

05508/24

I-05370/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

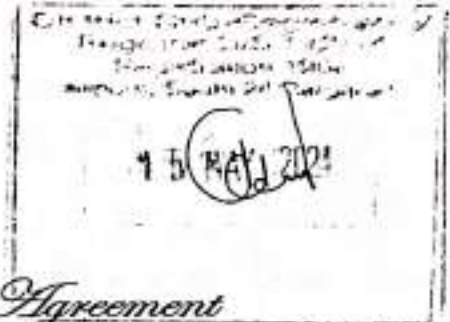
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 268660

15/05/2024
Q-2001180830/2024

Certain Land has been granted to the
Government. The Government has
the right to use the land for the
purpose of the development of the land.

Development Agreement



This Deed of Development made on this 15th day of
May, 2024(A.D.)

BETWEEN

(1) **SRI RAJAT SAHA** (PAN No- AKKPS2463F and Aadhaar No- 8580-5569-3070) son of Late Gobinda Chandra Saha, by faith Hindu, by Occupation - Service, by Nationality- Indian, residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, (2) **SMT PROTIMA BHOWMIK** (PAN No- BIOPB7537E and Aadhaar No- 5139-0945-3536) daughter of Saraj Kumar Chakraborty and sister of Late Mainak Chakraborty, by faith Hindu, by occupation- Homemaker, by nationality - Indian, Permanently residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047 and presently A-2, Silver Nest, Plot No- 89, Kolerkhairane, Sector-15, Navi Mumbai, Thane-400709, and (3) **SRI MUKUL SAHA** (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047 hereinafter referred to as the **OWNER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

M/s SUDHA CONSTRUCTION, a proprietorship

concern represented by it's proprietor **SRI MUKUL SAHA**, (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047, hereinafter referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Debandra Nath Sarkar was seized and possessed of bastu land measuring 0.39 Satak comprising Dag No. 359, Khatian No. 280, J.L. No. 28 in Mouza Baishnabghata in the District of 24 Parganas.

AND WHEREAS a Deed of Trust was registered in the name of Sri Ramanath Dey Sarkar, Religious Charitable Trust on 19th December, 1953 comprising Dag No. 359 wherein Trustees were appointed such as Sri Khagendra Nath Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar and Sri Narendra Nath Dey Sarkar, who also appointed as Managing Committee of Trustees;

AND WHEREAS the three out of five Managing Committee Members of the Trust, Sri Khagendra Nath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendra Nath Dey Sarkar express their inability

to perform their duties as Trustees. Hence they were substituted by Sri Pranabendra Nath Dey Sarkar, Sri Dharendra Nath Dey Sarkar and Sri Birendra Nath Dey Sarkar, by a resolution taken by the Trustee unanimously.

AND WHEREAS Smt. Aleya Dey Sarkar, wife of Late Narendra Nath Dey Sarkar (a member of the Managing Committee) was also elected as a member of the Managing Committee in place of her husband since his death.

AND WHEREAS as per the constitution of the said Sri Ramanath Dey Sarkar Religious Charitable Trust, the Managing Committee were empowered in all sorts of sale, lease and transfer of the said trust property.

AND WHEREAS now the said land measuring 0.39 satak was in full possession and acquired by the said Sri Ramanath Dey Sarkar, Religious Charitable Trust.

AND WHEREAS at the time registration of the Charitable Trust, the area was under Municipality and the address was then 24/2, Baishnagbhata Lane, Police Station Jadavpur, but after acquire the area by The Kolkata Municipal Corporation, a new assessment was done and new premises number was allotted by the Kolkata Municipal Corporation, the street name was changed to Raja S.C. Mallick Road, P.S.-Jadavpur, Kolkata-700047 and this property was

newly addressed as 121/1F Raja S.C. Mullick Road, Kolkata-700047

AND WHEREAS For the development of the said trust the managing committee of the trustees made a resolution on 1st March 1970 to sale a part of the land which was accepted by Sri Nitya Gopal Ghosal to purchase measuring 02(two) cottahs, 09 (nine) Chittacks and 22 (Twenty Two) sq.ft. at 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047

AND WHEREAS the managing committee of the trust of Ramnath Dey Sarkar Religious Charitable Trust sold, transferred, conveyed to Sri Nitya Gopal Ghosal a piece and parcel of land at 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 measuring more or less (02)Two Cottahs (09)Nine Chittaks and (22)Twenty two square feet on 13th April, 1970 by virtue of a registered Deed of Conveyance registered at the of the District Sub-Registrar, 24 Parganas Alipore, recorded in Book No. I, Volume No. 51, Pages 67 to 33, Being No.1433 registered in the office of the District Sub- Registrar at Alipore for the year 1970.

