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District Sub-Registrar-V
Alipore, South 24 Parganas

15 JAN 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 15th day of January, in the year Two Thousand Twenty Five (2025)

BETWEEN

08 JAN 2025

8699

No. Rs. ... Date

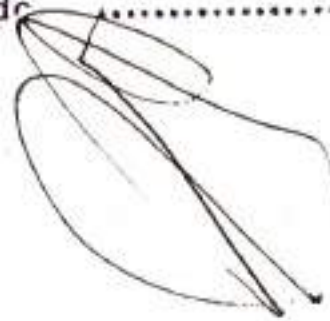
Name: **B. C. LAHIRI**
Advocate

Address: **Allpore Judge's Court, Kol-27**
Allpore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Allpore Police Court, Kol-27

Vendor



Rahul Dhor
S/o, Late R. Dhor
Kalyan Nagar
Kol- 25

(1) **SMT. DEOKALI DEVI**, (PAN - AGJPD6298E) (Aadhaar - 2862 5854 9773), wife of Late Birendra Kumar Pandit, by occupation - Self employed, (2) **SRI AMIT KUMAR PANDIT**, (PAN - BWIPP3963L) (Aadhaar - 5512 3938 2361), son of Late Birendra Kumar Pandit, by occupation - IT Professional, (3) **SRI SUMIT KUMAR PANDIT**, (PAN - CVUPP1139G) (Aadhaar - 7214 0858 5437), son of Late Birendra Kumar Pandit, by occupation - Self employed and (4) **SRI SUNIL KUMAR PANDIT**, (PAN - CMBPP1924K) (Aadhaar - 7504 1076 4238), son of Late Birendra Kumar Pandit, by occupation - Self employed, all are by faith - Hindu, by Nationality - Indian, residing at 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, Post Office - Tiljala, Police Station - Kasba, Kolkata - 700039, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

VAASTU RUPAM, a proprietorship firm, having its office at 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, Post Office - Tiljala, Police Station - Kasba, Kolkata - 700039, represented

by its sole proprietor **SRI SUMIT KUMAR PANDIT**, (PAN - CVUPP1139G) (Aadhaar - 7214 0858 5437), son of Late Birendra Kumar Pandit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, Post Office - Tiljala, Police Station - Kasba, Kolkata - 700039, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and included his heirs, executors, successors, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS one Basanta Kumar Pramanick (since deceased) was the sole owner of a plot of Shali land measuring an area of 5 acres 29 decimals more or less, in total comprised in R.S. Dag Nos. 147 & 188, under R.S. Khatian No. 72, in Mouza - Nayabad, J.L. No. 25, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, presently under Ward No. 109, Police Station - Purba Jadavpur, in the District 24 - Parganas now District South 24 - Parganas, as per Records of Rights.

AND WHEREAS while in possession and occupation over the same, the said Basanta Kumar Pramanik died intestate leaving behind his widow Bhaduri Pramanik, three sons namely, Hiren Pramanik,

Ganesh Chandra Pramanik and Narendra Nath Pramanik and two daughters namely Sabitri Mondal and Pramila Pramanik, as his only legal heirs and successors to inherit the said landed property, left by the said deceased Basanta Kumar Pramanik.

AND WHEREAS since then the said Bhaduri Pramanik, Hiren Pramanik, Ganesh Chandra Pramanik, Narendra Nath Pramanik, Sabitri Mondal and Pramila Pramanik, thus became joint owners of the said two plots land, left by the deceased, Basanta Kumar Pramanik.

AND WHEREAS since then the said Bhaduri Pramanik, Hiren Pramanik, Ganesh Chandra Pramanik, Narendra Nath Pramanik, Sabitri Mondal and Pramila Pramanik divided the said plots of into the several small scheme plots for selling the same.

AND WHEREAS while in possession and occupation over the same said Bhaduri Pramanik, Hiren Pramanik, Ganesh Chandra Pramanik, Narendra Nath Pramanik, Sabitri Mondal and Pramila Pramanik, jointly sold and transferred a portion of the said land measuring 02 Cottahs, 07 Chittacks & 43 Square Feet more or less, out of which net land area measuring an area of 02 Cottahs, 01 Chittack & 03 Square Feet, being Scheme Plot No. 32, comprised in R.S. Dag No. 147, under

R.S. Khatian No. 72, in Mouza - Nayabad, in favour of Sulekha Saha, by virtue of a registered Bengali Saf Bikroy Kobala (Deed of Sale), which was duly registered at the Office of District Sub- Registrar Alipore and recorded therein Book No. I, Volume No. 340, Pages No. 46 to 53, Being No. 13913, for the year 1988.

AND WHEREAS since then the said Sulekha Saha, thus became the absolute owner of the said plot of land and mutated her name as owner in the Records of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation which was numbered as Premises No. 1641 Nayabad, vide Assessee No.31-109-08-1641 and had been possessing and enjoying the same without let or hindrance and free from all encumbrances.

AND WHEREAS by virtue of a another Bengali Saf Bikroy Kobala dated 30.01.1989, the said Bhaduri Pramanik, Hiren Pramanik, Ganesh Chandra Pramanik, Narendra Nath Pramanik, Sabitri Mondal and Pramila Pramanik jointly sold and transferred another portion of the said land measuring an area of 02 Cottahs, 07 Chittacks & 43 Square Feet more or less out of which net land area measuring of 02 Cottahs & 01 Chittack & 03 Square Feet, being Scheme Plot No. 31, comprised in R.S. Dag No. 147, under R.S. Khatian No. 72, in Mouza - Nayabad, in favour of Subhas Chandra Saha and the said Deed of

Sale was duly registered at the Office of District Sub-Registrar Alipore and recorded therein Book No. I, Volume No. 19, Pages No. 115 to 122, Being No. 1005 , for the year 1989.

