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# भारत INDIA INDIAN NON JUDICIAL

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## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on the 28<sup>th</sup> day of December, 2022 (Two Thousand Twenty-Two) B E T W E E N

1) SRI SANTOSH KUMAR SHAW, son of Late Mahabir Shaw, having his PAN – AVXPS1830N, Aadhar no.-4436-7782-6871, By Occupation – Business, 2) SMT RINA SHAW, wife of Sri Santosh Kumar Shaw, having her Pan – ALLPS1865R, Aadhar No. – 4090-3890-0582, by Occupation – Housewife, both are by Faith – Hindu, by Nationality- Indian, both are residing at 140/1, Lenin Sarani, P.O -Dharmatala, P.S – Muchi Para, Kolkata – 700013, in the District Kolkata, hereinafter called and referred to as the LAND OWNERS/FIRST PARTY (which terms or expression shall unless repugnant to the context shall deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the ONE PART.

A N D

CREATIVE CONSTRUCTION, a Partnership Firm having its PAN AAMFC0507A, having its registered office at 2/1, Khanpur Road, P.O – Naktala, P.S-Netaji Nagar, Kolkata – 700047, being represented by its partners namely 1) SRI DIPAK SAHA, son of Late Gopi Ballav Saha, having his PAN- BWFPS1342R, AADHAR No.- 3758-3022-1461, 2) SRI SUPRIYO SAHA, son of Sri Dipak Saha, having his PAN – BYWPS4036H, AADHAR NO. - 5358-9468-8558, both are by Faith – Hindu, by Occupation – Business, by Nationality – Indian, both are residing at 2/1, Khanpur Road, P.O – Naktala, P.S-Netaji Nagar, Kolkata – 700047, in the District South 24 Parganas., hereinafter called and referred to as the DEVELOPER/SECOND PARTY (which terms of expression shall unless repugnant to the context shall deemed to mean and include their successors- in- interest and assigns) of the OTHER PART.

WHEREAS ALL THAT piece and parcel of Bastu Land measuring more or less 3 cottachs 2 Chittaks 18 Sq.Ft be the same a little more or less ( i.e land area 2 cottachs 10 chittaks 41 Sq.Ft) in R.S Dag No. 38 & Land area 0 Cottach 7 Chittaks 22 Sq.Ft in R.S Dag No. 28) under the C.S Khatian no. 567,

corresponding to the R.S Khatian No. 707 & 515, at Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, lying with the local limits of the present the Kolkata Municipal Corporation in being which known and numbered as its KMC Premises No. 503, Brahmapur Road, Under KMC Ward No. 112, KMC Assessee No. 31- 112-07-0503-2, P.S – Regent Park now Bansdroni, Kolkata – 700096, under A.D.S.R.O Alipore, District South 24 Parganas, together with Tiled Shed Residential structure having an area 130 Sq.Ft more or less of cemented floor standing on or upon the aforesaid landed property, situated and lying with all easement right, title, interest, possession and all ingress and egress rights over and through beside 16.60 Sq.Ft wide road thereon, the landed property morefully mentioned, written, described in the Schedule hereunder and also the said landed property morefully shown and depicted with the colour **RED** border lines with the Map or Plan annexed hereto, hereinafter called and also referred to as the SAID PROPERTY.

**AND WHEREAS** The Schedule Below landed property along with many other landed properties were belonging to the recorded properties of one saila Bala Arnab allotted her land property and such recorded in respective names free from all sorts of the encumbrances.

**AND WHEREAS** during the peaceful enjoyment, Occupation, and possession of such entire landed properties, the said Saila Bala Arnab and others through a Deed of Sale registered with the Office of the S.R.O Alipore in the year 1949 and recorded in its Book – I, volume No. 37, Pages from 214 to 224, Being No. 1918, wherein the said Saila Bala Arnab and others sold the landed properties i)e.i) land area of 8 chittaks 0 Sq.Ft more or less in C.S Dag & R.S Dag no 28, ii) Land Area of 3 Cottachs 15 Chittaks 25 Sq.Ft more or less in the C.S Dag & R.S Dag No. 38, with all easement right, title, interest, possession and profits thereon to and unto One Smt Shanti Lata Paul w/o Dr. S.H.Paul forever free from all sorts of encumbrances.