AND WHERAES said Sri Nitya Gopal Ghosal was a lawful owner of the said land at premises no 24/2,

Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 and was ceased and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, lands, hereitaments and premises as an absolute and indefesible and premises as an absolute and indefesible estate in fee simple or an estate equivalent thereto free from all encumbrances and recorded his name in respect of the said land being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 and paid necessary taxes thereof, Holding the Assessee No- 21-100-08-0136-9.

AND WHEREAS said Nitya Gopal Ghosal constructed and erected a two storied building on the said plot or land being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 as per sanction plan 110, dated 18/06/1970 and living and enjoying there peacefully with his family.

AND WHEREAS said Sri Nitya Gopal Ghosal died intestate leaving behind his wife Smt. Minati Ghosal and three daughters, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra as the legal heirs and successors;

AND WHEREAS the said successors of Late Nitya Gopal Ghosal became the joint owners of the land

with two storied building at Premises No.121/1F, Raja S.C. Mullick Road, Police Station Jadavpur now Netaji Nagar, Kolkata -700047

AND WHEREAS now the joint owners, the lawful successors of Late Nitya Gopal Ghoshal, (1) Mithu Mukherjee, (2) Munmun Banerjee and (3) Moly Misra, appoint one of the joint owners Smt. Minati Ghosh as a Lawful Attorney of the property being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047, which was recorded at the office of the Sub-Registrar Alipore, vide Book No-IV, Volume NO- 10, Pages from 211 to 221, Being No-00381 for the year 2003 dated 04/06/2003.

AND WHEREAS one Sri Rajat Saha due to urgent need for accommodation approached to the joint owners for purchase a residential flat at the ground floor front portion measuring 586 sq. ft (super built up area) more or less at the premises no- 121/1F Raja S.C. Mullick Road, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

AND WHEREAS after agreement of all the parties the the then joint owners conveyed the residential flat towards Sri Rajat Saha at the ground floor front portion measuring 586 sq. ft (super built up area) more or less at the premises no- 121/1F Raja S.C. Mullick Road, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047, which was recorded at the office of

the Addl. Sub-Registrar Alipore, vide Book No-I, Volume No- 274, Pages from 106 to 130, Being No- 04056 for the year 2003 dated 04/07/2003.

AND WHEREAS after purchase of the property Sri Rajat Saha mutated his name in the record of the Kolkata Municipal Corporation vide Assessee No- 211000810129

AND WHEREAS one Sri Koushik Chanda, son of Sri Sudhir Ranjan Chanda, purchased the property from the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra the entire first floor and one temple at the roof at 121/1F Raja S.C. Mullick Road, Kolkata-700047, measuring about 1241 square feet, little more or less from its erstwhile owners at the said premises which Deed of Conveyance was registered at the office of the A.D.S.R- Alipore, vide Book No-I, Volume No- 274, Pages from 159 to 182, Being No- 04058, for the year 2003.

AND WHEREAS one Sri Mainak Chakraborty son of Sri Saroj Kumar Chakraborty was an old tenant, approached to the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra for purchase a residential flat at the ground floor back side measuring about 586

square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

AND WHEREAS Sri Mainak Chakraborty, purchased a residential flat at the ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047 from the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra which Deed of Conveyance was registered at the office of the D.S.R-1, Alipore, vide Book No-I, Volume No- 39, Pages from 45 to 76, Being No- 00539, for the year 2007, dated 27/03/2007.

AND WHEREAS after purchase of the property Sri Mainak Chakraborty mutated his name in the record of the Kolkata Municipal Corporation.

AND WHEREAS Sri Mainak Chakraborty was unmarried and expired on 25/03/2014 vide Death Certificate No- 0054289 and his mother Late Purnima Chakraborty expired on 05/06/2015, vide Death Certificate No- 00100035.

AND WHEREAS after expiry of Late Mainak

Chakraborty and his mother Late Purnima Chakraborty, **Smt. Protima Bhowmik** daughter of Late Saraj Chandra Chakraborty and only sister of Late Mainak Chakraborty became the sole and absolute owner of the Residential flat at ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

AND WHEREAS Smt. Protima Bhowmik, after becoming the sole and absolute owner of the property of Late Manik Chakraborty recorded her name in the book of The Kolkata Municipal Corporation, vide Assessee No- 211000801359.

AND WHEREAS the then purchaser Sri Koushik Chanda, due to requirement of funds offered to sale the Schedule B mentioned property jointly towards Sri Subhas Chandra Das and Sri Rajdeep Das, which Deed of Conveyance was recorded at the office of the D.S.R.-1, Alipore vide Book No-I, CD. Volume No- 1, Pages from 751 to 770, Being No- 03685, for the year 2008.

