

18052/2023

17708/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিম বঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

13 DEC 2023

THIS DEVELOPMENT AGREEMENT is made on this the 13th

day of December 2023 (Two Thousand Twenty Three).

BETWEEN

20 SEP 2023

SL. NO. 26909 Date
NAME
ADD
ANI 5N

Subrata Das
Advocate
Sealdah Court
Kolkata-700014

For

8

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



যে ব্যক্তি এই সনদটিতে স্বাক্ষর করেছেন
সেই ব্যক্তি নিম্নলিখিত বিবরণীতে
উল্লিখিত তথ্যের সত্যতা নিশ্চিত করেছেন।

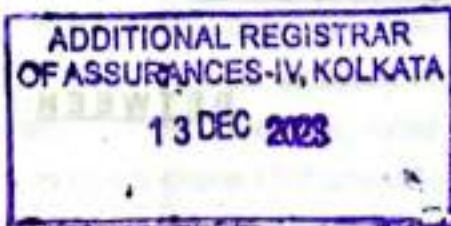
Additional Registrar
Kolkata, West Bengal

13 DEC 2023



Additional Registrar
Kolkata, West Bengal

Identified by me
Suparna Ray Das
Adv
WB/330/465/14



(1) **MR. SWAPAN BAGUI** having **PAN ALHPB1424B** and **AADHAAR 2242 2577 6067** son of Late Biswanath Bagui, by Profession – Business, by Religion – Hindu, by Nationality – Indian, residing at 117, Ghosh Para, Bagjola, Dum Dum Police Fari, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700074 and (2) **MR. KAJAL BAGUI** having **PAN ALHPB1422H** and **AADHAAR 7277 0603 9948**, son of Late Biswanath Bagui, by Religion – Hindu, by Nationality – Indian, by Profession – Business/Service, residing at 117, Ghosh Para, Dum Dum, Bagjola, near Police Fari, Post Office - Motijheel, P.S – Dum Dum, Kolkata – 700074, hereinafter called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) **OF THE ONE PART.**

A N D

MARUTY CONSTRUCTION having **PAN ABVFM6897P**, a partnership firm, having its place of business at 31, BL-CA (HL No.- 388/2086), Chandiberia Main Road, Near Ankur Club, Krishnapur, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas, being represented by its partners namely, (1) **MR. SOUMEN HAZRA** having **PAN ACGPH4385M** and **AADHAAR 7944 2118 3972**, son of Mr. Sachindra Nath Hazra, residing at 31, BL- CA, Chandiberia Main Road, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas; (2) **MR. RANA NASKAR** having **PAN AVUPN2532M** and **AADHAAR 3174 3381 7147**, son of Mr. Jadab Naskar, residing at Chandiberia Sarada Nagar, Post Office Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas and (3) **MR. SUTANU ROY** having **PAN AIKPR5130N** and **AADHAAR 9057 5621 7207**, son of Late Sambhu Nath Roy, residing at Jamunasagar Apartment, 1st Floor, Flat No.- B/1, 468, Nagendra Nath Road, Satgachi, Vivekanada Pally, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700028, District – North 24 Parganas, all are by Profession – Business, by Religion – Hindu, by Nationality – Indian, hereinafter called and referred to as the "**DEVELOPER(S)**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) **OF THE OTHER PART.**



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 DEC 2023

HISTORY OF OWNERSHIP:

