

3257/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is
to registration. The Signature Sheet and
endorsement Sheet attached to the
document are the parts of the document.

Additional Deput Sub-Registrar
Cum. Dum Dum 24-Pgs. (N)

NM/AGREE/31991

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

7 2 MAR 2024

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY made on this 22nd day of MARCH Two Thousand and Twenty Four BETWEEN (1) MR. PARESH NATH GHOSH son of Late Kartick Chandra Ghosh, having Income Tax Permanent Account No. (PAN) "ALPPG2158K", Aadhaar No. XXXX-XXXX-6147, by occupation - Business, residing at 110, Purba Sinthee Road, South Dum Dum (M), Post Office - Ghughudanga Police Station - Dum Dum, Kolkata - 700 030, in the District of North 24-Parganas, (2) MR. UTTAM GHOSH son of Late Kartick Chandra Ghosh, having Income Tax Permanent Account No. (PAN) "AKYPG3913G", Aadhaar No. XXXX-XXXX-3358, by occupation - Business, (3) MR. BAIDYA NATH GHOSH son of Late Kartick Chandra Ghosh, having Income Tax

22/3
2-775840/24

কম্বিক নং ২৭ তারিখ ২৪/২৭

নাম : M

ARUN KUMAR BHAIUMIK

পদবী : Advocate

সিদ্দান্তা : Calcutta High Court

রেজিস্ট্রার : Registration No. WD/905/190

স্বাক্ষর : [Signature]

কালিপুর দফতর : এস. আর. অফিস

ভেদ : প্রিতা পাল

বিজ্ঞপ্তির নাম : -

বিভি নং : 28

স্টাম্প খরচের তারিখ : 28 DEC 2023

এ টি.ভি. নং মোট কত টাকার

স্টাম্প খরচ করা হয়েছে। 200000.



Sudip Chakraborty
No:- Rebotosh Chakraborty
Kamalpur, Shyamnagar.
Jogaddal, 24 P.G.S (W),
743127.

[Signature]

Sub. District Sub-Registrar
Cessionre, Dum Dum

72 MAR 2024

Permanent Account No. (PAN) "BNXPG0088H", Aadhaar No. XXXX-XXXX-7379, by occupation – Business, (4) MRS. ALOKA GHOSH wife of Late Kartick Chandra Ghosh, having Income Tax Permanent Account No. (PAN) "BSSPG6722J", Aadhaar No. XXXX-XXXX-0186, by occupation – Housewife, (5) MR. UMESH GHOSH son of Late Kartick Chandra Ghosh, having Income Tax Permanent Account No. (PAN) "BSQPG5439Q", Aadhaar No. XXXX-XXXX-5173, by occupation – Business, (6) MR. BAPI GHOSH son of Late Kartick Chandra Ghosh, having Income Tax Permanent Account No. (PAN) "BTKPG8617H", Aadhaar No. XXXX-XXXX-1092, by occupation – Business, all are by faith – Hindu, all residing at 110, A.P.C. Avenue, South Dum Dum (M), Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas, all are Indian Citizen, hereinafter called the OWNERS, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the ONE PART.

AND

M/S. BAJRANG CONSTRUCTION, a partnership firm, having Income Tax Permanent Account No. (PAN) "AAZFB0544P", having its office at 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, represented by TWO of its PARTNERS viz.: (1) MR. BIJOY KUMAR SAHA son of Late Dinesh Chandra Saha, having Income Tax Permanent Account No. (PAN) "AMAPS4413K", Aadhaar No. XXXX-XXXX-0819, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (2) MR. SUBRATA GHOSH son of Sri Sambhu Nath Ghosh, having Income Tax Permanent Account No. (PAN) "ALZPG3394H", Aadhaar No. XXXX-XXXX-7506, residing at 99/84, Bapuji Colony, Jessore Road, Post Office and Police Station – Dum Dum, Kolkata – 700 028, both are by faith – Hindu, by Occupation – Business, both are Indian Citizen, hereinafter called the DEVELOPER, (which expression shall

unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

WHEREAS Sri Sadhan Chandra Ghosh was well seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece and parcel of BASTU Land measuring 01 (One) Cottah 05 (Five) Chittacks 25 (Twenty Five) Sq.ft. more or less with one tiles shed room comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807 at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality, Kolkata – 700 030, in the District of 24-Parganas. By virtue of purchase on 15.12.1967, registered at the office of Sub-Registrar Cossipore, Dum Dum, copied in Book No. I, Being No. 10030 for the year 1967 from Sri Surendra Nath Mondal and another.