AND WHEREAS since then the said Subhas Chandra Saha, thus became the absolute owner of the said plot of land and mutated his name as owner in the Records of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation which was numbered as Premises No. 1642 Nayabad, vide Assessee No.31-109-08-1642 and had been possessing and enjoying the same without let or hindrance and free from all encumbrances.

AND WHEREAS the said Subhas Chandra Saha & Sulekha Saha, thus became the joint owners of the said two adjacent plots of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet as net land, in total, being Scheme Plot Nos. 31 & 32, comprised in R.S. Dag No. 147, under R.S. Khatian No. 72, in Mouza - Nayabad, being Premises No. 1641 & 1642, Nayabad, within the local limits of Kolkata Municipal Corporation, under Ward No. 109 and had been possessing and enjoying the same without let or hindrance.

AND WHEREAS while in possession and occupation over the same, by a registered Bengali Kobala (Deed of Sale), dated 01.02.2010, the said

Subhas Chandra Saha & Sulekha Saha jointly sold and transferred the said two plots of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet, at and being Premises No. 1641 & 1642, Nayabad, Assessee No.31-109-08-1641 and 31-109-08-1642 respectively, comprised in R.S. Dag No. 147, under R.S. Khatian No. 72, in Mouza - Nayabad, within the limits of Kolkata Municipal Corporation, under Ward No. 109, District South 24 - Parganas, in favour of Jagabandhu Mondal and Susmita Mondal and the said Bengali Kobala (Deed of Sale) was registered at the Office of District Sub-Registrar - III, District South 24 - Parganas and recorded therein Book No. I, C.D. Volume No. 2, Pages from 5030 to 5045, Being No. 00610, for the year 2010.

AND WHEREAS after the aforesaid purchased the said Jagabandhu Mondal and Susmita Mondal became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet more or less, lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 1641 & 1642, Nayabad respectively, under Ward No. 109, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, within the jurisdiction of District

Sub - Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, by construct a tile shed structure standing thereon, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having seized and possessed the aforesaid plot of land, the said Jagabandhu Mondal and Susmita Mondal jointly applied for the amalgamation and mutated their names in the Records of the Kolkata Municipal Corporation, in respect of the said plots of land, subsequently the said concerned authority have amalgamated the said two plot of land, into single plot of land and mutated their names in the assessment roll and renumbered the said plot of land as K.M.C. Premises No. 1641 Nayabad, in the names of Jagabandhu Mondal and Susmita Mondal as joint owner since then the said Jagabandhu Mondal and Susmita Mondal have been jointly enjoying the entire plot of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet more or less, jointly and paying the rates and taxes under Assessee No. 31-109-08-1641-3 and have been possessing and enjoying the same without let or hindrance and free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS since then the said Jagabandhu Mondal and Susmita Mondal have been jointly well sufficiently entitled of ALL THAT piece

and parcel of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet more or less, together with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147 , appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub- Registrar at Alipore, in the District South 24 – Parganas, hereinafter for the sake of brevity referred to as the “said property” and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS due to some avoidable circumstance the said Jagabandhu Mondal and Susmita Mondal jointly by virtue of registered Deed of Conveyance dated 16/11/2022 sold, transferred and conveyed the said land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet more or less, together with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police

Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, in favour of Birendra Kumar Pandit (since deceased), which was duly registered in the office of the D.S.R. – III, at Alipore and recorded in Book No. I, Volume No. 1603-2022, Page from 581417 to 581437, Being No. 160317588, for the year 2022 for the consideration mentioned therein and delivery the peaceful Khas possession in favour him forever.

AND WHEREAS by virtue of aforesaid registered Deed of Conveyance the said Birendra Kumar Pandit (since deceased), became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet more or less, together with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying all kinds of ejmali rights over the said property, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS while having peaceful seized and possessed over the said property, the said Birendra Kumar Pandit died intestate on 28/09/2023 leaving behind his surviving wife namely Smt. Deokali Devi and three sons namely Sri Amit Kumar Pandit, Sri Sumit Kumar Pandit and Sri Sunil Kumar Pandit, as his legal heirs and successors who jointly inherited the aforesaid property, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the aforesaid Smt. Deokali Devi Sri Amit Kumar Pandit, Sri Sumit Kumar Pandit and Sri Sunil Kumar Pandit became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 02 Chittacks & 06 Square Feet more or less, together with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub- Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS while having peacefully seized and possessed the aforesaid property, the said Smt. Deokali Devi Sri Amit Kumar Pandit, Sri Sumit Kumar Pandit and Sri Sunil Kumar Pandit, mutated their names in the assessment records of the Kolkata Municipal Corporation as absolute joint Owners in respect of the said property, subsequently the said concerned authority have assessed their names in the assessment book as the joint Owner of K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and paying rates and taxes under Assessee No. 311090816413 to the concerned authority regularly.