1. **THAT** by a Deed of Sale (written in vernacular) dated 22nd November, 1990, duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied in Book No.- I, Volume No.- 12, Pages from 61 to 68, Being No.- 7446 for the year 1990, by virtue of the sale deed one Mrs. Narayani Roy, wife of Suresh Roy purchased valuable consideration from Shaktidhar Roy & Others ALL THAT piece and parcel of land admeasuring 4 (Four) Cottahs be the same a little more or less together with 100 Sq.ft. Tiles shed structure, lying and situated at Mouza - Krishnapur, J.L. No.- 17, R.S. No.- 180, Touzi No.- 228/229, R.S. Khatian No.- 1555 comprised in R.S. Dag No.- 3838 under the police station of Rajarhat in the District of North 24 Parganas free from all sorts of encumbrances whatsoever.
2. **THAT** by the strength of the aforesaid Deed of Sale, said Mrs. Narayani Roy, wife of Suresh Roy became the sole and absolute Owners in respect of the property and seized/possessed thereof freely, peacefully without interruption from any quarter together with right to sell, and/or convey the same.
3. **THAT** for need of money and other valid legal reason, said Mrs. Narayani Roy, wife of Suresh Roy sold, conveyed and transferred her entire aforesaid property in favour of Mr. Swapan Bagui and Mr. Kajal Bagui, both are sons of Biswanath Bagui, by virtue of a Deed of Sale dated 13.06.2005, which was duly registered before the Office of A.D.S.R. Bidhannagar, Salt Lake City, copied in Book No.- I, Volume No.- 1504-2005, Pages from 1 to 11, Being No.- 150403961 for the year 2005, the Owners herein purchased ALL THAT piece and parcel of land admeasuring 4 (Four) Cottahs be the same a little more or less together with 100 Sq.ft. Tiles shed structure, lying and situated at Mouza - Krishnapur, J.L. No.- 17, R.S. No.- 180, Touzi No.- 228/229, R.S. Khatian No.- 1555 comprised in R.S. Dag No.- 3838 under the police station of Rajarhat (presently Baguiati) in the District of North 24 Parganas, free from all encumbrances, more fully and particularly described in first schedule here under written, hereinafter referred and called to as the "**SAID LAND**".
4. **THAT** The aforesaid Owners are the exclusive legal bonafide absolute Owners and mutated their names in the office of the B.L. & L.R.O having L.R Dag No. - 6762 and L.R. Khatian No.- 7585 (measuring an area 0.339 Satak) and L.R Khatian No. - 7586 (measuring an area 0.339 Satak) and sized and possessed of and otherwise well and



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sufficiently entitled to all that scheduled land and the Vendors do hereby declares that the scheduled land is fit and free for Construction of multistoried building.

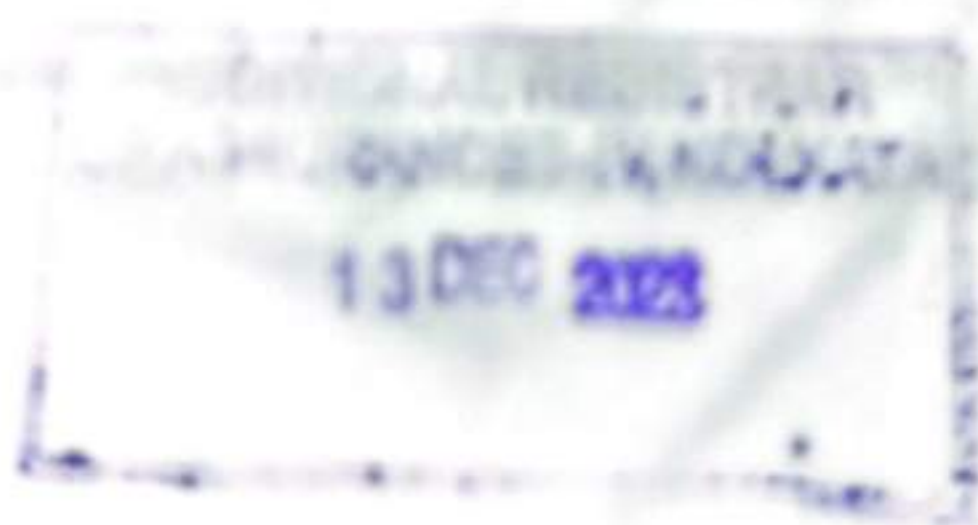
5. **THAT** in order to make proper use and commercial gain out of and from the said property, the Owners herein made out a scheme for construct a Multi Storied Building on the said land **ALL THAT** piece and parcel of land admeasuring 4 (Four) Cottahs be the same a little more or less together with 100 Sq.ft. Tiles shed structure, lying and situated at Mouza – Krishnapur, J.L. No.– 17, R.S. No.– 180, Touzi No.– 228/229, R.S. Khatian No.– 1555 comprised in R.S. Dag No.– 3838, under L.R Dag No. – 6762 and L.R. Khatian No.– 7585 (measuring an area 0.339 Satak) and L.R Khatian No. – 7586 (measuring an area 0.339 Satak) under the police station of Rajarhat (presently Baguiati) in the District of North 24 Parganas morefully and particularly described hereunder written and hereinafter referred to as the "**SAID PROPERTY**". But due to lack of expertise and paucity of sufficient fund to undertake and complete the said project and the then they decided to engage, appoint and entrust the said Developer to undertake the said project and the Developer agreed to take up the said project and upon such, the Owners herein and the Developer herein entered into this **Development Agreement** under some terms and conditions mention herein below.