AND WHEREAS by a Deed of Conveyance dated 23.04.1985, registered at the office of Sub-Registrar Cossipore, Dum Dum, copied in Book No. I, Volume No. 34, Pages 341 to 344, Being No. 1645 for the year 1985, the said Sri Sadhan Chandra Ghosh sold, transferred and conveyed to Sri Jagabandhu Ghosh, ALL THAT piece and parcel of BASTU Land measuring 01 (One) Cottah 05 (Five) Chittacks 25 (Twenty Five) Sq.ft. more or less with one tiles shed room comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807 at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Sri Jagabandhu Ghosh died intestate leaving behind him his two sons namely Mr. Sambhu Ghosh and Mr. Kanta Ghosh as his legal heirs in respect of the aforesaid property by Hindu Law of Succession.

AND WHEREAS Mr. Sambhu Ghosh and Mr. Kanta Ghosh after obtaining the said property, by virtue of Succession, the said Mr. Sambhu Ghosh and Mr. Kanta Ghosh duly mutated their names in the records of B.L. & L.R.O. under L.R. Khatian No. 3452 and 3453 in respect of the said land.

AND WHEREAS Mr. Sambhu Ghosh and Mr. Kanta Ghosh are thus well seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece and parcel of BASTU Land measuring **01 (One) Cottah more or less**, comprised in R.S./L.R. Dag No. 810/986 and an area **05 (Five) Chittacks 25 (Twenty Five) Sq.ft. more or less**, comprised in R.S./L.R. Dag No. 810/985, being Total area **01 (One) Cottah 05 (Five) Chittacks 25 (Twenty Five) Sq.ft. more or less** with three numbers of tiles shed room measuring an area **300 Sq.ft. more or less**, comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3452 and 3453 at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16 now 415, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality under Ward No. 14, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Kartick Chandra Ghosh was the Owner of the land measuring **03 (Three) Cottahs 04 (Four) Chittacks 11 (Eleven) Sq.ft. more or less** with four numbers of tiles shed rooms measuring an area **400 sq.ft. more or less** comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/985, 810/986 and 811 under C.S. Khatian No. 56, R.S. Khatian No. 807

at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16 now 415, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality under Ward No. 14, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Kartick Chandra Ghosh died intestate leaving behind him his wife namely Mrs. Aloka Ghosh and five sons namely Mr. Paresh Nath Ghosh, Mr. Uttam Ghosh, Mr. Baidya Nath Ghosh, Mr. Umesh Ghosh and Mr. Bapi Ghosh as his legal heirs and representatives in respect of the aforesaid property.

AND WHEREAS at the time of recent settlement, Mr. Paresh Nath Ghosh and Five others duly recorded their names in the records of B.L. & L.R.O., being L.R. Khatian Nos. 3446, 3447, 3448, 3449, 3450 and 3451 respectively.

AND WHEREAS Mr. Paresh Nath Ghosh, Mr. Uttam Ghosh, Mr. Baidya Nath Ghosh, Mrs. Aloka Ghosh, Mr. Umesh Ghosh and Mr. Bapi Ghosh are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring **03 (Three) Cottahs 04 (Four) Chittacks 11 (Eleven) Sq.ft. more or less** with four numbers of tiles shed rooms measuring an area **400 sq.ft. more or less** comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/985, 810/986 and 811 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian Nos. 3446, 3447, 3448, 3449, 3450 and 3451 at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16 now 415, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality under Ward No. 14, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS due to mistake the property of Mr. Sambhu Ghosh, Mr. Kanta Ghosh, Mr. Paresh Nath Ghosh, Mr. Uttam Ghosh, Mr. Baidya Nath Ghosh, Mrs. Aloka Ghosh, Mr. Umesh Ghosh and Mr. Bapi Ghosh have been amalgamated into one Holding being Holding No. 415, Purba Sinthee Road, within the limits of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS for better enjoyment of the property the said Mr. Sambhu Ghosh and Others amicably partitioned their property by a Deed of Partition dated 14.12.2023, registered at the office of Addl. District Sub-Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 1506-2023, Pages 399047 to 399076, Being No. 150613782 for the year 2023 and the land area **03 (Three) Cottahs 04 (Four) Chittacks 11 (Eleven) Sq.ft. more or less** was allotted to Mr. Paresh Nath Ghosh and Others morefully and particularly described in the Third Schedule thereunder written.