AND WHEREAS at the time of aforesaid purchase by the said Smt. Shanti Lata Paul due to her shortage of fund taken a loan by mortgaged the such purchased landed property along with its structure from the said Saila Bala Aranab and the said Smt. Shanti Lata Paul duly executed and registered a Mortgaged Deed in favour of the said Saila Bala Aranab and others on 12/04/1949 and duly registered with the said Sadar – Sub Registry office at Alipore, in Book – I, volume No. 40, pages from 92 to 100 Being no. 1919 for the year 1949.

AND WHEREAS Thereafter on payment of full Loan money in connection with the such mortgage of the stated property , the within named Saila Bala Arnab and others duly executed and registered a Released deed in favour of the said Smt Shanti Lata Paul and such Release deed duly registered on 10/12/1958, with the sub registry Office at Alipore and recorded in Book – I, Volume No. 164, pages from 251 to 254. Being No. 10166 for the year 1958, and thereby released the such landed property along with the structure in favour of the said Smt Shanti Lata Paul forever free from all sorts of encumbrances for free enjoyment, occupation and possession thereof.

AND WHEREAS as such the within name Smt Shanti Lata Paul was in sole and absolute possession over and upon her such the total purchased landed property measuring an area of 3 cottachs 15 chittaks 25 Sq.Ft more or less, and on its physical measurement which became the physical land area 3 cottachs 2 chittaks 18 Sq.Ft more or less free from all sorts of encumbrances and on 12/12/1981 through a deed of sale, executed and registered by the said Smt. Shanti Lata Paul, with the Office of the Registrar of Assurance Calcutta and recorded in its Book – I, volume No. 440, pages from 78 to 90, Being No. 10238 for the year 1981, absolutely sold the said physical land area of 3 cottachs 2 chittaks 18 Sq.Ft more or less along with the tile shed Structure area of 130 Sq.Ft more or less to and unto Smt Minu Chowdhury, w/o Sri Ashok Chowdhury

of 1/1/C, Telipara Lane, P.S – Shyampukur, Calcutta – 700004 absolutely forever and free from all sorts of encumbrances.

**AND WHEREAS** on above purchase the within names Smt Minu Chowdhury absolutely seized, possessed of or otherwise well and sufficiently entitled to such purchased landed property along with the residential structure thereon free from all sorts of the encumbrances.

**AND WHEREAS** the within named Smt Minu Chowdhury being the sole and absolute owner, occupier and possessor of the such landed property free from all sorts of encumbrances as vendor through a Bengali Sale Deed DATED ON 17.08.1995 Corresponding to the Bengali dated 31<sup>st</sup> day of Sravan, 1402 B.S the said sale deed duly executed and registered with the office of the A.D.S.R at Alipore South 24 Parganas, and kept recorded in its Book – I, Volume No. 54, Pages 340 to 351, Being No. 2026 for the year 1995, sold, conveyed, transferred the said land an area of 3 cottachs 2 chittaks 18 Sq.Ft more or less with all easement right. Title interest possession and profits thereon along with all ingress and egress rights over and through besides 16'-6" ft wide road on the western side respectively of the said landed property as the aforesaid land also fully mentioned, written, described in the Schedule below and also the said land more fully shown delineated and depicted with the red colour red border lines with the map or plan annexed herewith, to and unto the Sri Probir Kumar Rakshit free from all sorts of encumbrances

**AND WHEREAS** after purchase the said land thus the said Probir Kumar Rakshit after purchase the said land with structure while seized and possessed and sufficiently entitled the aforesaid property he duly mutated his name in the records of the Kolkata Municipal Corporation and the said property has been Known and Numbered as KMMC Premises No. 503, Brahmapur Road, Under Ward No. 112, vide KMC Assessee No.,31-112-07-0503-2, Borough XI, P.S – Regent Park now Bansdroni, Kolkata -700096 after mutated his

name thus the said Probir Kumar Rakshit at his own cost and expenses he duly constructed a Tiles Shed measuring 100 Sq.Ft more or less. Over the said land. Since then he was rightfully seized possessed and enjoyed his every right title and interest of the said Land without any hindrance and free from all sorts of encumbrances.