AND WHEREAS while thus seized and possessed of the said entire first floor flat including the temple on the roof at 121/1F Raja S.C. Mullick Road, Kolkata-700047 duly mutated his name in the Assessment Register of the Kolkata Municipal Corporation vide Assessee No-

21-100-08-1013-0 and paid rates and taxes of the Kolkata Municipal Corporation regularly

AND WHEREAS Sri Subhas Chandra Das and Sri Rajdeep Das due requirement of money conveyed the residential flat on the entire 1st floor plus a temple room on the roof measuring 1241 sq ft (super built up) more or less at the premises no- 121/1F, Raja S.C. Mullick Road, P.S.- Netaji Nagar, Kolkata-700047 towards Sri Mukul Saha son of Late Manindra Chandra Saha of 356/1G/1, N.S.C. Bose Road, Kolkata-700047, which Deed of Conveyance was recorded at the office of the D.S.R.-4, Alipore vide Book No- I, Volume No- 1604-2024, Pages from 130018 to 130044 Being No- 160404087, for the year 2024.

AND WHEREAS now all the owners of the mentioned residential building at 121/1F Raja S.C. Mullick Road, P.S.-Netaji Nagar, Kolkata-700047, decided to develop the a new residential multistoried building to live in a better accommodation and as the latest purchaser of the 1st Floor, Sri Mukul Saha is a renowned developer in this area, all the owners decided to hand over the property to construct a new residential multistoried building after demolition of the existing building.

AND WHEREAS the existing flat owners herein, approached the said Owner/Developer for construction of a multistoried building consisting of several flats and car parking spaces and other spaces on the said premises and after

satisfying the terms and conditions mentioned here in below, the said Owners have agreed to execute a Development Agreement with the aforesaid developer and also agreed to empower the Developer to develop the Schedule "A" property below and to make a multistoried Building thereon with a right to sale and/or transfer the Developer's allocation in terms of this agreement according to law of the land.

AND WHEREAS as per the rules of The Kolkata Municipal Corporation all the three owners decided to amalgamate their property and this deed of amalgamation was registered at the office of the D.S.R.-IV, Alipore, vide Book No- I Volume No- 1406-2024, Being No- I-05369 for the year 2024.

AND WHEREAS the joint owners after amalgamation decided to mutated their names in the books of The Kolkata Municipal Corporation to move for the project to construct a G+3 multistoried building on the Schedule A property.

AND WHEREAS as one of the joint owners named Sri Mukul Saha is also a developer then the other two joint owners decided to handover all the jobs of the project towards him.

AND WHEREAS on or before execution of this agreement the said Owners have represented and assured the said Developer as follows :-

- (i) That the said Owners herein are in possession of the Schedule "A" property as an absolute Owners and they are occupying the same without any disturbances and hindrances whatsoever on payment of Municipal taxes and also other taxes and outgoings and they have a full right and absolute authority to sell and/or transfer the same and there is no legal bar or otherwise to enter upon this Agreement. However, if any Municipal tax and electricity bills towards the premises No. 121/1F, Raja S.C. Mullick Road, P.S.- Netaji Nagar, Kolkata-700047 is due and payable, the Owner shall be liable to pay the same to the authority concern.
- (ii) That the owners after amalgamation, they will mutated their names in the books of the Kolkata Municipal Corporation, on the cost of the Developer.
- (ii) That the Owners declared that the entire premises being No. 121/1F, Raja S.C. Mullick Road, P.S.- Netaji Nagar, Kolkata-700047 is free from all encumbrances, liens, lispendens, attachment whatsoever.
- (iii) Excepting the above named Owners, no one else who has got any right, title, interest, claim or demand in any nature whatsoever and/or howsoever over the said premises or any part thereof.
- (iv) There is no notice of acquisition and/or requisition or any case or proceeding either Civil or Criminal nature is/are not pending in the respective Learned Court in the District of Kolkata and North 24-Parganas or elsewhere

upon the said premise or any part thereof.

- (v) The said Owners have not entered into any agreement for Sale, transfer, Development Agreement or otherwise for any purpose regarding the said premises or any part thereof.
- (vi) There is no proceeding under the Public Demand Recovery Act against the said Owners in respect of the said premises.

AND WHEREAS relying upon the aforesaid representations made by the said Owners, the Developer has agreed to enter into this agreement with the said Owners in respect of the said premises under the terms and conditions hereunder appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE - I DEFINITIONS

In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows:-

1. OWNERS : (1) SRI RAJAT SAHA (PAN No- AKKPS2463F and Aadhaar No- 8580-5569-3070) son of Late Gobinda Chandra Saha, by faith Hindu, by Occupation - Service, by Nationality-

Indian, residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, (2) **SMT PROTIMA BHOWMIK** (PAN No- BIOPB7537E and AadhaarNo- 5139-0945-3536) daughter of Saraj Kumar Chakraborty and sister of Late Mainak Chakraborty, by faith Hindu, by occupation- Homemaker, by nationality - Indian, Permanently residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047 and presently A-2, Silver Nest, Plot No- 89, Kolerkhairane, Sector-15, Navi Mumbai, Thane-400709, and (3) **SRI MUKUL SAHA** (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faithHindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047 hereinafter referred to as the **OWNER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns)