AND WHEREAS Mr. Paresh Nath Ghosh, Mr. Uttam Ghosh, Mr. Baidya Nath Ghosh, Mrs. Aloka Ghosh, Mr. Umesh Ghosh and Mr. Bapi Ghosh are thus well seized and possessed of or otherwise well and sufficiently entitled to the **BASTU** Land measuring **03 (Three) Cottahs 04 (Four) Chittacks 11 (Eleven) Sq.ft. more or less** with four numbers of tiles shed rooms measuring an area **400 sq.ft. more or less** comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/985, 810/986 and 811 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian Nos. 3446, 3447, 3448, 3449, 3450 and 3451 at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16 now 415, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality under Ward No. 14, under the jurisdiction of Addl. District Sub-Registrar Cossipore Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS the Owners have approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

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

ARTICLE - I, DEFINITIONS

1. OWNERS: shall mean the said Mr. Paresh Nath Ghosh, Mr. Uttam Ghosh, Mr. Baidya Nath Ghosh, Mrs. Aloka Ghosh, Mr. Umesh Ghosh and Mr. Bapi Ghosh and their heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean **M/S. BAJRANG CONSTRUCTION**, and its successor or successors and assigns.
3. PREMISES : shall mean Holding No. 16 now 415, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700 030, within the Limits of South Dum Dum Municipality, under Ward No. 14, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written.
4. BUILDING : shall mean the multi storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.
5. COMMON FACILITIES AND AMENITIES : shall mean lift, corridors, stairways, lift, passage ways, provided by the developer, pump room, tube well, overhead tank, water pump and motor

and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

6. SALEABLE: space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. OWNERS' ALLOCATION: shall mean :-

a) Shop & Car Parking Space on the Entire Ground Floor measuring 1800 Sq.ft. (Covered Area) more or less in favour of Uttam Ghosh, Umesh Ghosh, Paresh Nath Ghosh, Baidyanath Ghosh, Bapi Ghosh and Mrs Aloka Ghosh.

b) Flats on the Entire Second Floor consisting of two flats measuring covered area 1000 Sq.ft. each more or less out of which **East facing** in favour of **UTTAM GHOSH** and **West facing** in favour of **Umesh Ghosh**.

c) Flats on the Entire Fourth Floor consisting of two flats measuring covered area 1000 Sq.ft. each more or less out of which **East facing** in favour of **PARESH NATH GHOSH** and **West facing** in favour of **Baidyanath Ghosh**.

d) Flats on the Entire Sixth Floor consisting of two flats measuring covered area 1000 Sq.ft. each more or less out of which **East facing** in favour of **BAPI GHOSH** and **West facing** in favour of all owners with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

The Developer will also pay a sum of Rs. 10,00,000/- (Rupees Ten Lac Only) to the Owners in the following manner :-

- a) Rs. 5,00,000/- on execution of this Agreement.
- b) Rs. 5,00,000/- at the time of starting construction at the said Premises.

The Developer will demolish the existing structure and will get the Sale-proceeds of the materials.

The Owners shall Execute and Register fresh Partition Deed among themselves after handing over of possession of flats to them and Owners' Allocation will take effective after execution of said Partition Deed.

The Developer will be entitled to amalgamate the adjacent land with the Schedule Land and the Owners will not be entitled to get any further constructed area or consideration from the Developer.

The Developer will provide Five nos. of accommodation to the Owners each amounting Rs. 10,000/- (Rupees Ten Thousand) only per month.

The Owners will be responsible for negotiation with the existing Shop Owners and the Developer will not bear any cost for shifting of the said Shop Owners.

8. DEVELOPER'S ALLOCATION: shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owners' allocation.

9. ARCHITECT: shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the Owners.

10. BUILDING PLAN: shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the Owners from time to time.

11. TRANSFEREE : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from day of 2024.

ARTICLE – III, OWNERS' REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances' attachment and liens whatsoever.

2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.

2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the developer to sell the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

- a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owners' allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the said premises.
- d) Allocate the Owners of their allocation in the building to be constructed at the said premises within 36 (Thirty Six) months from the date of obtaining execution of this agreement, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

ARTICLE – VI, OWNERS' ALLOCATION

7. OWNERS' ALLOCATION: shall mean :-

- a) Shop & Car Parking Space on the Entire Ground Floor measuring 1800 Sq.ft. (Covered Area) more or less in favour of Uttam Ghosh, Umesh Ghosh, Paresh Nath Ghosh, Baidyanath Ghosh, Bapi Ghosh and Mrs Alok Ghosh.

b) Flats on the Entire Second Floor consisting of two flats measuring covered area 1000 Sq.ft. each more or less out of which **East facing** in favour of **UTTAM GHOSH** and **West facing** in favour of **Umesh Ghosh**.

c) Flats on the Entire Fourth Floor consisting of two flats measuring covered area 1000 Sq.ft. each more or less out of which **East facing** in favour of **PARESH NATH GHOSH** and **West facing** in favour of **Baidyanath Ghosh**.

d) Flats on the Entire Sixth Floor consisting of two flats measuring covered area 1000 Sq.ft. each more or less out of which **East facing** in favour of **BAPI GHOSH** and **West facing** in favour of **Uttam Ghosh, Umesh Ghosh, Paresh Nath Ghosh, Baidyanath Ghosh, Bapi Ghosh and Mrs Aloka Ghosh**. with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

The Developer will also pay a sum of Rs. 10,00,000/- (Rupees Ten Lac Only) to the Owners in the following manner :-

- a) Rs. 5,00,000/- on execution of this Agreement.
- b) Rs. 5,00,000/- at the time of starting construction at the said Premises.