AND WHEREAS thereafter thus the said Probir Kumar Rakshit while seized and possessed the aforesaid landed property due to urgent need of money he absolute sold transferred and conveyed ALL That piece and parcel of bastu Land measuring more or less 3 Cottachs 2 chittaks 18 Sq.Ft more or less out of which i) land area of 2 cottachs 10 Chittaks 41 Sq.ft more or less in the R.S dag No. 38, Under R.S Khatian No. 707 and ii) Land area 0 Cottachs 7 Chittaks 22 Sq.Ft more or less in the R.S Dag No. 28, under R.S Khatian No. 515, which is with in C.S Dag No. 567 of Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, lying and situated at KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2 , P.S – Regent Park now Bansdroni, Kolkata - 700096 by virtue of a registered deed of sale which was duly registered in the office of the A.D.S.R at Alipore and recorded in Book- I, Volume No. – 26, pages from 3706 to 3724 Being No. 06288 for the year 2014 unto and in favour.of 1.SHRI SANTOSH KUMAR SHAW, son of Late Mahabir Shaw, having his PAN – AVXPS1830N, By Occupation – Business, 2) SMT RINA SHAW, wife of Sri Santosh Kumar Shaw, having her Pan – ALLPS1865R, by Occupation – Housewife, both are by Faith –Hindu, by Nationality- Indian, both are residing at 140/1, Lenin Sarani, P.O - Dharmatala, P.S – Muchi Para, Kolkata – 700013, in the District Kolkata. The present owner herein

WHEREAS the First party of the one part herein became the joint lawful owners of ALL That piece and parcel of Bastu Land measuring more or less

3 Cottachs 2 chittaks 18 Sq.Ft more or less out of which i) land area of 2 cottachs 10 Chittaks 41 Sq.Ft more or less in the R.S dag No. 38, Under R.S Khatian No. 707 and ii) Land area 0 Cottachs 7 Chittaks 22 Sq.Ft more or less in the R.S Dag No. 28, under R.S Khatian No. 515, which is with in C.S Dag No. 567, **at present physical measurement available area 3 cottachs 02 chittaks 07 Sq.Ft** of Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, lying and situated at **KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112** vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni, Kolkata - 700096 after that the present owner/ first party herein duly mutated their names in the records of the Kolkata Municipal Corporation and the said property has been known and numbered as **KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112**, since then they had been paying their all corporation taxes rent rates all other outgoings to the KMC regularly vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni. . Kolkata - 700096 Hereinafter called the “Said Land” and since then they had Enjoy the property without any hindrance and paying their all dues rent and taxes regularly to the KMC in the District South 24 Parganas. More fully and particularly described in the schedule hereunder written and the Owners hereto jointly seized possessed and enjoying all rights, title and interest of the said land with structure free from all sorts of encumbrances, charges, liens, trust, attachments, whatsoever or howsoever.

**AND WHEREAS** at present the land owners herein named with the intent and object of developing the said land have approached to the developer to undertake the job of development of the said land by constructing and/or erecting a new building or buildings at the said land in accordance with the plan sanctioned by the Kolkata Municipal Corporation for the consideration and on the terms and conditions hereinafter appearing to which the partners of the

developer firm have agreed to do so on the basis of various terms and conditions as mutually settled by and between them.