NOW THIS AGREEMENT WITHNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE – I – DEFINITIONS

In this erstwhile unless there is anything repugnant to or inconsistent with: –

1. **OWNERS:** shall mean (1) **MR. SWAPAN BAGUI**, son of Late Biswanath Bagui, by Profession–Business, by Religion–Hindu, by Nationality–Indian, residing at 117, Ghosh Para, Bagjola, Dum Dum Police Fari, Police Station – Dum Dum, Kolkata – 700074 and (2) **MR. KAJAL BAGUI**, son of Late Biswanath Bagui, by Religion – Hindu, by Nationality – Indian, by Profession – Housewife, residing at 117 Ghosh Para, Dum Dum, Bagjola, near– Police Fari, P.O.– Motijheel, P.S – Dum Dum, Kolkata – 700074.
2. **DEVELOPER(S):** shall mean **MARUTY CONSTRUCTION**, a partnership firm, having its place of business at 31, BL–CA (HL No.– 388/2086), Chandiberia Mani Road, Near Ankur Club, Krishnapur, Post Office – Krishnapur, Police 7 Station – Baguiati,





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



192023240315480318

GRN Details

GRN:	192023240315480318	Payment Mode:	SBI Epay
GRN Date:	12/12/2023 19:59:15	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	3739136586527	BRN Date:	12/12/2023 19:59:51
Gateway Ref ID:	CHO4680604	Method:	State Bank of India NB
GRIPS Payment ID:	121220232031548030	Payment Init. Date:	12/12/2023 19:59:15
Payment Status:	Successful	Payment Ref. No:	2003058453/3/2023
[Query No:*/Query Year]			

Depositor Details

Depositor's Name:	Ms MARUTY CONSTRUCTION
Address:	Krishnapur, Baguiati- 700102
Mobile:	8777451911
Period From (dd/mm/yyyy):	12/12/2023
Period To (dd/mm/yyyy):	12/12/2023
Payment Ref ID:	2003058453/3/2023
Dept Ref ID/DRN:	2003058453/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003058453/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2003058453/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	6021
Total				15992

IN WORDS: FIFTEEN THOUSAND NINE HUNDRED NINETY TWO ONLY.

PAID

Kolkata – 700102, District – North 24 Parganas, being represented by its partners namely, (1) **MR. SOUMEN HAZRA**, son of Mr. Sachindra Nath Hazra, residing at 31, BL-CA, Chandiberia Main Road, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas; (2) **MR. RANA NASKAR**, son of Mr. Jadab Naskar, residing at Chandiberia Sarada Nagar, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas and (3) **MR. SUTANU ROY**, son of Late Sambhu Nath Roy, residing at Jamunasagar Apartment, 1st Floor, Flat No.– B/1, 468, Nagendra Nath Road, Satgachi, Vivekananda Pally, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700028, District – North 24 Parganas, all are by Profession – Business, by Religion – Hindu, by Nationality – Indian.

3. **TITLE DEEDS:** shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.
4. **PREMISES / PROPERTY:** shall mean ALL THAT piece and parcel of land as described in the "A" Schedule of this deed described herein below.
5. **NEW BUILDING:** shall mean the Multistoried Building (G+4 or G+5) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation.
6. **COMMON AREA FACILITIES AND AMENITIES:** shall mean and include, corridors stair ways, passage ways, drive ways, roof, Common lavatories, Deep tube well/ Submarsheble, overhead water tank, underground water tank, water pump and motor and all other facilities which is to be attached with the proposed Building for better enjoyments Apartment Ownership Act or mutually agreed by and between the owners and the Developer.
7. **COVERED AREA:** shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.



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9. **SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE:** shall mean and include the total covered area of the unit plus proportionate stair area, lift well area plus minimum 25% service area, over the aforesaid total covered area and proportionate stair area, lift well area, is applicable for individual unit.
10. **BUILDING PLAN:** shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the Bidhannagar Municipal Corporation. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owners or by themselves.

OWNERS' ALLOCATION:

As per consideration of the said property, the Owners will be entitled to get 50% constructed area of the proposed building (calculating measurement of each roof of the proposed building) in the manner as follows:-

- Ground Floor : 50% Constructed Shop Area (Front Side) And rest as Garage/Car Parking;

✓ ➤ Third Floor And Fourth Floor: Entire Floor;

In addition to that the Owners herein also jointly get non-refundable amount of Rs. 2,00,000/- (Rupees Two Lac Only) in the manner as follows:-

Also the Owners herein shall entire to get refundable amount of Rs. 10,00,000/- (Rupees Ten Lac Only) as follows:-

- At the time of registration of Development Agreement :Rs. 4,00,000/-
- Within Two months from the date of execution of this agreement : Rs. 6,00,000/-

In addition to that if the Developer construct any area over the Fourth Floor, in that case the Owners also entitle to get 50% Constructed Area at the same floor. The Owner have a right to get a copy bill of the New Mother Electric Meter / Transformer.