The Developer will demolish the existing structure and will get the Sale-proceeds of the materials.

The Owners shall execute and Register fresh Partition Deed among themselves after handing over of possession of flats to them and Owners' Allocation will take effective after execution of said Partition Deed.

The Developer will be entitled to amalgamate the adjacent land with the Schedule Land and the Owners will not be entitled to get any further constructed area or consideration from the Developer.

The Developer will provide Five nos. of accommodation to the Owners each amounting Rs. 10,000/- (Rupees Ten Thousand) only per month.

The Owners will be responsible for negotiation with the existing Shop Owners and the Developer will not bear any cost for shifting of the said Shop Owners.

ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owners' allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owners allocation to the Owners and comply with all other obligation of the developer to the Owners under this agreement.

The Developer will be entitled to amalgamate the adjacent land with the Schedule Land and the Owners will not be entitled to get any further constructed area or consideration from the Developer.

The Developer will provide Five nos. of accommodation to the Owners each amounting Rs. 10,000/- (Rupees Ten Thousand) only per month.

The Owners will be responsible for negotiation with the existing Shop Owners and the Developer will not bear any cost for shifting of the said Shop Owners.

ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owners' allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owners allocation to the Owners and comply with all other obligation of the developer to the Owners under this agreement.

ARTICLE – VIII, PROCEDURE

1. Owners shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.

ARTICLE – IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owners shall be entitled to obtain physical possession of the Owners' allocation and the balance constructed area and other portions of the said building shall belong to the developer.

2. Subject as aforesaid and subject to Owners' allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owners and developer contained herein.

3. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the building without any claim whatsoever of the developer.

4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the Owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and Owners shall not in any way interfere with or disturbed the quiet and peaceful possession of the developer's allocation.

ARTICLE – XI, BUILDING

1. The developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the developer within 36 (Thirty Six) months from the date of obtaining sanction plan from South Dum Dum Municipality in respect being deemed to be as the agreement between the parties.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.

4. The developer shall be authorized in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owners shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owners in writings.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the Owners shall have no liability in this context.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owners' allocation.

8. The Developer will obtain **Completion Certificate** from the South Dum Dum Municipality at its own cost.

ARTICLE – XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owners' allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owners' allocation, the developer shall give written notice to the Owners requesting the Owners to take possession of the Owners' allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (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 salable space in the building if they are levies on the building as a whole.

3. The Owners and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owners' and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair

and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE – XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the Owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Owners' applications and other documents may be required to be signed or made by the Owners' relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owners shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owners and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly

acknowledgment due to the residence of the Owners shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered office the developer.

3. Both the developer and the Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owners hereof the Owners hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be mutually settled.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owners of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owners or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owners or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owners indemnify against all actions suits, proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being supervised by this agreement and the Owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8. The Owners undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or it's and assigns).

ARTICLE – XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

2. JURISDICTION: - District Court of Barasat alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

AND WHEREAS the Owners also do hereby nominate, constitute and appoint (1) MR. BIJOY KUMAR SAHA son of Late Dinesh Chandra Saha, having Income Tax Permanent Account No. (PAN) "AMAPS4413K", Aadhaar No. XXXX-XXXX-0819, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, (2) MR. SUBRATA GHOSH son of Sri Sambhu Nath Ghosh, having Income Tax Permanent Account No. (PAN) "ALZPG3394H", Aadhaar No. XXXX-XXXX-7506, residing at 99/84, Bapuji Colony, Jessore Road, Post Office and Police Station – Dum Dum, Kolkata – 700 028, both are by faith – Hindu, by Occupation – Business, both are Indian Citizen, partners of MIS. BAJRANG CONSTRUCTION, a partnership firm, having Income Tax Permanent Account No. (PAN) "AAZFB0544P", having its office at 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, severally or jointly as our true and lawful Attorney, for us in our name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

To sign in the Building Plan or revised plan (if necessary) in our name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery site plan, building plan, application of phase – II, certificate, completion certificate or any addition/alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related papers as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to our piece of land in the name of the principals.

To deposit the fees for obtaining revised sanction plan from the South Dum Dum Municipality in the name of the principals.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs and expenses of the Attorney Entirely, as per the terms, conditions and specifications of the Development Agreement entered and executed by and between the principals and the Attorney.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats except the flats & garages of owners' allocation as per the Development Agreement of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/ Purchasers at his/her/their own risk at such price which our said attorney in his/her/their absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he/she/they deems fit and proper for and on our behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on our behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at its own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which

are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on our behalf at its own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building from competent authority of South Dum Dum Municipality, for and on our behalf.