2. **DEVELOPER: M/s SUDHA CONSTRUCTION**, a proprietorship concern represented by it's proprietor **SRI MUKUL SAHA**, (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faithHindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047,

3. **PROPERTY** : shall mean ALL THAT piece and parcel of land with two storied building standing thereon here dement and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mullick Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, morefully written in the Schedule-A hereunder.
4. **BUILDING** : shall mean a ground plus multi-storied building together with car parking spaces and other spaces if any shall be constructed in accordance with building plan to be sanctioned by the Kolkata Municipal Corporation and shall include other spaces intended for the use and enjoyment in common amongst the apartment owner at the said newly proposed building as per Municipal Rules and guidelines, and the name of the building will be decided later.
5. **COMMON FACILITIES** : shall include passage, ways, landing, lobbies, stair-case, roof, water pump, Pump room and other spaces and facilities whatsoever necessary for the establishment provisions maintenance and/or management of the newly proposed building and/or common facilities or any of them thereon as the case may be.

6. **SALEABLE SPACE** : shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation after making due provisions for common facilities and space required thereof.
7. **OWNER'S ALLOCATION** : shall mean the Owner Nos. 1 & 2 shall be entitled 50% (fifty percent) each of F.A.R. of the Second Floor of the G+3 proposed building, as per the sanction of building plan to be sanctioned by the Kolkata Municipal Corporation. The owners numbered 1 & 2 shall not be entitled to get any Garage /car parking space in the building. The owners shall be entitled all common facilities, common lift facilities, utilities, ultimate roof right, civic amenities as to be provided in the newly constructed building at the said premises No. 121/1F, Raja S.C. Mullick Road, Police Station Netaji Nagar, Kolkata-700047 to be constructed as per building plan and also specification given in SCHEDULE "B" hereinbelow as a part of the total consideration of the said land and total property.
8. **DEVELOPER'S ALLOCATION** : shall mean the developer shall be entitled to remaining portion of the total constructional area from the ground to top floor of total FAR to be constructed as per sanctioned building plan by the Kolkata Municipal Corporation (excepting the Owner' allocation as aforesaid) along with common facilities, utilities, roof right, civil amenities as to be provided in the newly constructed building at the

aforesaid premises No. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047

9. **ARCHITECT/LICENSED BUILDING SURVEYOR :** shall mean any qualified person or persons and/or firm or firms appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.
10. **BUILDING PLAN :** shall mean the plan and to be prepared by the registered Architect as per The Kolkata Municipal Corporation Building bye laws for construction of the newly proposed building to be submitted before The Kolkata Municipal Corporation for sanction and shall include the amendments thereto and improvement thereon and/or modification thereof.
11. **PROPORTIONATE OR PROPORTIONATELY** shall mean the proportion which the super built up area of any Flat be to the super built up area of all the Flats in the said Building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, then the same shall be shared on the basis of area rental income or user of the respective flats by the Co-owner respectively.
12. **TRANSFER :** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space

in the newly constructed building to the intending purchaser(s) thereof.

13. **TRANSFeree** : shall mean a person, persons, firm, association to whom the space in the said newly proposed building at the said premises to be transferred by virtue of these presents.
14. **FLOOR AREA RATIO** : shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from The Kolkata Municipal Corporation for construction purpose at the said premises as per the amended building Regulation under The Bengal Municipal Act and/or The Kolkata Municipal Corporation Rules..
15. **WORD** : importing singular shall include plural and vice versa.
16. **MASCULINE** : shall include the feminine and neuter gender and vice versa.

ARTICLE - II COMMENCEMENT

- 2.1 This agreement shall be in force from the date of signing this agreement and shall remain in force for a period of 24(twenty Four) months from the date of obtaining sanctioned building plan obtained from The Kolkata Municipal Corporation and/or from the date of delivery of the vacant possession and/or from the date of handing

over the Schedule "A" property below to the Developer which ever is later but time may be extended for another 6(six) months on mutual consent in case of the "FORCE MAJURE". Time in these respects shall be the essence of the contract.

- 2.2 This agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space in the new proposed building by the Developer in the manner as provided herein which shall not be preceded by construction and delivery of possession of the Owner's allocation.
- 2.3 In case the Developer become insolvent, bankrupt and for any other clauses best known to them failed to deliver the Owners allocated Flats and/or neglected to complete the construction of the building within stipulated period as mentioned herein, in that case the Owners shall have every right to take legal steps by giving proper notice to the Developer.
- 2.4 In case of the developer and any of the Owner died in the mean time in the that event, the legal heirs and successors will steps into the shoes left by the deceased the Developer and Owners and other terms and conditions, covenants and stipulations will be followed as per the law of the land. In case it if is becomes impossible to develop the Schedule "A" property due to defect of the Owner' title, and deeds and documents of the Schedule "A" property.