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DEVELOPER'S / PROMOTER'S ALLOCATION: shall mean save and except the Owners' Allocation, the Developers shall entitle to get rest **50% Constructed Shop Area and Garage/Car Parking at Ground Floor.** Entire floor area of First Floor and Second Floor from the proposed building together with the proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises.

TRANSFER: shall mean and included transfer by delivered of possession as per erstwhile customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ARTICLE – II : COMMEENCEMENT & DURATION

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end.

ARTICLE – III: OWNERS'S DECLARATION, RIGHTS AND RESPONSIBILITIES

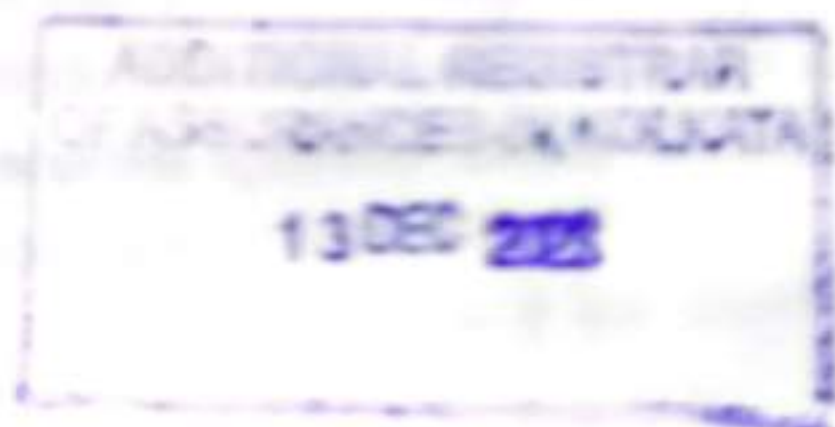
1. The Owners hereby declare that he/she/they is/are the single / joint and absolute Owners (s) of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land.
2. That the Owners (s) hereby agreed that he /she/they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.



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3. That the Owners hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building plan, Completion Plan, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the Owners (s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the Owners herein.
4. That the Owners shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer(s) will be entitled to get cost of litigation from the Landowner(s), which will be incurred by the developer(s) during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer(s).
5. That the Owners hereby undertake(s) that the Owners shall clear all dues, like Khajna, tax, mutation and conversion of B.L & L.R.O & Municipality/Corporation and others dues against the said land by them self and shall hand over all the original documents to the Developer at the time of execution and registration Development Agreement AND Power of attorney and after that the developer starts the construction of the said project, if the Developer arrange the all the above written document on behalf of owners, the expenses will adjusted from their allocation (as per their ratio).
6. That the Owners hereby giving exclusive license to the Developer(s) to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer(s) to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the Owners will not raising any objection to that effect save. Betterment of the said project Developer(s) also has rights for sale, lease, transfer, mortgage and to dispose areas

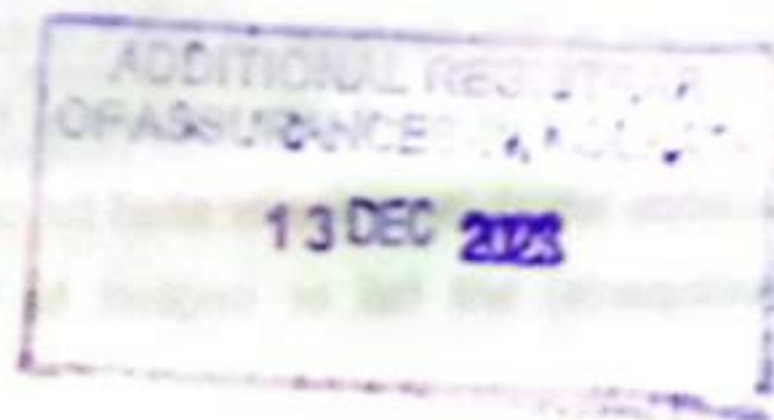


from Owners's Allocation, in that case the owners' will entitled by a sum as market rate as measurement on constructed area.

7. The Owners hereby agree to execute a Registered Development Power of Attorney in favour of the Developer(s) or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the Owners and to erstwhile the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the Owners's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the Owners (s) herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchaser(s).

8. The Owners hereby undertake(s) not to do any act, deeds or things by which the Developer(s) may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer(s) fail(s) to deliver possession of the owners' Allocation within the stipulated period, then the Owners will be entitled to get compensation / damages from the Developer(s) as deemed fit by the Developer(s). Be it mentioned here that the Time will be essence of the contract.