To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developers' Allocation, as per

the Development Agreement Without having any right or authority to deal with the Owners' Allocation.

To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all complaints, written statement, accounts, inventories to accept service of all summon notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vocalatnama, warrant of attorney or other authorities to act and plead for and on our behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer and any other person/s including intending purchaser/purchasers of the Developers' Allocation in respect of the premises to be constructed to compound or comprise the same for and on our behalf, at the costs and expenses of the Attorney.

To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if

present, only and exclusively in respect of the Developers Allocation, under the Development Agreement.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developers allocation, under the Development Agreement.

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of **BASTU** Land measuring **03 (Three) Cottahs 04 (Four) Chittacks 11 (Eleven) Sq.ft.** more or less with four numbers of tiles shed rooms measuring an area **400 sq.ft.** more or less comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/985,

present, only and exclusively in respect of the Developers Allocation, under the Development Agreement.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developers allocation, under the Development Agreement.

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of **BASTU** Land measuring **03 (Three) Cottahs 04 (Four) Chittacks 11 (Eleven) Sq.ft. more or less** with four numbers of tiles shed rooms measuring an area **400 sq.ft. more or less** comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/985,

810/986 and 811 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian Nos. 3446, 3447, 3448, 3449, 3450 and 3451 at Mouza – Purba Sinthee, Police Station – Dum Dum, Holding No. 16 now 415, Purba Sinthee Road, Premises No. 323, A.P.C. Avenue, within the limits of South Dum Dum Municipality under Ward No. 14, under the jurisdiction of Addl. District Sub-Registrar Cossipore Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas.

R.S./L.R. Dag No.	Area
810/985	05 Chittacks 21 Sq.ft.
810/986	02 Cottahs 04 Chittacks
811	10 Chittacks 35 Sq.ft.
Total	03 Cottahs 04 Chittacks 11 Sq.ft.

The property is butted and bounded as follows: -

ON THE NORTH : 16'ft wide Municipal Road.

ON THE SOUTH : Post Office.

ON THE EAST : 16'ft wide Road.

ON THE WEST : House of Mr. Bijoy Kumar Saha.

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1. Sudip Chakraborty
S/o Debotosh Chakraborty
Kamalpur, Shyamnagar,
Jagaddal, 24 P.O.S (N).
743127.

Koush Nath Ghosh

Uttam Ghosh

২০৫০৭২ ১২/১০

৬ চস ২৪ চস ৭

৬৬৬৬৬৬৬৬



L.T.I of Alok Ghosh
by the Perm of
Sudip Chakraborty

SIGNATURE OF THE OWNERS

2.

[Handwritten signature]

M/S. BAJRANG CONSTRUCTION

Bijoy Kumar Saha

Partner

M/S. BAJRANG CONSTRUCTION

[Handwritten signature]

Partner

SIGNATURE OF THE DEVELOPER

Drafted by: -

[Handwritten signature] to the Executives.

ARUN KUMAR BHAUMIK

Advocate

Calcutta High Court

Registration No. : W.B. 905/1983

MEMO OF CONSIDERATION

1. Paid by Cheque No. 345555 dated 01-03-2024 on
Axis Bank Ltd., Dum Dum Branch, kolkata
In favour of Mr. Uttam Ghosh

Rs. 1,00,000.00

2. Paid by Cheque No. 345556 dated 1-3-2024 on
Axis Bank Ltd., Dum Dum Branch, kolkata
In favour of Mr. Umesh Ghosh

Rs. 1,00,000.00

3. Paid by Cheque No. 345557 dated 1-3-2024 on
Axis Bank Ltd., Dum Dum Branch, kolkata
In favour of Mr. Pares Nath Ghosh

Rs. 1,00,000.00

4. Paid by Cheque No. 345558 dated 1-3-2024 on
Axis Bank Ltd., Dum Dum Branch, kolkata
In favour of Mr. Baidya Nath Ghosh

Rs. 1,00,000.00

5. Paid by Cheque No. 345559 dated 1-3-2024 on
Axis Bank Ltd., Dum Dum Branch, kolkata
In favour of Mr. Bapi Ghosh

Rs. 1,00,000.00

Rs. 5,00,000.00

Total :

(Rupees Five Lac only)

WITNESS :-

1. *Sudip Chakraborty*

2. *[Signature]*

Pares Nath Ghosh

Uttam Ghosh

2023/03/01

[Signature]

Bapi Ghosh



[Signature]
Aloka Ghosh

by the pen of
Sudip Chakraborty

SIGNATURE OF THE OWNERS

SPECIFICATION

1) STRUCTURE :-

R.C.C. framed structure as per municipal approved design with branded steel.

2) BRICK WALL :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" & 3" thick with 1st class bricks.