AND WHEREAS thus the said Smt. Deokali Devi, Sri Amit Kumar Pandit, Sri Sumit Kumar Pandit and Sri Sunil Kumar Pandit (the Land Owners herein) thereto became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **02** Chittack & **06** Square Feet more or less, along with tin shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station –

Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub- Registrar at Alipore; in the District South 24 – Parganas, together with all easement right thereto and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Land Owners herein, being desirous to construct an Ownership Flat system building but having no such expertise for construction of any building and for that they have decided to develop their said property through a competent Developer, who has enough credential in the area of development, who have sufficient resources to do so and coming to know the intention of the said Land Owners herein, the Developer namely Vaastu Rupam herein has proposed itself as Developer for such construction of the said proposed multi storied building. And the said Land Owners have authorized the Developer namely Vaastu Rupam, represented by its Director namely Sri Sumit Kumar Pandit, son of Late Birendra Kumar Pandit, as their Lawful Representative to construct the same as per sanction building plan from the Kolkata Municipal Corporation.

AND WHEREAS the said Land Owners, also declared hereby that the said property is free from all encumbrances, charges, liens, lispendents, claims demands, trust acquisition or requisition or whatsoever and have full marketable right, title and interest on the aforesaid land described in the **FIRST SCHEDULE** property and if any false statement given by the said Land Owners and the said Developer may suffer in any steps relating to the construction of proposed multi storied building etc. on the said property, the Developer will get all damages, compensations or any loss or whatsoever in connection to the Development of New Building including otherwise from the said Land Owners, if it is found that before the execution of this agreement.

AND WHEREAS the said Developer after having full discussion with the said Land Owners, regarding the terms and conditions upon which the Development of the said property can be undertaken, have agreed to develop the said property by construction of the proposed multi storied residential building, lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, within

the jurisdiction of District Sub- Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereafter written.

AND WHEREAS upon consideration of the above referred proposal of the Land Owners and the Developer, after being verifying all documents and proper relating to the subject had agreed to develop the aforesaid property subject to the terms and conditions under as amended up-to date.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulation in writing such as to avoid future complication and/or litigation, if any.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE - I

COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced from January 2025 and made effective on and from the said date of signing or execution of this Agreement, as mentioned herein above and shall remain in force for period of **24 (Twenty Four)** months from the date of sanction building plan approve by the Kolkata Municipal Corporation.

ARTICLE – II
DEFINITIONS

Unless in these presents there is something repugnant to or inconsistent with the subject or context –

- 1) **LAND OWNERS:** shall mean and include (1) **SMT. DEOKALI DEVI**, wife of Late Birendra Kumar Pandit, (2) **SRI AMIT KUMAR PANDIT**, son of Late Birendra Kumar Pandit, (3) **SRI SUMIT KUMAR PANDIT**, son of Late Birendra Kumar Pandit and (4) **SRI SUNIL KUMAR PANDIT**, son of Late Birendra Kumar Pandit, and include their heirs and legal representatives, executors administrators, assigns and/or transferees;
- 2) **DEVELOPER:** shall mean and include **VAASTU RUPAM** represented by its proprietor namely Sri Sumit Kumar Pandit, son of Late Birendra Kumar Pandit and include its successors, heirs and legal representatives, transferees, nominees and/or assigns.
- 3) **LAND:** shall mean **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **02** Chittack & **06** Square Feet more or less, along with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits

of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

- 4) **PROPOSED BUILDING:** shall mean the multi storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FOURTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.
- 5) **BUILDING PLAN:** Shall mean such plan prepared by the Architect for the construction of the new building as described in the **FOURTH SCHEDULE** hereunder written and duly sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.
- 6) **THE ARCHITECT:** shall mean and include such person or persons, having the requisite qualifications of Civil Engineering and Draftsmanship and to be appointed from time to time by the Developer for the purpose of designing as per the above

mentioned sanctioned building by the Kolkata Municipal Corporation bye-laws at the cost of the Developer herein.

- 7) **COMMON FACILITIES AND AMENITIES:** shall mean and include corridors, ultimate roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to time and Rules framed there-under or mutually agreed upon by the Owners of Flat/s, described in the **FIFTH SCHEDULE** below.
- 8) **SALEABLE SPACE:** shall mean flats and other covered space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- 9) **LAND OWNERS AND DEVELOPER:** the Land Owners and Developer shall include the Land Owners and the Developer and also include their respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and

Developer's liability for total construction and all expenses for construction thereon.

10) **OWNER'S ALLOCATION:** shall mean the Land Owners herein will be entitled to get Entire First Floor, comprising one 3 BHK Flat and one 2 BHK Flat, along with Two Car Parking, on the Ground Floor, of the proposed multi storied building, along with proportionate share in the common facilities and amenities, on the said property as more fully and particularly set out in the **SECOND SCHEDULE** hereunder written.

11) **DEVELOPER'S ALLOCATION:** shall mean the Developer will be entitled to get rest all flats and car parking area including commercial area as per sanction plan sanctioned by KMC, save and except the Owner's Allocation mentioned above, of the proposed multi storied building, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.

12) **SPECIFICATIONS & AMENITIES:** materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the

specification and will be provided by the Developer in those flats, which includes Owner's Allocation under reserve portion.

- 13) **TIME:** shall mean the constructing shall be completed within **24 (Twenty Four)** Months from the sanction building plan of the proposed building on the said property.
- 14) **COMMON EXPENSES:** shall mean and include all expenses to be incurred by unit owners' after getting their respective Sale Deeds registered and after obtaining possession of their respective units or flats for the purpose of management and maintenance of the said premises.
- 15) **CORPORATION:** shall mean the Kolkata Municipal Corporation and shall also include other concerned statutory authorities, which may recommend, comment upon, approve and/or sanction the Plan.
- 16) **SHIFTING:** The Developer shall provided alternative accommodation/shifting of the Land Owners herein and shall bear entire cost and expenses of the shifted charges from the time of vacating the house of the said premises till the time of delivery of possession of the said flats of the Owners' allocation.