9. That the Owners hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer(s) shall continue to construct the building exclusively in the name of the Developer(s)/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owners shall have no financial participation and or involvement. The Developer(s) shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within **24 (Twenty Four) months from the date of Sanctioned of Building Plan**, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another **6 (Six) months** for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer(s) and if the Developer(s) will fail or neglect to handover the



possession of Owners' Allocation within the said stipulated period, then in that case the Owners shall have every right to take legal steps with due process of law.

10. That if the Owners want to change and/or alter the diagram of the Flat/Unit out of the working plan of the proposed building, in that circumstances, the Owners shall bear all cost and expenses.
11. That the Owners shall not hamper, alter and change the external design and main structure of the building without any prior permission of enlisted engineer of the concern authority.

ARTICLE – IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

1. The Developer(s) hereby agreed to complete the **Multi storied building** over the property as per plan as sanctioned by the Bidhannagar Municipal Corporation with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at erstwhile the Plan of **Multi storied Building** will be submitted for sanction before the Bidhannagar Municipal Corporation.
2. The Developer(s) hereby declares to take care of the local hazards or accident during the continuation of construction and the owners shall have no liability to that effect.
3. All applications plans papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer(s) with due signature of the Owners or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.
4. The Developer(s) hereby agreed to deliver possession of the owners' allocation in the proposed new building **within aforesaid stipulated months** from the date of execution and Registration of this Agreement, and if required, the Owners will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. **It is also agreed that the delivery of possession of the owner's allocation will be made first.** After first floor roof casting, the Developers and the Owners shall jointly executed **Supplementary Development**



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Agreement for fixation of their respective allocation of the proposed building. Be it pertinent to mention here that **the Developer(s) will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses** and Xerox copy of the same will be given to all the Owners of the units of the newly constructed building.

5. That the notice for delivery of possession of the owners' Allocation shall be delivered by the developer(s) in writing or through the Advocate of the Developer(s) either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the Owners are bound to take possession within **2 (Two) months** from the date of service of this letter. If the Owners fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the Owner's allocation already delivered and the Developer(s) shall be entitled to transfer the Developer's Allocation without any further notice.
6. That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.
7. That the Developer(s) shall have every responsibility for the incidents occurred during the course of construction and the Owners shall have no responsibility for the same, if the Owners (s) are not interfere during the construction and after completion of the building and handover the same to the Owners and Intending Purchaser(s), the Developer(s) shall have no liability for any incident occurred in the said Building.
8. The Developers shall sell, transfer and lease their allocation to any intending Purchaser or Purchasers at any consideration to any intending Purchaser they shall think, fit and proper. But the Developers shall not sell or transfer their allocation in any unlawful means or any fraudulent manner and if the Developer adopt any unlawful manner, then the Owner shall not be liable for the same.
9. That if any litigation arise for the conduct of the Developers, then the cost of litigation shall be borne by the Developers.

ARTICLE – V. CONSIDERATION & PROCEDURE

1. In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer(s) is/are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.
2. That if the Developer(s) fail(s) to complete the construction work in respect of the Owners' allocation within the stipulated period as stated above, and then the Owners



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shall have liberty to rescind this Agreement on re-payment of the cost and expenses as well as the consideration money paid by the Developer(s) as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE – VI. DEALINGS OF SPACE IN THE BUILDING

1. The Developer(s) shall on completion of the building put the Owners in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.
2. The Developer(s) being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper.
3. The Developer(s) shall at /his/her/their/its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. **The Developer(s) shall provide Completion Certificate from the Appropriate Authority concern at its own costs and expenses.**
4. That the developer(s) shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the Owners to the Developer(s) for their respective meters in the individual name(s) of the Owners. It is also mentioned that the Developer(s) will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the Owners.
5. The name of the Apartment will be **"RAJ REGENCY"**



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ARTICLE – VII. COMMON FACILITIES

1. The Developer(s) shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats Owners will pay due according to his/her/their shares.
2. As soon as the respective self-contained flat is completed the developer(s) shall give written notice to the Owners requiring the Owners to take possession of the Owners's allocation in the newly constructed building and thereafter the Owners shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned prorata with reference to the saleable space in the building if any are levied on the building as whole.
3. The Owners and Developer(s) shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owners and the Developer(s). The Owners hereby agreed that he/she/they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the Owners for the same the developer(s) will be entitled to get damages.
4. The Owners or his/her/their agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the developer(s) shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developer(s) is prevented by the Owners without any reasonable and/or justified reason, then the Owners or his/her/ their legal representatives shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.