**AND WHEREAS** on the basis of mutual contract the developer firm at it's cost and initiation has prepared a building plan through it's deputed engineer and submitted the same before the competent authority of the Kolkata Municipal Corporation for getting sanction of the same and subsequently on compliance of the previous as per the rules and procedure of the authority concern the concern department of the KMC has sanctioned the building plan in respect of the land of KMC Premises No. 503, Brahmapur Road, P.S – Regent Park now Bansdroni, Kolkata – 700096, under ward No. 112, Borough XI, vide building permit No.2022110338 dated 24.11.2022,

**NOW THE PARTIES HEREIN NAMED HAVE MUTUALLY AGREED  
TO EXECUTE THIS VERY AGREEMENT ON THE BASIS OF THE  
FOLLOWING MUTUALLY SETTLED TERMS AND CONDITIONS: -**

1. **THE LAND OWNER** THE Land owner will mean the legal title holder of the land unless excluded or repugnant to the subject or context, their, heirs, legal representatives, executors, administrators, and/or assigns.
2. **THE DEVELOPER:-** The Developer excluded or repugnant to the subject or context be deemed to mean and include the firm being represented by it's existing Partners for the time being of the said Firm and their respects heirs, legal representatives, executors, administrators, assigns and nominees.
3. **THE SAID PROPERTY:-** shall always mean and include ALL That piece and parcel of Bastu Land at present physical measurement available area 3 cottachs 02 chittaks 07 Sq.Ft lying and situated at Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, comprised in C.S Dag No. 567, R.S Dag No. 28 & 38, Under R.S Khatian No. 707 & 515, being KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide

**KMC Assessee No. 31-112-07-0503-2 , P.S – Regent Park now Bansdroni, Kolkata - 700096** in the District South 24 Parganas., under the jurisdiction of D.S.R. –I at Alipore, A.D.S.R. at Alipore, shall be known numbered called and distinguished and /or described morefully and particularly described in the schedule hereunder written.

4. **THE NEW BUILDING:-** The new building shall mean the G+3 Storied building or buildings proposed to be constructed namely “Anushua Apartment” at the said property as per the sanctioned building plan and specification mentioned in the Schedule “D” herein written.
5. **COMMON FACILITIES:-** Common facilities shall mean and include corridors, stairways, landings, pump room, meter room, over head water reservoir, underground water reservoir, watch man room/toilet, septic Tank, Roof, Stair case, lift Passage, and lift facilities and common conveniences whatsoever required for the beneficial enjoyment, use the occupation by the occupiers thereof.
6. **SALEABLE SPACE:-** Saleable space shall mean the space in the new building available for independent use and occupation other than the space allowable to the Land Owner along with the right of use and enjoyment of the common facilities amenities and conveniences provided in the building.
7. **LAND OWNER'S ALLOCATION:** - Land Owner's Allocation shall mean that the Land Owners in the new building is entitled to get Three Flats out of 6 Flats 1) being Flat No. 1B on the 1st floor South East side measuring super built up area 813 Sq.Ft 2) being Flat No. 2A on the 2nd floor South West side measuring super built up area 825 Sq.Ft and 3) being Flat No. 3B on the 3rd floor at the South East side measuring super built up area 813 Sq.Ft and Three Car parking Space on the Ground Floor out of car parking space from the total constructed area to be constructed as per the sanctioned building plan

by the Kolkata Municipal Corporation along with proportionate share of the land more fully and particularly described in the Schedule B

8. **DEVELOPER'S ALLOCATION:** - Developer's Allocation shall mean that the Developer shall get Three Flats out of 6 Flats 1) being Flat No. 1A on the 1st floor South West side measuring 825 Sq.Ft , 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land more fully and particularly described in the Schedule C.
9. **THE ENGINEER/ARCHITECT:-** The engineer shall mean the consulting Engineer who has been appointed by the developer firm for designing and planning and supervise of the new Building or any other person, firm or company who appointed hereinafter by the developer Firm for the similar purpose.
10. **THE BUILDING PLAN:** - The Building Plan shall mean such Plan. building permit No.2022110338 dated 24.11.2022 sanctioned by the Kolkata Municipal Corporation for the construction of the New Building and duly signed by the owners of their attorney or any other revised plan to be submitted for sanction by the Kolkata Municipal corporation. As and when deemed necessary by the parties herein.

Article 1 Land Owner's Representations: -

- 1) The Land Owners are absolutely seized and possessed of the Land KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park, within Kolkata Municipal corporation, on mutating their name and payment of taxes at the

KMC and they are competent to deal with the property in any manner whatsoever, the payment of all type of taxes will be paid by the Developer firm herein till the date of handing over the possession of the Land owner's allocation as mentioned before.