ARTICLE - III

OBJECT

OBJECT behind this Agreement is to develop the subject property by the Developer, by constructing thereon new residential with the owners and to distribute so constructed area amongst themselves in the ratio, as mentioned in the Owners' Allocation of share or space, (Article - II (10) and the Developer's Allocation of share or space (Article - II (11) in all such constructed area and in the process the Developer will bear all cost of construction of such new building and in exchange of Owners' Allocation of share or space (Article II (10) the Land Owners will transfer and convey ownership of the area of the Developer's Allocation (Article II (11), in the subject property in proportionate to all saleable units of such constructed areas including and the area of the Developer' Allocation, at the cost of transferees.

ARTICLE - IV

OWNER'S RIGHTS AND REPRESENTATIONS

- 1) Save and except what has been declared by the Land Owners hereinabove, the Land Owners represent to the Developer that the Land Owners own the said premises otherwise free from all encumbrances, charges, liens, lispendens, trusts and attachment proceedings to the best of their knowledge.
- 2) Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other Public Demands.

- 3) The Land Owners have not in any way dealt with the said premises whereby the right, title and interest of the Land Owners as to the owners' use and enjoyment thereof is or may be affected in any manner whatsoever.
- 4) It is hereby clearly understood, agreed, accepted and covenanted to between the Land Owners and the Developer that entering in to this Agreement for Development of the building will not be construed as any partnership, entered into between the Land Owners and the Developer and during the period of construction, the Developer shall hold the possession of the said premises as a mere licensee in terms hereof and not in any other capacity whatsoever.

ARTICLE - V

DEVELOPER'S RIGHTS AND REPRESENTATIONS

- 1) The Land Owners has appointed Vaastu Rupam as the Developer on the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained.
- 2) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Land Owners of any part of the building or any part thereof to them or creating any right, title or interest thereof in favor of the Developer save as herein expressly provided except the right of the Developer to commercially exploit the saleable space in the proposed building

in terms hereof and deal with the same in the manner hereinafter stated.

- 3) The Developer on execution of these presents will have all the right to take physical possession of the subject property, to put security and to take all necessary steps, as required, to develop the subject property and to commercially exploit the saleable space in the proposed new building in terms hereof and deal with the same in the manner hereinafter stated and to protect all the right and interest of the Land Owners.
- 4) After registration of the said Development Agreement, the Land Owners shall also execute a registered Development Power of Attorney in favour of the Developer linked to the registered Development Agreement empowering the Developer to do all necessary acts to construct the new proposed Multi Storied Building in the land and dispose of the Developer' allocation in the new proposed Multi Storied Building as they deem fit and proper.
- 5) The Land Owners hereby undertake to Co-operate in all matters and things that will be essential or necessary in relation to the smooth development of the aforesaid property in form of multi storied Building and others as stated herein above at the cost of the Developer herein.

- 6) The Developer shall arrange alternative accommodation for Land Owners in the form of rented Flat from the time of vacating the house of the said premises till the time of delivery of possession of the said flats of the Owners' allocation. Advance payable to Landlord, brokerage etc. and monthly rent to be borne by Developer from the time of handing over the vacant possession of land and building as aforesaid to the Developer till the time of handing over complete vacant possession of the Owners' Allocation to the Land Owners by the Developer.
- 7) The Developer shall have full right to break, open, demolish and utilize all the materials contained in the existing building for their own purpose and to sell all or any materials to any person or persons under the choice of the Developer and to utilize the money or enjoy the said amount for its own purpose or for the development purpose whatsoever.
- 8) The Developer shall start the construction of the building on the said plot of land after clearing the old existing structure from the land and commence construction of the Project as per sanctioned Building Plan from the Kolkata Municipal Corporation.
- 9) The Land Owners and the Developer shall jointly use, occupy and enjoy their respective allocation exclusively **TOGETHER**

WITH the privilege of using and enjoying the common areas of the building without any right of Ownership.

- 10) The Land Owners and the Developer do hereby indemnify each other against any action or deeds taken by either of them which may cause hindrance to the smooth execution of the development work as mentioned in this Agreement.

ARTICLE - VI
PROCEDURE

- 1) The Land Owners hereby agree and assure the Developer to sign and execute such applications and other papers as may be required by the Developer from time to time.
- 2) Subject to force majeure and reasons beyond the control of the Developer within **24 (Twenty Four)** months from the sanction building plan, the Developer shall, at its own costs and expenses, complete the project by constructing the new Building and shall deliver peaceful and quiet possession of the Owner's Allocated Area to the Land Owners in a completed condition, as per the particulars herein and if necessary, with such reasonable changes as may be advised by the Architects without detriment to the Owner's interest or share.
- 3) Within 30 (Thirty) days the said Land Owners have handover the peaceful vacant Khas possession of the said plot of land to

the Developer after sanctioned the building plan from the Kolkata Municipal Corporation.

ARTICLE - VII
CONSTRUCTION OF THE BUILDINGS

- 1) The said proposed new building on the subject property shall be of Reinforced Concrete Construction and shall conform to the specification more fully described in the **FOURTH SCHEDULE** hereunder written.
- 2) The Developer shall at its own costs install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the Corporation and/or the other competent Authority.
- 3) The Developer shall be authorized by the Land Owners to obtain connections of water, electricity, gas and/or other facilities required to the building.