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ADDITIONAL REGISTRAR
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ARTICLE – VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: –

1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the 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 Owners, developer or from the competent authority or from Municipal Authority / Municipal corporation / panchayet authority concern in this behalf.
3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.
4. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.
5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.
6. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.



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7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE – IX. OWNERS'S DUTY & INDEMNITY

1. The Owners doth hereby agree and covenants with the Developer(s) not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the Owners or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the Owners will be liable to repay entire amount invested by the developer(s) amount will be settled by the parties amicably. It is also further agreed that if the developer(s) is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contagious land Owners, then Owners will be liable to pay cost of litigation to the Developer(s), which will be incurred by the Developer(s).
2. The Owners or their legal representatives herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the Owners shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.
3. It is agreed that the Owners will not involve any of their workmen, contractor, agent or representatives etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developer(s).



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4. That the Owners and their legal heirs hereby declare and undertake that upon the demise of the Owners/one of the owners, the legal heir(s) of the said Owners/owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer(s) and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE – X. DEVELOPER'S DUTY

1. That the Developer(s) hereby agree(s) and covenants with the Owners not to do any act, deed or things whereby the Owners/is/are prevented from enjoying selling disposing of the owners' allocation in the building at the said premises after delivery of Re-possession thereof to the Owners and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.
2. The Developer(s) hereby undertake/s to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer(s) in relating to the making of construction of the said building. The developer(s) shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.

ARTICLE – XI. MISCELLANEOUS

1. The Owners and Developer(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.
2. As and from the date of getting Completion Certificate of the building the developer(s) and/or its transferees and the Owners and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.
3. The building to be constructed by the developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.



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ARTICLE – XII. FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE – XIII. ARBITRATION CLAUSE

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

SCHEDULE "A"

(DETAILS OF ENTIRE PROPERTY)

ALL THAT piece and parcel of land admeasuring 4 (Four) Cottahs be the same a little more or less together with 100 Sq.ft. Tiles shed structure, lying and situated at Mouza – Krishnapur, J.L. No.– 17, R.S. No.– 180, Touzi No.– 228/229, R.S. Khatian No.– 1555 comprised in R.S. Dag No.– 3838, under L.R Dag No. – 6762 and L.R. Khatian No.– 7585 (measuring an area 0.339 Satak) and L.R Khatian No. – 7586 (measuring an area 0.339 Satak) under the police station of Rajarhat (presently Baguiati) in the District of North 24 Parganas, which is butted and bounded as follows :–

- **ON THE NORTH** : 8 Ft. Wide Common Passage;
- **ON THE SOUTH** : Dag No.- 3838;
- **ON THE EAST** : Road of Union Board;
- **ON THE WEST** : Plot No. A

SCHEDULE "B"

(SPECIFICATION AND WORK SCHEDULE)



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- 1) **Construction Works:** – R.C.C. Base, Foundation, Columns, Beams, Lintels and Roof.
- 2) **Walls of Brick:** – The outside main walls will be of 5 inches and partition walls will be of 5 inches/ 3 inches thickness, between two adjoining Flats the partition walls will be of 5 inches thickness, parapet wall will be of 5 inches, boundary walls will be 5 inches/ 3 inches thickness if necessary, Bath Room–cum–Toilet and Kitchen Partition wall will be 3 inches, all outside walls and inside walls, parapet wall, septic tank, underground water reservoir, stair & landing, to brick work and plaster will be of sand : cement mortar Dhalai Stone Chip : Sand : Cement.
- 3) **Floors & Scatting:** – All the Bed Rooms, Drawing Cum Dining Room/ Living Room, Kitchen, and Balcony will be finished and made of Floor Tiles. The Staircase and Landing, Monty/attic Room will be finished and made of marble/tiles.
- 4) **Bath Cum Toilet:** – Fitted with Two tap water connection for cold water and one hot water and 1 (One) shower tap water connection and Fitted with 1 (one) tap water connection and 1 (one) cistern tap water connection with a cistern and Anglo Indian Commode (white colour) and cover (white colour) for toilet with flush cistern connected through sewage system to the septic tank on the ground and with drainage pipe connected to the drainage system for discharge of foul water. All walls will be finished with glazed tiles up to 5 feet from the floor level.
- 5) **Drawing Cum Dining Room:** – Fitted with one Basin with one tap water connection.
- 6) **Mother Meter And Main Switch :** – The Electric Energy for all the common area (Staircase, Landing, Roof, Building main gate, building out passage) lights and electric water pump and motor has been supplied through the Mother Meter.
- 7) **Kitchen :-** Kitchen table top finished by Black stone and fitted one steel sink. Backside of the Kitchen finished with glazed tiles upto top level of widow (two Tracks).
- 8) **Electric Point Fittings of Flat/ Building :-**

Bed Rooms	:	5 Points (one Fan point, two light point, two plug points), one A.C. point in Master Bed Room;
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Dining Room	:	6 Points (one Fan point, one tube light point, one plug point, one calling bell point, one main switch point, one fridge point);
Kitchen	:	3 Points (one Exhaust Fan point, one tube light point, one Micro oven/Mixer point);
Bath cum Toilet	:	3 Points (one Exhaust Fan point, one Tube light point, one geyser point in one toilet),
Balcony	:	one lights point and one plug point.