- 2.5 The Developer shall have right to include or exclude any numbers of partner/partners in their business and owner shall have no objection in respect thereto.
- 2.6 The Developer shall construct the building either from their own resources or by otherwise or by from the intending buyers or buyers but shall not charge or mortgage the schedule below property to any financial institution.

ARTICLE - III DEVELOPER'S RIGHT

- 3.1 The Owner hereby grant subject to what has been herein under provided exclusive right to the Developer to develop and construct building at the said premises in accordance with the plan to be sanctioned by The Kolkata Municipal Corporation. If there be any violation, Developer will be responsible and the Owner will not be liable to The Kolkata Municipal Corporation or any other authority for the work of construction by the Developer.
- 3.2 All applications plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/ revised plan from the appropriate authority, shall be prepared and submitted by the

Developer on behalf of the Owner at the cost and expenses of the Developer and the Owner through his attorney shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all costs, charges and expenses required to be paid or deposited for obtaining sanction of the building plan and development of the said premises and the Owner shall have no responsibilities to bear any cost whatsoever.

- 3.3 That save and except the Owner's allotted portion the Developer has full rights to execute any agreement for sale, transfer and convey from the Developer's allocation for residential purposes according to the Developer's choice, but not violating any terms, rules or laws or provisions of Municipal Act and the terms and conditions hereunder contained. It is agreed that the Developer shall not deliver physical possession of the flats, car parking spaces and other spaces allocated to the Developer for the intending buyer or buyers without giving a notice to the Owner for physical possession of flats and other spaces as aforesaid to the Owners.

ARTICLE - IV DEVELOPER'S OBLIGATIONS

- 4.1 The Developer shall secure the sanctioned and approved plans, specification, drawings, elevations and other required permission so as to commence erection and construction of the building by the Developer in accordance with the plans, specifications, drawings, and

elevations that may be sanctioned and approved by the concerned authority i.e, if there is any amendment of the sanction plan of whatsoever nature or contravening any of the provisions of law, rules, regulation or orders in force for the time being and shall complete the said building in fully habitable condition in all respects latest within 24 (twenty Four) months from the date of sanction of the building plan by The Kolkata Municipal Corporation Authority, or within the 24 (twenty Four) months from the date of delivery of the vacant possession of the existing building upon the Developer herein which is later, unless prevented by natural calamity riot civil commotion, statutory preventive orders or on any other ground or grounds, mutually accepted in writing. However, time be the extended another six months. If the Developer fails to deliver the Owners' allocation as aforesaid to the owners within the time as aforesaid, then the Developer shall pay Rs.30,000/- per month to the owner till handover the possession to the owners.

- 4.2. The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licensed building Surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the building rules regulations in force for the time being. However the Developer will complete the building as per specification as mentioned in Schedule "B" below.
- 4.3 The building to be created, constructed and completed by the Developer shall consist of the specification provided

in SCHEDULE "B" hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Under no circumstances, the Developer shall be entitled to claim or demand any payment of whatsoever nature from the Owner in respect of erection, construction for extra work to completion of the said Owner's allocated portion, complete in all respect. Further, all the old doors, door frames etc of the owners' 1 and 2 will be re fitted to the new construction of the Owners' allocation of owner no- 1 and 2.

- 4.4 All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatever nature called for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and residential connections of water, sewerage, electricity and other amenities for the building shall be paid and borne by the Developer and the Owner shall have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatever nature relating to and/or arising there from in any manner whatsoever.
- 4.5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions and other requirements for erections, construction and completion of the building in totality. Under no circumstances the Owner shall be responsible or liable for payment of any amount of whatsoever nature or on any

account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer. The Developer shall at his own costs and expenses, cause to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein.

- 4.6 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinafter) or any part thereof, the Developer shall fully comply with observe, fulfill and perform the requirements under the law and while incorporating and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the Owner shall not be responsible or liable for any commitments that may be made by the Developer.
- 4.7 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever Including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owner indemnified for the same and all consequences. It is specifically agreed and

understood that the Owner shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions proceedings and consequences arising therefrom shall be attended to defended prosecuted and complied with and faced by the developer at his own cost and expenses and shall keep the Owner indemnified from all or any loss, damages, costs and consequences, suffered or incurred therefrom.

- 4.8 The Developer shall be solely responsible for and make all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon them and the developer shall keep the Owner indemnified from all or any claim, damages, payments costs and consequences suffered or incurred therefrom.
- 4.9 The Developer shall be duty bound to complete the Owner's allocation pertaining all respect including permanent domestic water and sewerage connections

common electricity with connection and point etc as well as common areas and facilities and make the same fully habitable for use as per law within the said 24 (twenty Four) months from the date of obtaining the sanction of the building plan at the said premises and/or within 24 months from the date of receiving the actual physical possession of the Schedule "A" property from the Owner which is later without delay or default. However, the Developer shall not be liable to install separate electric meters for Owner as well as all the intending buyers but the Developer shall be liable to install a common meter in the premises for common lift, common light, water pump, caretaker room, stairs, roof and other at the cost of the Developer and common meters bills shall be paid by the Flat owners of the premises after handing over. The Developer may arrange on behalf of the Owner herein as also the intending buyer/s to install separate electric meter for their names from the CESC Ltd. but the entire cost of the CESC Ltd. and also Misc. expenses shall be borne by the Consumers/flat Owner and such money to be paid separately by the Owner and intending buyers. Developer shall pay the cost for mother meter connection from CESC for the building.

