick with cement work (1:4 sand cement mortar) with wire reinforcement in every 2nd layer.

d) **Surface finish:**

Internal all walls and ceiling cement plastered and plaster of paris outside surface sand, cement plaster and snowcem wash.

e) **Flooring:**

Marble 2'x 2' skirting in bed rooms and all other floors.

f) **Door:**

All Door Frame would be Sal wood, Main Door and all the internal doors shall commercial flush doors.

g) **Window:**

All windows will be sliding aluminum with smoke glass cover with M.S. grill.

h) **Kitchen:**

Marble floor 2'x2' skirting, Black stone kitchen platform with 2'6" height white glazed ceramic tiles on the wall, one steel sink, one C.P. bib cock.

i) **Toilet:**

Marble floor 2'x2' skirting with 6'-6" height wall tiles (white in colour) over all, one white commode with cistern (PVC) white in colour, One C.P. bib cock, concealed water lines, ceramic white basin and shower in toilet and both the toilets shall be provided with suitably positioned lights.

j) **Electricals:**

Concealed copper wire line with necessary fittings, sufficient light points, fan points and plug point in each and every rooms balcony, kitchen, living cum dining, bath rooms by modular plate switches of reputed mark i.e., Each Bedroom - 2 Light points, one 5 Amp. Plug Point, One Fan Point. Living-cum-Dining - One 5 Amp. Plug Point, Two Light Points and Two Fan Points. Toilets - One Light Point, One Geyser Point, One Exhaust Fan Point. W.C. - One Light Point and One Exhaust Fan Point. Kitchen - One Aquaguard Point, One 15 Amp. Plug Point, One Light Point and One Exhaust Fan Point. And one A.C. Point in each Flats.



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k) **Finishing:**

Plaster of putty over sand cement plaster would be done in all inside walls will be painted with weather coat plaster, one coat putty, one coat primer, two coat weather coat.

l) **Water:**

Boring at the underground reservoir with pumping facilities to overhead tank for the distribution of water to the individual flats through common surface pipe line (PVC) and pipe line up to the overhead tank at the roof of the building.

m) **Stairs and Landings:**

Marble Finish.

n) **Verandah Railing:**

Grills upto 3' height.

o) **Roof:**

Water proofing treatment of roof.

Extra Work:

No Extra work in the Flat would be carried out by the Developer. In the event such work is to be carried out, then in such event the Purchasers or Owners shall bear all the extra costs and expenses and for such extra work, it carried out, no deduction would be made by the Developer in the price of the Flat as agreed to the sold/ purchased.

The Fifth Schedule above Referred to**(Common Rights)**

- a) Stair-case in all the floors of the said building.
- b) Stair-case landings on all the floors of the said building.
- c) Common passage including main entrance of the floors leading to roof.
- d) Water pump, overhead water tank, Under Ground Water tank and water supply line.
- e) Electric service line and electric main line wiring, electric meter for pump installed on the building and the meter box.
- f) Drainage and Sewerages.
- g) Boundary walls and Main gate with 5"ft.



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- h) The ultimate roof of the building.
- i) Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or above the said building as are necessary for the use and occupancy of the said building in common.

The Sixth Schedule above Referred to
[Common Expenses]

- a) All electricity charges payable in common for common portions of the buildings.
- b) Premium for insurance of the building if any made.
- c) Municipal and all other taxes levied on the building and other outgoings and any other charges required for payment towards the common use and enjoyment.
- d) Salaries and/ or wages for Darwan, Sweeper, etc.
- e) Regular maintenance of the building and attachment including periodical paintings of the outer side of the buildings, common spaces.
- f) Maintenance of Sewerage lines, External pipelines, sanitary tanks, underground water reservoir and other common attachments.
- g) Any other common expenses that the Owners Association of the building may decide if any all formed by the Flat Owner.



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In Witness Whereof the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

Signed, Sealed & Delivered by the Parties at Kolkata in the Presence of:-

1. Pamela Das
(Adv)

Alipore Judge's Court,
Kolkata-27

Sanjay Halder.

Pradip Bose

Jayas Bose

Bina Chakraborty

(Signature of Owner / First Part)

2. Sk. Habibul Rahame
(Adv)

Alipore Judge's Court,
Kolkata-27

M/S. DAS ASSOCIATE
Sanjay Das Adv. / Partner

Drafted & Identified by me,

Pamela Das

Pamela Das.