ARTICLE - VIII
SERVICES AND CHARGES

- 1) On completion of the building and upon intimation by the Developer to the transferee or transferees including the Land Owners and on taking possession they shall be responsible to pay and bear the service charges for the common facilities in the building.

- 2) The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments, maintenance and general management of the building.

ARTICLE - IX
CONSIDERATION

1. In consideration of the Land Owners having entire first floor comprising one 3 BHK along with one car parking shared in between Smt Deokali Devi and Sri Sunil Kumar Pandit and one 2 BHK along with one car parking shared in between Sri Amit Kumar Pandit and Sri Sumit Kumar Pandit, (excluding the service area), of the proposed multi storied building, the Land Owners have agreed to grant the exclusive right to the Developer to residential or commercially exploit the Developer's Allocation of the said property by constructing multi storied building thereon, as per sanctioned building plan from the Kolkata Municipal Corporation.
2. That the Land Owners shall be entitled to transfer or dispose of the Owner's Allocation to their nominees without any way disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer and the

Developer or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through of the nominee or nominees of the Land Owners.

3. That the Developer shall be exclusively entitled to the Developer's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to deal with enter into any Agreement for Sale and transfer the same without any claim, demand, interest whatsoever or howsoever of the Land Owners and the Land Owners or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through of the nominee or nominees of the Developer.

ARTICLE - X

PAYMENTS

1. All costs, charges and expenses for construction and/or development of the said building shall be paid, borne and discharged by the Developer only.

2. In consideration of the Developer bearing all costs, charges and expenses for construction and Development of the said building on the subject property the Land Owners shall not be liable or required to make any payment on account of the land/said premises but will transfer and convey proportionate share of land.
3. The Developer herein will pay all the remaining rates and taxes (if any) and shall obtained a tax clearance certificate from the Kolkata Municipal Corporation , during the construction of the proposed building the Developer shall pay all rates and taxes in respect of the said property, without delay of default in the name of the Land Owners herein till separate assessment of the individual flat's and/or formation of the Owner's Association of Owner's, the intending buyer shall be pay Municipal tax, Multi-storied building tax, water tax and other levies in respect of the land and the building, after completion of proposed building.

ARTICLE - XI

COMMON FACILITIES

Items of common facilities and the meaning thereof are more fully described in the **FOURTH SCHEDULE** written hereunder. The Land Owners, the Developer or their respective successors-in-interest,

nominees and the purchasers of the flats or units of the proposed new Building shall enjoy those common facilities in common with each other and in lieu of such enjoyment, taxes and rates.

ARTICLE - XIII

POSSESSION

POSSESSION AND POST COMPLETION MAINTENANCE:

- i) **Notice of Completion:** As soon as the New Building is completed and full finished, the Developer shall give a written notice to the Land Owners requiring the Land Owners to take possession of the Owner's Allocation and the Land Owners shall take possession within 15 (Fifteen) days from the date of such notice failing which it shall be deemed that the Land Owners have taken possession, whether or not the Land Owners takes physical possession. The Developer will issue Possession Letter to the Land Owners who will acknowledge the same after getting physical possession of Owner's Allocation which shall be within 15 (Fifteen) days from the date of such notice served by the Developer to the Land Owners.
- ii) **Possession Date and Rates:** On and from such a date taking physical possession or deemed possession (Possession date), the Land Owners shall be exclusively responsible for payment of all

Municipal rates and taxes and other public outgoings and impositions whatsoever (collectively Rates) payable in respect of the Owner's Allocation only provided however when such Rates are applicable to the whole of the Property/New Building, the same shall apportioned on pro- rata basis with reference to the total area of the New Building. The Transferees shall be responsible for payment of the Rates in respect of the Developer's Allocation.

ARTICLE - XIV
SHARE ALLOCATION

- a) It has been agreed, accepted and covenanted by and between the Land Owners and the Developer that they shall share their Allocation as per Articles herein above.
- b) The Land Owners shall be entitled to sell, transfer, let out or enter into any contract in respect of the aforesaid Owner's Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation without creating any financial obligations upon the Land Owners. No further consent or authority shall be required either from the Land Owners or from the Developer to enable the Developer or the Land Owners respectively to enter into any Agreement for sale or transfer

and/or letting out their respective shares and/or to deal with the same.

- c) The Owners' Allocation shall be given by the Developer to the respective Land Owners at very first instance after completion of the project and before handing over the possession to any of the other purchaser and he will ensure that the Land Owners get self contained unit(s) and will be conveyed and transferred by appropriate registered Deed of Conveyance.

ARTICLE – XV

OBLIGATION AND LIABILITIES OF THE OWNERS

- 1) The Land Owners shall, at the request and cost of the Developer, make execute and sign all such deeds and documents as would be required for better and more perfect exploitation of the said premises by the Developer for carrying out the proposed construction under this Agreement.
- 2) From the date of the delivery of the possession of the Owner's Allocation of share or space, the Land Owners shall pay all concerned levies by statutory authorities and shall be responsible for the same.
- 3) Any transfer of any part of the Owner's Allocation of share or space in the new building shall be subject to the provisions

hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rates and service charges for the common facilities.

ARTICLE - XVI

COMMON RESTRICTIONS

- 1) The Owner's Allocation of share or space in the new building as stated earlier shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefits of all occupiers of the new building.
- 2) Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the Owner, Developer or from the competent authority or from Kolkata Municipal Corporation and/or any concerned authority in this behalf.