- 4.10 Developer will accommodate a standard shifting to the owner no-1 and 2, during the period of construction, this accommodation will allowed by the developer till handover the possession towards the owners no 1 and 2.
- 4.11 Developer will bare the cost of partition and mutation of the owners no1 and 2

ARTICLE-V

OWNER'S OBLIGATIONS

- 5.1 The Owner shall sign and execute all plans, drawings, specifications, elevations forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law. The Owner shall be liable to vacate and hand over the Schedule "A" property to the Developer within one month from the date of notice after sanction building plan on the Schedule "A" property. The Owner shall also be liable to pay all arrears municipal tax of the Schedule "A" property below and all arrears electricity bill and all outstanding and/or dues relating to the Schedule "A" property till the date of this presents. The Owners shall be liable to hand over the entire vacant possession of the Schedule "A" property within the prescribed time upon the developer so that the developer may develop the property in time. If the Owner fail to deliver the property in time the owners shall be liable to pay compensation equal to @ 7.5% interest per annum on the market value for the delayed period.
- 5.2 To provide the Developer with appropriate powers as are or may be required in connection with construction, erection, completion of the new proposed building and to appear for and represent the Owner before all concerned authorities and to sign and execute applications,

declarations and other relevant papers and documents to appropriate authorities for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law and/or otherwise concerning negotiations for transfer of flats to the intending Purchasers thereof and all cost and expenses in that respect shall be borne by the Developer. It is made clear that the Power of attorney is being granted by the Owner for development of the Schedule "A" property and the sale and/or transfer of the developer's allocation and other related works as aforesaid.

- 5.3 During the subsistence of this Agreement, the Owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said premises or any part thereof nor shall enter into any other Agreement or obligation of whatsoever nature with any other party or parties in respect of Developer's allocation. It is however, clearly understood by and between the parties hereto that this restriction would not be applicable relating to dealing with the Owner's allocated portion of the building or any part thereof subsequent to its demarcations as provided hereinabove.
- 5.4 On and from the date of service of notice after issuance of no objection and occupancy certificate of completion of the said building by the developer and in particular the Owner's allocated portions and until separate mutation and assessment the Owner and/or their nominee or nominees and/or allottee, as the case may be, shall be

responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoings whatsoever payable in respect of the said Owner' allocation and every part thereof. In addition thereto, they shall also be responsible and liable to pay and bear the proportionate part or share of all costs, charges levies, impositions and expenses relating to common areas and facilities towards its maintenance and up-keep of the said premises.

- 5.5 In case, it is become impossible to develop the Schedule "A" property below due to defect of the Owner title of Schedule "A" property and deed and documents which are available with the Owner in that case, the Owner shall pay actual cost of processing expenses to the developer within fifteen days from the date of notice upon the Owner herein.
- 5.6 The developer will pay the cost of mother/common meter from CESC proportionately with the other flat owners.

ARTICLE-VI CONSIDERATION

- 6.1 The land upon which the said building shall be erected and constructed as also the common areas facilities to be provided for and/or at the said building shall always remain common, impartible, indefeasible and undivided whereas the Owner shall be at liberty to deal with his allocated portions together with the undivided

proportionate share or interest in the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law.

- 6.2 Without first providing the Owner's allocation portion complete in all respects and useable under the law as well as completion of the common area and facilities as per specification provided in these presents or otherwise as may be mutually agreed in writing, the Developer shall not be permitted to and/or be entitled to grant and/or give possession or permit possession of by whatever, name called of his allocated portion or any part thereof in any manner whatsoever.
- 6.3 The format of the Draft Indenture of Conveyance, which shall be prepared by the Developer's Advocate that may be required to be executed and registered by the Owner unto and in favour of the Developer and/or its nominee or nominees in respect of and/or relating to the Developer's at its own cost and expenses on approval of the Owner and the Owner shall only execute Indenture of Conveyance(s) in respect of undivided proportionate share of land underneath attributable to the Developer's allocation unto and in favour of the Developer and/or its nominee or nominees as the case may be subject to the terms and conditions provided herein. All expenses in connection with Registration, Stamp fee etc. will be borne either or his intending buyer by the Developer. The

Owner shall be liable to sale and/or transfer the proportionate share of land attributable to the flats and car parking spaces in respect of the Schedule "A" property below.