(Advocate)

Alipore Judge's Court;

Kolkata- 700027.

Enrolment No. F/1097/2014.

(Signature of Developer / Second Part)

MR. DAS ASSOCIATE
Barrister at Law



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Memo of Consideration

Received of from the within named Developer the within mentioned sum of **Rs.3,00,000/-** (Rupees Three Lakh) Only, in the following manner:-

Date	Mode	Bank	Branch	Amount (Rs)
27.7.2022	Cheque-672523	Indiam	Laskarpur	3,00,000/-
/	/	/	/	/
Total				3,00,000/-

Total: - Rupees Three Lakh Only.

Witnesses

1. Pamela Dora
(Adv)
Alipore Judge's Court
kt-27

2. Sk. Habibur Rahman,
(Adv)
Alipore Judge's Court
kt-27

Sanjay Halda
Pradip Bose
Japas Bose
Bina Chakraborty

Japas Bose

(Signature of Owner / First Part)



5

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

Name

Signature



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left hand					
right hand					

Name

Signature *Avi S...*



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left hand					
right hand					

Name

Signature *Sanjay Das*



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left hand					
right hand					

Name *Sujay Halder*

Signature



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PHOTO	left hand					
	right hand					

Name

Signature



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left hand						
right hand						

Name

Signature *Asadi Bose*



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left hand						
right hand						

Name

Signature *Jayas Bose*



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left hand						
right hand						

Name

Signature *Bina Chakraborty*



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



192022230349750238

GRN Details

GRN:	192022230349750238	Payment Mode:	SBI Epay
GRN Date:	26/03/2023 10:52:18	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9711955880418	BRN Date:	26/03/2023 10:52:49
Gateway Ref ID:	IGAPIOOCO1	Method:	State Bank of India NB
GRIPS Payment ID:	260320232034975022	Payment Init. Date:	26/03/2023 10:52:18
Payment Status:	Successful	Payment Ref. No:	2000782021/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Habibur Rahaman
Address:	Alipore Judges Court
Mobile:	9038277786
Period From (dd/mm/yyyy):	26/03/2023
Period To (dd/mm/yyyy):	26/03/2023
Payment Ref ID:	2000782021/2/2023
Dept Ref ID/DRN:	2000782021/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000782021/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	5071
2	2000782021/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	3028
Total				8099

IN WORDS: EIGHT THOUSAND NINETY NINE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260320232034975022

GRIPS Payment Detail

GRIPS Payment ID:	260320232034975022	Payment Init. Date:	26/03/2023 10:52:18
Total Amount:	8099	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9711955880418	BRN Date:	26/03/2023 10:52:49
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Habibur Rahaman
Mobile: 9038277786

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230349750238	Directorate of Registration & Stamp Revenue	8099
Total			8099

IN WORDS: EIGHT THOUSAND NINETY NINE ONLY.

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

PAID

Panda



सत्यमेव जयते

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Gin

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000782021/2023	Office where deed will be registered
Query Date	23/03/2023 3:27:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 1/-], [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 3,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 83,79,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,071/- (Article:48(g))	Rs. 3,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:75 JI No: 57, , Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-417		Bastu Bastu	6 Katha 8 Chatak	1/-	81,90,002/-	Width of Approach Road: 23 Ft,
Grand Total :				10.725Dec	1 /-	81,90,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	0 /-	1,89,000 /-	





Major Information of the Deed

Deed No :	I-1604-03751/2023	Date of Registration	27/03/2023
Query No / Year	1604-2000782021/2023	Office where deed is registered	
Query Date	23/03/2023 3:27:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 83,79,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 3,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:75 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-417		Bastu	Bastu	6 Katha 8 Chatak	1/-	81,90,002/-	Width of Approach Road: 23 Ft.,
Grand Total :					10.725Dec	1 /-	81,90,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	0 /-	1,89,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjoy Halder Son of Late Khriod Chandra Halder Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
	27/03/2023	LTI 27/03/2023	27/03/2023	
Laskarpur Rabindra Nagar Rajpur Sonarpur (M), City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx2B, Aadhaar No: 79xxxxxxxx3414, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Pradip Bose Son of Late Amal Bose Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
	27/03/2023	LTI 27/03/2023	27/03/2023	
Laskarpur Rabindra Nagar Rajpur Sonarpur (M), City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AVxxxxxx8E, Aadhaar No: 28xxxxxxxx1804, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Tapas Bose Son of Late Amal Bose Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
	27/03/2023	LTI 27/03/2023	27/03/2023	
Laskarpur Rabindra Nagar Rajpur Sonarpur (M), City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx2E, Aadhaar No: 69xxxxxxxx5268, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office				