ARTICLE - XVII

OBLIGATION AND LIABILITIES OF THE DEVELOPER

- a) The Developer shall complete construction of the said proposed building within 24 months from the date of sanctioned building plan.

- b) The Developer shall put the Land Owners in peaceful and undisputed physical possession of the Owner's Allocation.
- c) The Developer undertakes not to violate or contravene any of the provisions applicable for construction of the building with the plan as may be sanctioned by Corporation.
- d) The Developer will issue Possession Letter to the Land Owners during handing over physical possession of Owner's Allocation.

ARTICLE - XIX
MISCELLANEOUS

- 1) The Land Owners and the Developer have entered into this Agreement purely as a contract for the construction of the proposed multi storied building on the said property and nothing contained herein shall be deemed to construe as partnership between the Developer and the Land Owners parties hereto, nor shall the parties hereto constitute an association of persons.
- 2) The Land Owners hereby fully agree and consent to that the Developer shall have the right to advertise, fix hoarding or sign board of any kind relating to the publicity for the benefit or Commercial exploitation of the proposed new multi storied building from the date of execution of this Agreement and on

completion of the building or earlier all such advertisements and hoardings shall be cleared of by the Developer all at their own costs.

- 3) This original Deed of Agreement shall be prepared in duplicate-one to be retained by the Land Owners and the other to be retained by the Developer and the Developer's copy together with a set of Photo copies of the Deeds in respect of the said property shall be kept at the city office of the Developer or at the office of their agents for the inspection of the intending purchasers.
- 4) This Agreement shall always be treated as an Agreement by and between "Principal to "Principal". Nothing in these presents, shall be constructed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Land Owners or as creating any right, title or interest in respect thereof in favor of the Developer other than an exclusive permission and right in favor of the Developer to develop the same there under subject to the terms and conditions of these presents.
- 5) The Developer shall be entitled to assign and or mortgage the Developer's Allocated portion to any person or persons including

the financial institutions in case of requirement or additional funds for smooth completion of the project, but under no circumstances the Developer shall encumber and/or alienate the title of the Land Owners in respect of the Owner's Allocated portion in the new proposed building, to be constructed or adversely affect it in any manner.

- 6) Each party shall be responsible and liable to pay for their respective share of taxes and other impositions relating to their respective allocations once the project is complete and duly handed over.
- 7) It is also agreed by and between the Parties hereto that simultaneously with the execution of this Deed Of Agreement the Land Owners shall also sign on the proposed plans or maps to be filed in the Offices of the Corporation and other relevant Statutory Authorities for the purpose of obtaining sanction from those Authorities, so that the construction work may be started soon thereafter.
- 8) The Developer shall have the right to execute Deed of Conveyance any spaces out of its Allocation in the proposed building's at the said land to any intending purchaser/s of its choice and to execute and register the Deed of Conveyance

therefore on behalf of the Land Owners by virtue of the Development Power of Attorney given to that effect by them without however creating any liability whether financial or otherwise on the Land Owners and without adversely affecting the rights and interests of the Owners under this Agreement.

ARTICLE - XX

OWNERS' INDEMNITY

The Land Owners hereby undertake that the Developer and the Land Owners shall be entitled to their respective shares of the proposed new multi storied residential building and shall enjoy their respective shares, as mentioned hereinabove, without any interference or disturbances from each other or anybody claiming under then provided the Developer performs and observes and fulfils all the terms and conditions herein contained and on his part to be observed, performed and fulfilled.

ARTICLE - XXI

DEVELOPER'S INDEMNITY

- i) The Developer shall indemnify and keep the Land Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid.

- ii) The Developer shall keep the Land Owners indemnified from and against all third party claim and actions arising out of any act of omission or commission whatsoever of the Developer in or relation to the construction of the new multi storied building on the said property.
- iii) All claims and demands of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including any accident or other loss will be settled by the Developer itself solely without affecting the Owner's interest.

ARTICLE - XXII
FORCE MAJEURE

- 1) Force majeure shall mean floods, earthquake, riot, war, storm, tempest, civil commotion, strike and lockout by statutory authority and/or any other fact or commission beyond the control of the parties hereto.
- 2) The parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative Obligation is prevented by the occurrence of any force majeure and the Developer and the Owner shall be absolved from the obligations during the period of occurrence of the force majeure.

-:: THE FIRST SCHEDULE ABOVE REFERRED TO ::-

(Description of the Land owned by Owner)

ALL THAT piece and parcel of Bastu land measuring an area of **04** Cottahs, **02** Chittack & **06** Square Feet more or less, along with tile shed structure standing thereon, lying and situated at Mouza - Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 311090816413, together with all easement and/or quasi-easement right thereto, which is butted and bounded on the said Premises in the following manner:-

ON THE NORTH : By 30' feet wide Kutcha Road;

ON THE SOUTH : By Building of Kapurjee;

ON THE EAST : By Individual House;

ON THE WEST : By Building No.400/1/2.

-:: THE SECOND SCHEDULE ABOVE REFERRED TO ::-

(The Owner's Allocation)

OWNER'S ALLOCATION: shall mean the Owner herein will be entitled to Entire First Floor, comprising one 3 BHK Flat and one 2 BHK Flat,

along with Two Car Parking, on the Ground Floor, of the proposed multi storied building, along with proportionate share in the common facilities and amenities, lying at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, in the District South 24 - Parganas.