- 8) **Windows:** – All the windows will be fitted with two track aluminum sliding window.
- 9) **Doors:** – All the Doors in Flats will be fitted with frame made of Wood Frame and main door will be made of wooden and inside pilla will be made of flush door. The doors of the Bath Cum Toilet will be fitted with frame made of PVC door and Main Door will be of flush door.
- 10) **Balcony/ Verandah:** – 2' (two) feet 6" (six) inches higher from floor level and finished with brick wall or Grill.
- 11) **Lift:**– RCC based lift well with ISI standard lift will be install in the building.
- 12) **24 Hours Water Supply:** one water reservoir under the building and one overhead water tank connected with motor pump And a Submarsheble pump for 24 hours water supply.

SCHEDULE "C" **(EXTRA AMENITIES)**

The Developers herein has charged extra amount from the Owners proportionately for Mother Electric Meter / Transformer (copy of the bill provided to the land owner) , 24 hours surveillance by the C.C. Camera at passages of the building, Letter box, Kiox Box, Collapsible Gate, Balcony cover grill, etc.



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13 DEC 2023

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of :-

1. *Asghar*

117, Dum Dum Road
Bogadia Ghatana Pura
KOL- 74

Sarafa Bagui
Kamal Bagui

2. *Burra Dal*
10, Old Post Office Street,
Kolkata - 700001.

Signature of OWNERS

MARUTY CONSTRUCTION

Soumen Hazra

Partner

MARUTY CONSTRUCTION

Rona Naskar

Partner

MARUTY CONSTRUCTION

Sulann Roy

Partner

Signature of DEVELOPER(S)

Drafted by:

Suparna Roy Das

SUPARNA ROY DAS

Advocate

City Civil Court, Kolkata - 700001

Enrolment No. WB/330/465/14



[Handwritten signature]

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RECEIPT

RECEIVED of and from the above named Developers a sum of Rs. 6,00,000/-
(Rupees Six Lac) only as per Memo given below:

MEMO

Date	Cash/Cheque No.	Bank & Branch	Amount (Rs.)
23.03.2023	CASH		Rs. 20,000/-
23.03.2023	000203	Bandhan Bank, Keshtopur	Rs. 1,80,000/-
13.12.2023	000057	Bandhan Bank, Keshtopur	Rs. 2,00,000/-
13.12.2023	000058	Bandhan Bank, Keshtopur	Rs. 2,00,000/-

TOTAL:
Rs. 6,00,000/-
.....

WITNESSES :

1. 

2.

Swapan Barui
Katal Barui

Signature of OWNERS



ADDITIONAL REGISTRAR
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13 DEC 2023

SPECIMEN FORM FOR FINGER PRINTS

SIGNATURE OF THE
EXECUTANTS/PRESENTANTS

IMPRESSION OF TEN FINGER



Swapan Bagui

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



Kajal Bagui



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



Soumen Hazra



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE





[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 DEC 2023

SPECIMEN FORM FOR FINGER PRINTS

SIGNATURE OF THE
EXECUTANTS/PRESENTANTS

IMPRESSION OF TEN FINGER



Rama Nodkar

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



LEFT HAND

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RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



ADDITIONAL REGISTRAR
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13 DEC 2023

Major Information of the Deed

Deed No :	I-1904-17708/2023	Date of Registration	13/12/2023
Query No / Year	1904-2003058453/2023	Office where deed is registered	
Query Date	12/12/2023 2:49:14 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUTANU ROY 468/1, N.N. ROAD, JAMUNA SAGAR APARTMENT, SATGACHI, VIVEKANADA PALLY, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9331655549, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 90,99,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 6,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

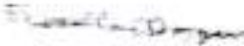
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Krishnapur Road, Road Zone : (Majher Para – Mission Bazar) , Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3838	RS-1555	Bastu	Bastu	4 Katha	1/-	90,72,002/-	Width of Approach Road: 8 Ft.,
Grand Total :					6.6Dec	1 /-	90,72,002 /-	