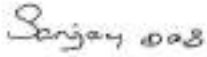


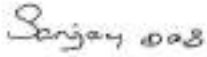


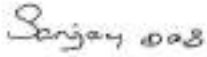


Name	Photo	Finger Print	Signature
Smt Bina Chakraborty Daughter of Late Bimal Kumar Bose Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
	27/03/2023	LTI 27/03/2023	27/03/2023
Laskarpur Rabindra Nagar Rajpur Sonarpur (M), City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx1M, Aadhaar No: 46xxxxxxxx5789, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	Das Associate 26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das Date of Execution - 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 27 2023 2:16PM</td> <td>LTI 27/03/2023</td> <td>27/03/2023</td> </tr> <tr> <td colspan="4"> 26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1F, Aadhaar No: 84xxxxxxxx1445 Status : Representative, Representative of : Das Associate (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das Date of Execution - 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023, Place of Admission of Execution: Office					Mar 27 2023 2:16PM	LTI 27/03/2023	27/03/2023	26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1F, Aadhaar No: 84xxxxxxxx1445 Status : Representative, Representative of : Das Associate (as Partner)			
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Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Son of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore Judges Court, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	27/03/2023	27/03/2023	27/03/2023
Identifier Of Shri Sanjoy Halder, Shri Pradip Bose, Shri Tapas Bose, Smt Bina Chakraborty, Shri Avijit Das, Shri Sanjay Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjoy Halder	Das Associate-2.68125 Dec
2	Shri Pradip Bose	Das Associate-2.68125 Dec
3	Shri Tapas Bose	Das Associate-2.68125 Dec
4	Smt Bina Chakraborty	Das Associate-2.68125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjoy Halder	Das Associate-175.00000000 Sq Ft
2	Shri Pradip Bose	Das Associate-175.00000000 Sq Ft
3	Shri Tapas Bose	Das Associate-175.00000000 Sq Ft
4	Smt Bina Chakraborty	Das Associate-175.00000000 Sq Ft



On 27-03-2023

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

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

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

Presented for registration at 13:56 hrs on 27-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Avijit Das .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 83,79,002/-

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

Execution is admitted on 27/03/2023 by 1. Shri Sanjoy Halder, Son of Late Khriod Chandra Halder, Laskarpur Rabindra Nagar Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 2. Shri Pradip Bose, Son of Late Amal Bose, Laskarpur Rabindra Nagar Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 3. Shri Tapas Bose, Son of Late Amal Bose, Laskarpur Rabindra Nagar Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 4. Smt Bina Chakraborty, Daughter of Late Bimal Kumar Bose, Laskarpur Rabindra Nagar Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Smt Pamela Das, , Son of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, 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 27-03-2023 by Shri Avijit Das, Partner, Das Associate (Partnership Firm), 26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Smt Pamela Das, , Son of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 27-03-2023 by Shri Sanjay Das, Partner, Das Associate (Partnership Firm), 26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Smt Pamela Das, , Son of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, 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 3,060.00/- (B = Rs 3,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/03/2023 10:52AM with Govt. Ref. No: 192022230349750238 on 26-03-2023, Amount Rs: 3,028/-, Bank: SBI EPay (SBlePay), Ref. No. 9711955880418 on 26-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25821, Amount: Rs.5,000.00/-, Date of Purchase: 27/03/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/03/2023 10:52AM with Govt. Ref. No: 192022230349750238 on 26-03-2023, Amount Rs: 5,071/-, Bank: SBI EPay (SBIPay), Ref. No. 9711955880418 on 26-03-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

11



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 123394 to 123447

being No 160403751 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.11 16:44:03 -07:00
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/04/11 04:44:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)