-:: THE THIRD SCHEDULE ABOVE REFERRED TO ::-

(The Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean the Developer will be entitled to get rest all flats and car parking area including commercial area as per sanction plan sanctioned by KMC, **save and except the Owner's Allocation** of the proposed multi storied residential building, lying at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, in the District South 24 - Parganas including proportionate share in the common facilities and amenities on pro-rata basis to the intending purchaser or purchasers.

The Developer shall have the right or privilege of jointly using and enjoying the common area mentioned in the **FIFTH SCHEDULE** below jointly with the Land Owners without any right of Ownership.

The right or privilege to use and enjoy the common area as

mentioned in the **FIFTH SCHEDULE** below jointly with the Land Owners and the Developer without any right of Ownership.

-:: THE FOURTH SCHEDULE ABOVE REFERRED TO ::-
(CONSTRUCTION)

ALL THAT the residential Multi Storied Residential Building, having several flats on the different floors and covered spaces, together with other constructions such as passage, stair-case, lift, ultimate roof, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats.

-:: THE FIFTH SCHEDULE ABOVE REFERRED TO ::-
(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and Exit.
2. Boundary walls, main gate, other gates, if any, of the said premises.
3. Staircase landing on all the floors of the said building.
4. Entrance, entrance passage, lobbies, common space surrounding the building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank.
5. Water pump and its room, if any and water tank,

underground reservoir, overhead tank and water supply line.

6. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
7. Electrical wiring and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use).
8. The ultimate roof of the said building with common use and enjoyment with other flat Owners.
9. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.
10. Lift, Lift Lobby, Machine Room.

-:: THE SIXTH SCHEDULE ABOVE REFERRED TO ::-
TECHNICAL, SPECIFICATION OF NEWLY PROPOSED MULTI
STORIED RESIDENTIAL BUILDING

BUILDING	R.C.C. frame structure building.
WALLS	External 8" and internal 3" with 1 No. brick and medium coarse sand.

WINDOW	Aluminum window with guard bar, pin head design glass panel 3 mm thick.
DOORS	Door frame will be made of with Malayacian Sal Wood and Door Shutter Flush Door with ISI Phenol bonded.
FLOORING	Marble (full size)/2 x 2 vitrified tiles
KITCHEN	Kitchen table and sink will be made with stone and sink stainless steel. And upon the top of the (4' - 0") x 20" table, height finish with local glaze tiles, fitted with one exhaust fan point and one light point and one power point tap to be provided on the sink and one below the sink.
TOILET/WC	Wall up to height 6' feet finish with local glazed tiles and fitted with white commode of hindware or parry ware make white wash basin along with water supply.
ELECTRICITY	All electrical wiring, concealed type with copper wire (ISI Mark) and Switch Piano Type of Anchor made. (i) Bed Room - There are one fan point, two light points, one A.C point 15AMP, three pin plug point, (ii) Living Room - Four light points, one A.C point, one fan point, two three pin (5AMP) plug

	points for T.V and others. One cable point, (iii) Kitchen - Two light points, one exhort point, two (5AMP) plug points, (iv) Toilets - One light point, one geyser point, one 5AMP plug point and (v) Verandah - One light point and one (5AMP) plug point in Drawing Room.
PLUMBING	All internal pipeline with GI Pipe and outside line with PVC Pipe.
WATER SUPPLY	Water to be provided by KMC Water with U.G. Reservoir and PVC over tank, along with electrically operated pump.
PAINTING	Inside of the Flat finish with Plaster of Paris and outside of the building finished with cement paint. Door and window inside primer finish and outside window finished with Synthetic enamel.

EXTRA WORK: In addition to the above items if the Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item, shall be supplied by the Developer and the Owners have to pay the total amount in advance to carry out these additional / changed item's within their allocation.

IN WITNESSES WHEREOF the parties herein have set and subscribed their hands the day month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES:-

1) Rahul Dhor
Niy Nayar.
Vol- 75

Amit (AMIT KOMAR PANDIT)
Smilbush

देवकली देवी (DEBKALI DEVI)

2) Niy Dey
Niy
Vol- 72

Sumit (SUMIT KUMAR PANDIT)

**SIGNATURE OF THE
LAND OWNERS**

VAASTU RUPAM

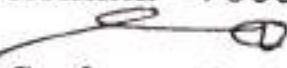
Sumit
Proprietor.

**SIGNATURE OF THE
DEVELOPER**

Drafted by:

Rehman Ak
F-17/16/03

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027


Sarfaraz Ahmed.



Name AMIT KUMAR PANDIT
 Signature..... Amit

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



Name SUNIT KUMAR PANDIT
 Signature..... Sunit

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



Name DEOKALI DEVI
 Signature..... Deokali

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



Name SUMIT KUMAR PANDIT
 Signature..... Sumit

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

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



140120252035596637

GRIPS Payment Detail

GRIPS Payment ID:	140120252035596637	Payment Init. Date:	14/01/2025 10:48:25
Total Amount:	9941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3760935468013	BRN Date:	14/01/2025 10:50:49
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Sumit Kumar Pandit
Mobile: 8100842301

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250355966388	Directorate of Registration & Stamp Revenue	9941
Total			9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