3) FLOORING :-

All floor of Bed Rooms, Dining, Drawing, verandah and Kitchen, Toilet will be marble/vitrified tiles finish. Height of Skirting will be 6" from floor level of same specification.

4) KITCHEN :-

Kitchen Tabletop will be made of 2' wide Black Stone. Ceramic tiles will be fitted on back side wall of table and sink upto a height of 6'-0" table top level and One No. sink and two nos. bib cock will also provided. One no. exhaust fan out of 9" dia will be provided.

5) DOORS & WINDOWS :

(a) All Door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors.

Polydoor and frames will be provided in both toilets.

(b) All windows will be made with aluminum sliding fully glass.

6) WATER SUPPLY :-

All internal water pipe line will be concealed G.I./CPBC of required dia of approved brand and separated from roof level for each floor.

Outside water pipe line will be surface P.V.C.

Municipal Water line with reservoir on the GROUND Floor.

7) SANITARY :-

All fittings of Cistern Commode etc. will be provided of approved ISI Brand. For waste-water line P.V.C. pipe will be provided. For rain water line, P.V.C. Pipe will be provided. All porcelain fittings should "REPUTED" brand. One No. Tap point in Balcony.

8) ELECTRIC :-

All electric line will be concealed with BRANDED wire and BRANDED switch will be provided. At Bed Room Two nos. light points, One No. Fan point and One No. 5 Amp. plug point, Two nos. light points, One no. fan point and One Nos. 15 Amp. Plug point will be provided in drawing-cum-dining room. In each toilet & kitchen one no. light point and one no. exhaust fan point will be provided. In kitchen one no. 15 Amp. Plug point will also be provided. One no. light point, One no. Calling bell point will also be provided outside the main door. One no. light point and one no. 5 amp plug point will also at Verandah. T.V. Antenna (cable) line will also provided. Two A.C. Point in any one Bed Room and One Geyser point in Common Toilet.

9) PAINTING & FINISHING :-

Outside wall will be painted with Exterior Colour Paint.

All internal wall surfaces will be finished by white Putty finish.

10) MISCELLANEOUS :-

(a) One no. Loft may be provided if suitable position will available.

(b) Clear height of each floor will be done as per Municipal Sanctioned Plan. (9'-6").

(c) Provision of letter box should be provided.

11) ELEVATOR :-

One no. lift should be provided.

- If any Extra works done by the Owners then they have to pay for the same.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Parash Nath Ghosh	LH.					
	RH.					

ATTESTED: Parash Nath Ghosh

 Uttam Ghosh	LH.					
	RH.					

ATTESTED: Uttam Ghosh

 ডেবপ্রসাদ ঘোষ	LH.					
	RH.					

ATTESTED: ডেবপ্রসাদ ঘোষ

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R.A.
LH BOX - SMALL TO THUMB PRINTS
N. B. - R.H. BOX - THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED:



L.T.I. of Alok Ghosh by the firm of Sudip Chakraborty

	LH.					
	RH.					

ATTESTED:

Sudip Chakraborty

	LH.					
	RH.					

ATTESTED: Bapi Wason

OF THE
AGENT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



Bijoy Kumar Sela

LH.



RH.



ATTESTED: *Bijoy Kumar Sela*



Sobrat Abash

LH.



RH.



ATTESTED: *Sobrat Abash*

PHOTO

LH.

RH.

ATTESTED:

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



192023240434023618

GRN Details

GRN:	192023240434023618	Payment Mode:	SBI Epay
GRN Date:	21/03/2024 16:32:01	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4567297174633	BRN Date:	21/03/2024 16:32:21
Gateway Ref ID:	53304680	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	210320242043402360	Payment Init. Date:	21/03/2024 16:32:01
Payment Status:	Successful	Payment Ref. No:	2000775840/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Arun Kumar Bhaumik
Address:	63/21, Dum Dum Road, Surermath, Kolkata 700074
Mobile:	9830038790
EMail:	arun_bhoumik@yahoo.com
Period From (dd/mm/yyyy):	21/03/2024
Period To (dd/mm/yyyy):	21/03/2024
Payment Ref ID:	2000775840/2/2024
Dept Ref ID/DRN:	2000775840/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000775840/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2000775840/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	5028
Total				14999

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1506-03185/2024	Date of Registration	22/03/2024
Deed No / Year	1506-2000775840/2024	Office where deed is registered	
Deed Date	21/03/2024 12:52:39 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status : Advocate		
Transaction	Additional Transaction		
0110] Sale, Development Agreement or Construction Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 4/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 62,79,374/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 5,028/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

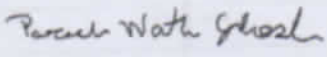
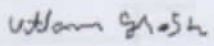
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, Premises No: 323, , Ward No: 014, Holding No:415 JI No: 0, Pin Code : 700030