- 6.4 Subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into agreement relating to its allocated portions or any part thereof on such terms and conditions and stipulations as may deem fit and proper in accordance with law and the Owner shall execute required Indenture in respect of undivided proportionate share of and attributable to the developer's allocation unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admits such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto shall be paid and borne by the Developer and/or its nominee or nominees, as the case may be.

ARTICLE-VII COMMON OBLIGATIONS

- a. To pay punctually and regularly for their respective allocations all rates, taxes levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owner and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims actions demands costs charges and expenses

and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.

- b. Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated.
- c. To comply with and observe all regulations that may be framed for proper and systematic enjoyment and upkeep of the premises.
- d. To permit at all reasonable time the concerned authorized persons in charge of the maintenance of the said premises and the building to enter into any part of the units/flats and view and inspect the interiors thereof or for the purpose of repair or replacement of any common pipes, drains or installations and in course of the same if any other work or replacement or repair is found wanting inside the said units/flats immediately on notice being served to that effect, the concerned Owner / occupier shall remedy the same at own expenses.
- e. Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbors.

- f. Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the building.
- g. Not to claim any additional right save and except provided in writing.
- h. If the Owner shall entrust the Developer to demolish the existing old two storied building at Premises No. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047 at the cost of the developer and to sale the said entire building materials at his own responsibility.

ARTICLE-VIII MISCELLANEOUS

This Agreement shall always be treated as and agreement by and between "Principal" to "Principal". The Owner and the Developer have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construe or constitute as partnership between the Owner and the Developer or an Association of persons. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the developer to develop the same subject to the terms and conditions of these presents.

ARTICLE-IX FORCE MAJEURE

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

ARTICLE-X JURISDICTION

The High Court at Calcutta and its subordinate Courts shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties hereto.

SCHEDULE "A" ABOVE REFERRED TO (The Said Property)

ALL THAT piece and parcel of land with two storied building standing thereon here ditment and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of

the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, butted and bounded as follows :-

ON THE NORTH: By land of M.d. Momian Bibi
 ON THE EAST : By Plot NO. 366
 ON THE SOUTH: By house of Smt. Santi Sarkar
 ON THE WEST : By 14' 6" wide KMC Black Top Road

SCHEDULE "B" ABOVE REFERRED TO
OWNER'S ALLOCATION

shall mean the Owner Nos. 1 & 2 shall be entitled 50% (fifty percent) each of F.A.R. of the Second Floor of the G+3 proposed building, as per the sanction of building plan to be sanctioned by the Kolkata Municipal Corporation. The owners numbered 1 & 2 shall not be entitled to get any Garage /car parking space in the building. The owner shall be entitled all common facilities, common lift facilities, utilities, ultimate roof right, civic amenities as to be provided in the newly constructed building at the said premises No. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047 to be constructed as per building plan and also specification given in SCHEDULE "B" hereinbelow as a part of the total consideration of the said land and total property.

Further, they will get a suitable accommodation for temporary shifting at the period of construction, till handover the possetion.

SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

shall mean the developer shall be entitled to remaining portion of the total construction area from the ground to top floor of total FAR to be constructed as per sanctioned building plan by the Kolkata Municipal Corporation (excepting the Owner's allocation as aforesaid) i.e. entire ground, 1st and 3rd floor, along with common facilities, utilities, roof right, civil amenities as to be provided in the newly constructed building at the aforesaid premises No. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands the day, month and year first abovewritten.

SIGNED & DELIVERED

In the presence of Witnesses :

1. *Pratima Bhownik*
Alipore Judges' Court Rajat Saha.
 Vol-28

Pratima Bhownik
Mukherjee Datta
 SIGNATURE OF OWNERS

2. *Sudha Construction*
159, Sreenagar Rd
Vol-84 SUDHA CONSTRUCTION
Mukherjee Datta
 Proprietor

SIGNATURE OF DEVELOPER

Drafted by :

Sujay Malakar
Sujay Malakar

Advocate

Alipore Judges' Court

Kolkata-700027

Membership No- F/890/1380/2016



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

Name RAJAT SAHA

Signature Rajat Saha



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

Name PROTIMA BHOWMIK

Signature Protima Bhowmik



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

Name MUKUL SAHA

Signature Mukul Saha



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150520242004724136

GRIPS Payment Detail

GRIPS Payment ID:	150520242004724136	Payment Init. Date:	15/05/2024 08:19:53
Total Amount:	19941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6144814518513	BRN Date:	15/05/2024 08:20:10
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SUJOY MALAKAR
Mobile: 9830837717

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250047241378	Directorate of Registration & Stamp Revenue	19941
Total			19941

IN WORDS: NINETEEN 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



192024250047241378

GRN Details

GRN: 192024250047241378
GRN Date: 15/05/2024 08:19:53
BRN: 6144814518513
Gateway Ref ID: CHP9288546
GRIPS Payment ID: 150520242004724136
Payment Status: Successful