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

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



192024250355966388

GRN Details

GRN:	192024250355966388	Payment Mode:	SBI Epay
GRN Date:	14/01/2025 10:48:25	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3760935468013	BRN Date:	14/01/2025 10:50:49
Gateway Ref ID:	96276021	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	140120252035596637	Payment Init. Date:	14/01/2025 10:48:25
Payment Status:	Successful	Payment Ref. No:	2000094782/1/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sumit Kumar Pandit
Address:	995,LASKARHAT, RABINDRA PALLY. KOL-39.
Mobile:	8100842301
E-Mail:	sumit.pandit1125@yahoo.com
Period From (dd/mm/yyyy):	14/01/2025
Period To (dd/mm/yyyy):	14/01/2025
Payment Ref ID:	2000094782/1/2025
Dept Ref ID/DRN:	2000094782/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000094782/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2000094782/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1630-00314/2025	Date of Registration	15/01/2025
Query No / Year	1630-2000094782/2025	Office where deed is registered	
Query Date	10/01/2025 4:10:09 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 87,09,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



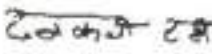


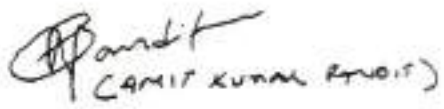


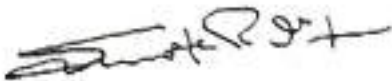
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1641, , Ward No: 109 Pin Code : 700094



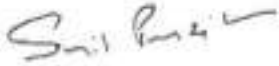
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 6 Sq Ft	1/-	86,79,998/-	Width of Approach Road: 30 Ft.,
Grand Total :				6.82Dec	1 /-	86,79,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Deokali Devi Wife of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Photo  15/01/2025	Finger Print  Captured LTI 15/01/2025	Signature  15/01/2025
995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: agxxxxxx8e, Aadhaar No: 28xxxxxxxx9773, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				
2	Name Mr Amit Kumar Pandit Son of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Photo  15/01/2025	Finger Print  Captured LTI 15/01/2025	Signature  15/01/2025
995, Laskathat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: bwxxxxxx3l, Aadhaar No: 55xxxxxxxx2361, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				
3	Name Mr Sumit Kumar Pandit Son of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Photo  15/01/2025	Finger Print  Captured LTI 15/01/2025	Signature  15/01/2025
905, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: cvxxxxxx9g, Aadhaar No: 72xxxxxxxx5437, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				










Name	Photo	Finger Print	Signature
Mr Sunil Kumar Pandit Son of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office		 Captured	
15/01/2025	15/01/2025	15/01/2025	15/01/2025

995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: cmxxxxxx4k, Aadhaar No: 75xxxxxxxx4238, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VAASTU RUPAM 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-1XX7 , PAN No.: cvxxxxxx9g, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sumit Kumar Pandit (Presentant) Son of Late Birendra Kumar Pandit Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jan 15 2025 1:09PM</td> <td>15/01/2025</td> <td>15/01/2025</td> <td>15/01/2025</td> </tr> </tbody> </table> <p>995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: cvxxxxxx9g, Aadhaar No: 72xxxxxxxx5437 Status : Representative, Representative of : VAASTU RUPAM (as proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Sumit Kumar Pandit (Presentant) Son of Late Birendra Kumar Pandit Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office		 Captured		Jan 15 2025 1:09PM	15/01/2025	15/01/2025	15/01/2025
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Jan 15 2025 1:09PM	15/01/2025	15/01/2025	15/01/2025										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late R Dhar Ajaynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	
15/01/2025	15/01/2025	15/01/2025	15/01/2025

Identifier Of Deokali Devi, Mr Amit Kumar Pandit, Mr Sumit Kumar Pandit, Mr Sunil Kumar Pandit, Mr Sumit Kumar Pandit

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Deokali Devi	VAASTU RUPAM-1.705 Dec
2	Mr Amit Kumar Pandit	VAASTU RUPAM-1.705 Dec
3	Mr Sumit Kumar Pandit	VAASTU RUPAM-1.705 Dec
4	Mr Sunil Kumar Pandit	VAASTU RUPAM-1.705 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Deokali Devi	VAASTU RUPAM-25.00000000 Sq Ft
2	Mr Amit Kumar Pandit	VAASTU RUPAM-25.00000000 Sq Ft
3	Mr Sumit Kumar Pandit	VAASTU RUPAM-25.00000000 Sq Ft
4	Mr Sunil Kumar Pandit	VAASTU RUPAM-25.00000000 Sq Ft

Endorsement For Deed Number : I - 163000314 / 2025

On 15-01-2025

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

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

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

Presented for registration at 12:12 hrs on 15-01-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Sumit Kumar Pandit .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 87,09,998/-

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

Execution is admitted on 15/01/2025 by 1. Deokali Devi, Wife of Late Birendra Kumar Pandit, 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 2. Mr Amit Kumar Pandit, Son of Late Birendra Kumar Pandit, 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 3. Mr Sumit Kumar Pandit, Son of Late Birendra Kumar Pandit, 905, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 4. Mr Sunil Kumar Pandit, Son of Late Birendra Kumar Pandit, 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others
Indetified by Mr Rahul Dhar, , Son of Late R Dhar, Ajaynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 15-01-2025 by Mr Sumit Kumar Pandit, proprietor, VAASTU RUPAM (Sole Proprietorship), 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr Rahul Dhar, , Son of Late R Dhar, Ajaynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/01/2025 10:50AM with Govt. Ref. No: 192024250355966388 on 14-01-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 3760935468013 on 14-01-2025, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8699, Amount: Rs.100.00/-, Date of Purchase: 08/01/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/01/2025 10:50AM with Govt. Ref. No: 192024250355966388 on 14-01-2025, Amount Rs: 9,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 3760935468013 on 14-01-2025, Head of Account 0030-02-103-003-02


Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 11229 to 11283
being No 163000314 for the year 2025.



Dilip

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.01.16 13:51:20 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 16/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.