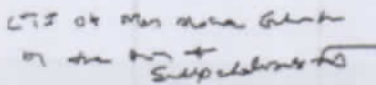
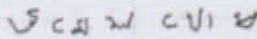
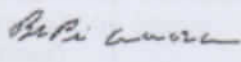
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-810/985 (RS :- 810/985)	LR-3446	Bastu	Bastu	5 Chatak 21 Sq Ft	1/-	6,45,750/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-810/986 (RS :- 810/986)	LR-3447	Bastu	Bastu	2 Katha 4 Chatak	1/-	42,52,499/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-811 (RS :-)	LR-3448	Bastu	Bastu	10 Chatak 35 Sq Ft	1/-	12,73,125/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					5.3877Dec	3 /-	61,71,374 /-	
Grand Total :					5.3877Dec	3 /-	61,71,374 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

Land Lord Details :

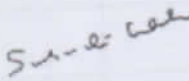
SI No	Name, Address, Photo, Finger print and Signature	
	Name	Photo
1	Mr PARESH NATH GHOSH Son of Late Kartick Chandra Ghosh Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	 22/03/2024
	 Captured LTI 22/03/2024	 22/03/2024
110, Purba Sinthee Road, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8K, Aadhaar No: 78xxxxxxxx6147, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office		
2	Mr UTTAM GHOSH Son of Late Kartick Chandra Ghosh Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	 22/03/2024
	 Captured LTI 22/03/2024	 22/03/2024
110, A.p.c. Avenue, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx3G, Aadhaar No: 80xxxxxxxx3358, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office		
3	Mr BAIDYA NATH GHOSH Son of Late Kartick Chandra Ghosh Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	 22/03/2024
	 Captured LTI 22/03/2024	 22/03/2024
110, A.p.c. Avenue, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx8H, Aadhaar No: 75xxxxxxxx7379, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office		

	Name	Photo	Finger Print	Signature
4	Mrs ALOKA GHOSH Wife of Late Kartick Chandra Ghosh Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office		 Captured	 22/03/2024
110, A.p.c. Avenue, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx2J, Aadhaar No: 42xxxxxxxx0186, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				
5	Mr UMESH GHOSH Son of Late Kartick Chandra Ghosh Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office		 Captured	 22/03/2024
110, A.p.c. Avenue, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx9Q, Aadhaar No: 34xxxxxxxx5173, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				
6	Mr BAPI GHOSH Son of Late Kartick Chandra Ghosh Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office		 Captured	 22/03/2024
110, A.p.c. Avenue, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx7H, Aadhaar No: 32xxxxxxxx1092, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAJRANG CONSTRUCTION 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJOY KUMAR SAHA (Presentant) Son of Late Dinesh Chandra Saha Date of Execution - 22/03/2024, , Admitted by: Self, Date of Admission: 22/03/2024, Place of Admission of Execution: Office	 Mar 22 2024 1:15PM	 Captured LTI 22/03/2024	 22/03/2024
	587/3, S.h.k.b. Sarani (jawpur Road), City:- Not Specified, P.O:- Motijheel, 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.:: AMxxxxxx3K, Aadhaar No: 37xxxxxxxx0819 Status : Representative, Representative of : BAJRANG CONSTRUCTION (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr SUBRATA GHOSH Son of Shri Sambhu Nath Ghosh Date of Execution - 22/03/2024, , Admitted by: Self, Date of Admission: 22/03/2024, Place of Admission of Execution: Office	 Mar 22 2024 1:15PM	 Captured LTI 22/03/2024	 22/03/2024
	99/84, Bapuji Colony, Jessore Road, City:- Not Specified, 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.:: ALxxxxxx4H, Aadhaar No: 43xxxxxxxx7506 Status : Representative, Representative of : BAJRANG CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIP CHAKRABORTY Son of Mr Debotosh Chakraborty Kamalpur, City:- Not Specified, P.O:- Shyamnagar, P.S:-Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743127	 22/03/2024	 Captured 22/03/2024	 22/03/2024
Identifier Of Mr PARESH NATH GHOSH, Mr UTTAM GHOSH, Mr BAIDYA NATH GHOSH, Mrs ALOKA GHOSH, Mr UMESH GHOSH, Mr BAPI GHOSH, Mr BIJOY KUMAR SAHA, Mr SUBRATA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARESH NATH GHOSH	BAJRANG CONSTRUCTION-0.0939583 Dec
2	Mr UTTAM GHOSH	BAJRANG CONSTRUCTION-0.0939583 Dec
3	Mr BAIDYA NATH GHOSH	BAJRANG CONSTRUCTION-0.0939583 Dec
4	Mrs ALOKA GHOSH	BAJRANG CONSTRUCTION-0.0939583 Dec
5	Mr UMESH GHOSH	BAJRANG CONSTRUCTION-0.0939583 Dec
6	Mr BAPI GHOSH	BAJRANG CONSTRUCTION-0.0939583 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PARESH NATH GHOSH	BAJRANG CONSTRUCTION-0.61875 Dec
2	Mr UTTAM GHOSH	BAJRANG CONSTRUCTION-0.61875 Dec
3	Mr BAIDYA NATH GHOSH	BAJRANG CONSTRUCTION-0.61875 Dec
4	Mrs ALOKA GHOSH	BAJRANG CONSTRUCTION-0.61875 Dec
5	Mr UMESH GHOSH	BAJRANG CONSTRUCTION-0.61875 Dec
6	Mr BAPI GHOSH	BAJRANG CONSTRUCTION-0.61875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PARESH NATH GHOSH	BAJRANG CONSTRUCTION-0.185243 Dec
2	Mr UTTAM GHOSH	BAJRANG CONSTRUCTION-0.185243 Dec
3	Mr BAIDYA NATH GHOSH	BAJRANG CONSTRUCTION-0.185243 Dec
4	Mrs ALOKA GHOSH	BAJRANG CONSTRUCTION-0.185243 Dec
5	Mr UMESH GHOSH	BAJRANG CONSTRUCTION-0.185243 Dec
6	Mr BAPI GHOSH	BAJRANG CONSTRUCTION-0.185243 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARESH NATH GHOSH	BAJRANG CONSTRUCTION-66.66666700 Sq Ft
2	Mr UTTAM GHOSH	BAJRANG CONSTRUCTION-66.66666700 Sq Ft
3	Mr BAIDYA NATH GHOSH	BAJRANG CONSTRUCTION-66.66666700 Sq Ft
4	Mrs ALOKA GHOSH	BAJRANG CONSTRUCTION-66.66666700 Sq Ft
5	Mr UMESH GHOSH	BAJRANG CONSTRUCTION-66.66666700 Sq Ft
6	Mr BAPI GHOSH	BAJRANG CONSTRUCTION-66.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, Premises No: 323, , Ward No: 014, Holding No:415 JI No: 0, Pin Code : 700030