Payment Mode: SBI Epay
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 15/05/2024 08:20:10
Method: State Bank of India NB
Payment Init. Date: 15/05/2024 08:19:53
Payment Ref. No: 2001180830/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUJOY MALAKAR
Address: B/19, L.N.COLONY, KOLKATA-700047
Mobile: 9830837717
Period From (dd/mm/yyyy): 15/05/2024
Period To (dd/mm/yyyy): 15/05/2024
Payment Ref ID: 2001180830/1/2024
Dept Ref ID/DRN: 2001180830/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001180830/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2001180830/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1604-05370/2024	Date of Registration :	15/05/2024
Query No / Year	1604-2001180830/2024	Office where deed is registered	
Query Date	11/05/2024 7:13:05 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
Transaction :	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
SetForth value	Market Value		
Rs. 10,00,000/-	Rs. 1,14,63,254/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,020/- (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 :

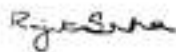
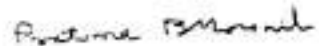
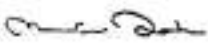
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 121/1F, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 9 Chatak 22 Sq Ft	5,00,000/-	79,81,424/-	Width of Approach Road: 16 Ft.
Grand Total :				4.2785Dec	5,00,000 /-	79,81,424 /-	

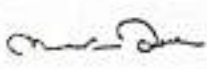
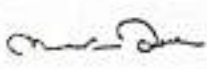
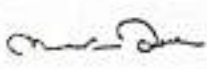
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4386 Sq Ft	5,00,000/-	34,81,830/-	Structure Type: Structure
Gr. Floor, Area of floor : 1406 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1490 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1490 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4386 sq ft	5,00,000 /-	34,81,830 /-	

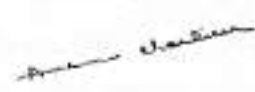
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJAT SAHA Son of Late GOBINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo  15/05/2024	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
121/1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx3F, Aadhaar No: 85xxxxxxxx3070, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				
2	Name Mrs PROTIMA BHOWMIK Daughter of Mr SARAJ CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo  15/05/2024	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
121/1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: B1xxxxxx7E, Aadhaar No: 51xxxxxxx3536, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				
3	Name Mr MUKUL SAHA Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo  15/05/2024	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
356/1G/1, N.S.C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Consular,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				

Developer 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> Mr MUKUL SAHA (Presentant) Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office </td> <td>  15/05/2024 </td> <td>  L11 15/05/2024 Captured </td> <td>  15/05/2024 </td> </tr> </tbody> </table> Son of Late MANINDRA CHANDRA SAHA 356/1G/1, N.S.C. BOSE ROAD, City:- P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AKxxxxxx7R, Aadhaar No: 39xxxxxxxx0429, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr MUKUL SAHA (Presentant) Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 L11 15/05/2024 Captured	 15/05/2024
Name	Photo	Finger Print	Signature						
Mr MUKUL SAHA (Presentant) Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 L11 15/05/2024 Captured	 15/05/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPOORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	 15/05/2024	 Captured 15/05/2024	 15/05/2024

Identifier Of Mr RAJAT SAHA, Mr MUKUL SAHA, Mrs PROTIMA BHOWMIK, Mr MUKUL SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJAT SAHA	-2.13927 Dec, Mr MUKUL SAHA-2.13927 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJAT SAHA	-2193.00000000 Sq Ft, Mr MUKUL SAHA-2193.00000000 Sq Ft

Endorsement For Deed Number : I - 160405370 / 2024

On 15-05-2024

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 11:05 hrs on 15-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr

MUKUL SAHA, Claimant.

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

1,14,63,254/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 15/05/2024 by 1. Mr RAJAT SAHA, Son of Late GOBINDRA CHANDRA SAHA, 121/1F,

RAJA S.C. MULLICK ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr MUKUL SAHA, Son of Late MANINDRA CHANDRA SAHA, 356/1G/1, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mrs PROTIMA BHOWMIK, Daughter of Mr SARAJ CHANDRA CHAKRABORTY, 121/1F, RAJA S.C. MULLICK ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mr MUKUL SAHA, Son of Late MANINDRA CHANDRA SAHA, 356/1G/1, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr ANIRBAN MOULICK, Son of Late ASHIM MOULICK, ALIPOORE JUDGES COURT, P.O: ALIPOORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 15/05/2024 8:20AM with Govt, Ref. No: 192024250047241378 on 15-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 6144814518513 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1835, Amount: Rs.100.00/-, Date of Purchase: 13/05/2024, Vendor name: Tapan Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2024 8:20AM with Govt, Ref. No: 192024250047241378 on 15-05-2024, Amount Rs: 19,920/-, Bank: SBI EPay (SBIPay), Ref. No. 6144814518513 on 15-05-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 156132 to 156180
being No 160405370 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.05.15 12:44:24 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.