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/-	27,000/-	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 /-	27,000 /-	

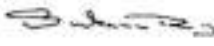
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN BAGUI Son of Late BISWANATH BAGUI Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		13/12/2023	13/12/2023	13/12/2023
	BAGJOLA, GHOSH PARA, DUM DUM POLICE FARI, City:- Dum Dum, P.O:- MOTIHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx4E, Aadhaar No: 22xxxxxxxx6067, Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office			
2	Name Mr KAJAL BAGUI Son of Late BISWANATH BAGUI Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		13/12/2023	13/12/2023	13/12/2023
	GHOSH PARA, 117, City:- Dum Dum, P.O:- MOTIHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALxxxxxx2H, Aadhaar No: 72xxxxxxxx9448 Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MARUTY CONSTRUCTION BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR COLONY KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN 700102 ; PAN No.: ABxxxxxx7P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOUMEN HAZRA Son of Mr SACHINDRA NATH HAZRA Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 4:23PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
	BLOCA, CHANDIBERIA MAIN ROAD, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx5M, Aadhaar No: 79xxxxxxxx3972 Status : Representative, Representative of : MARUTY CONSTRUCTION (as PARTNER)			
2	Name Mr RANA NASKAR Son of Mr JADAB NASKAR Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 4:23PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
	CHANDIBERIA SARADA NAGAR, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx2M, Aadhaar No: 31xxxxxxxx7147 Status : Representative, Representative of : MARUTY CONSTRUCTION (as PARTNER)			
3	Name Mr SUTANU ROY (Presentant) Son of Late SAMBHU NATH ROY Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 4:22PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
	NAGENDRA NATH ROAD, SATGACHI, VIVEKANADA PALLY, Flat No: FIRST FLOR, B/1, 468, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIxxxxxx0N, Aadhaar No: 90xxxxxxxx7207 Status : Representative, Representative of : MARUTY CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs SUPARNA ROY DAS Wife of Mr SUBRATA DAS CITY CIVIL COURT, CALCUTTA, City:- Kolkata, P.O.- GPO, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	13/12/2023	13/12/2023	13/12/2023
Identifier Of Mr SWAPAN BAGUI, Mr SOUMEN HAZRA, Mr RANA NASKAR, Mr SUTANU ROY, Mr KAJAL BAGUI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN BAGUI	MARUTY CONSTRUCTION-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN BAGUI	MARUTY CONSTRUCTION-50.00000000 Sq Ft
2	Mr KAJAL BAGUI	MARUTY CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 190417708 / 2023

On 13-12-2023

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

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

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

Presented for registration at 15:09 hrs on 13-12-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SUTANU ROY

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 90.99,002/-

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

Execution is admitted on 13/12/2023 by 1. Mr SWAPAN BAGUI, Son of Late BISWANATH BAGUI, BAGJOLA, GHOSH PARA, DUM DUM POLICE FARI, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 2. Mr KAJAL BAGUI, Son of Late BISWANATH BAGUI, GHOSH PARA, 117, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others

Indetified by Mrs SUPARNA ROY DAS, , , Wife of Mr SUBRATA DAS, CITY CIVIL COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-12-2023 by Mr SOUMEN HAZRA, PARTNER, MARUTY CONSTRUCTION (Partnership Firm), BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mrs SUPARNA ROY DAS, , , Wife of Mr SUBRATA DAS, CITY CIVIL COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2023 by Mr RANA NASKAR, PARTNER, MARUTY CONSTRUCTION (Partnership Firm), BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mrs SUPARNA ROY DAS, , , Wife of Mr SUBRATA DAS, CITY CIVIL COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2023 by Mr SUTANU ROY, PARTNER, MARUTY CONSTRUCTION (Partnership Firm), BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mrs SUPARNA ROY DAS, , , Wife of Mr SUBRATA DAS, CITY CIVIL COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,105.00/- (B = Rs 6,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2023 7:59PM with Govt. Ref. No: 192023240315480318 on 12-12-2023, Amount Rs: 6,021/-, Bank: SBI EPay (SBIPay), Ref. No. 3739136586527 on 12-12-2023, Head of Account 0030-03-104-001-16

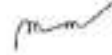
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26909, Amount: Rs.50.00/-, Date of Purchase: 20/09/2023, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2023 7:59PM with Govt. Ref. No: 192023240315480318 on 12-12-2023, Amount Rs: 9,971/-, Bank: SBI EPay (SBIPay), Ref. No. 3739136586527 on 12-12-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 1013907 to 1014001

being No 190417708 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.12.30 18:03:26 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 30/12/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.