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 810/985, LR Khatian No:- 3446		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 810/986, LR Khatian No:- 3447		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 811, LR Khatian No:- 3448	Owner: বৈদ্যনাথ ঘোষ, Gurdian: কার্তিক , Address: নিজ , Classification: জোবা, Area: 0.00160000 Acre,	Mr BAIDYA NATH GHOSH

Endorsement For Deed Number : I - 150603185 / 2024

On 22-03-2024

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 11:43 hrs on 22-03-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIJOY KUMAR SAHA ..

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 62,79,374/-

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

Execution is admitted on 22/03/2024 by 1. Mr PARESH NATH GHOSH, Son of Late Kartick Chandra Ghosh, 110, Purba Sinthee Road, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 2. Mr UTTAM GHOSH, Son of Late Kartick Chandra Ghosh, 110, A.p.c. Avenue, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 3. Mr BAIDYA NATH GHOSH, Son of Late Kartick Chandra Ghosh, 110, A.p.c. Avenue, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 4. Mrs ALOKA GHOSH, Wife of Late Kartick Chandra Ghosh, 110, A.p.c. Avenue, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 5. Mr UMESH GHOSH, Son of Late Kartick Chandra Ghosh, 110, A.p.c. Avenue, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 6. Mr BAPI GHOSH, Son of Late Kartick Chandra Ghosh, 110, A.p.c. Avenue, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business

Indetified by Mr SUDIP CHAKRABORTY, , , Son of Mr Debotosh Chakraborty, Kamalpur, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

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

Execution is admitted on 22-03-2024 by Mr BIJOY KUMAR SAHA, Partner, BAJRANG CONSTRUCTION (Partnership Firm), 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr SUDIP CHAKRABORTY, , , Son of Mr Debotosh Chakraborty, Kamalpur, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

Execution is admitted on 22-03-2024 by Mr SUBRATA GHOSH, Partner, BAJRANG CONSTRUCTION (Partnership Firm), 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr SUDIP CHAKRABORTY, , , Son of Mr Debotosh Chakraborty, Kamalpur, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,028.00/- (B = Rs 5,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/03/2024 4:32PM with Govt. Ref. No: 192023240434023618 on 21-03-2024, Amount Rs: 5,028/-, Bank: SBI EPay (SBIPay), Ref. No. 4567297174633 on 21-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 244, Amount: Rs.100.00/-, Date of Purchase: 02/01/2024, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 4:32PM with Govt. Ref. No: 192023240434023618 on 21-03-2024, Amount Rs: 9,971/-, Bank: SBI EPay (SBlePay), Ref. No. 4567297174633 on 21-03-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

(Kaustava Dey) 22/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 94699 to 94743
being No 150603185 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.03.22 14:35:07 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 22/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.