- 2) None Other Than the land Owners has any right, title, interest and claim over the property herein.

#### **Article 2 DEVELOPERS REPRESENTATIONS: -**

1. In execution of this Agreement and delivering the vacant possession of the said property for construction by the land owners to the developer and to start construction of the new building at the cost of the developer herein with the right to deal with it's exclusive Allocation and/or saleable space in the Manner as provided subject to the terms and conditions contained herein.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance by the land owners of the said property or any part thereof or interest in respect thereof in favour of the developer save as herein expressly provided except the right of the developer to deal with it's exclusive allocation in the new building in terms hereof.

**ARTICLE 3 CONSIDERATION:-** In consideration of the Land Owners having agreed to grant the Developer an exclusive contract to and exploit the said property as provided herein by raising a G+III Storied building according to the Schedule D herein under written, besides the Allocation of the Saleable Space out of the Developer's Allocation in the new building as per the Schedule C comprising distribution of super built up area in favour of the Land owners, it is hereby agreed by and between the Land owners and the developer Firm that the total consideration against developing the said land as referred to in the Schedule A are as Follows:-

1. Out of the Total Constructed area as per sanction plan sanctioned by the Kolkata Municipal Corporation the land owners will get Three Flats out of 6 Flats 1) being Flat No. 1B on the 1st floor South East side measuring 813 Sq.Ft , 2) being Flat No. 2A on the 2nd floor South West side measuring 825 Sq.Ft and 3) being Flat No. 3B on the 3rd floor South East side measuring 813 Sq.Ft and Three Car parking Space on the Ground Floor out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation **The Developer will pay Total A Sum of Rs 10, 00,000/- (Rupees Ten Lakhs ) only ( which is Adjustable Advance) .** Out of which at the Time of Execution of This memo of consideration dated 26.05.2022 the Developer paid a Sum of Rs 1,00,000/- (Rupees One Lakhs Only) to the Owners. And the Rest of Amount Rs 9,00,000/- (Rupees Nine Lakhs) Only shall be paid at the time of Execution & Registered Development Agreement after sanction building plan which is approved by KMC and the owners will be provided to developer the Registered Development Power of Attorney at the same time and the said amount is ( adjustable and or / refundable) the owner shall refund the adjustable amount of Rs 10,00,000/- (Rupees Ten Lakhs) only at a time of getting possession of owner's Allocation flat from the developer at the same time.
2. It has been agreed by and between the land owners and the partner of the developer firm that the developer will get Developer's Allocation shall mean that the Developer shall get Three Flats out of 6 Flats 1) being Flat No. 1A on the 1st floor South West side measuring 825 Sq.Ft , 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation in respect of premises No. KMC

Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC  
Assessee No. 31-112-07-0503-2, P.S - Regent Park now Bansdroni, Kolkata  
-700096 ..

3. The developer shall be entitled to the remaining saleable space in the new building ( i.e excluding the owner's Allocation as also the areas for common use which the developer shall be entitled to sell/transfer/lease/ alienate in any manner for residential purpose and/or otherwise deal with it as deemed fit and proper and they shall be entitled to enter into agreement and other commitment with any other party or parties in regard to disposal thereof after giving the possession to the land owners allocated flats and shall have rights to deliver possession and register remaining portion thereof.
4. in consideration of the developer having agreed to bear the cost of construction of the land owners allocation portion as per schedule B herein below written the Land owners will transfer to the developer and / or its nominee or nominees undivided proportionate share of the land in conformity with the saleable space to be transferred and conveyed to such prospective purchaser's by the developer as their nominee or nominees.
5. The Deed or deeds of conveyance of the undivided proportionate shares of the land in terms hereof shall be executed by the land owners in such part or parts as shall be required by the developer either in favour of the developer and/or its nominees and such deed or deeds shall be executed before or after completion of the construction of the new building as the case may be and only after delivery possession of the land owner's allocation in full complete and habitable condition provided always that the land owners will have no claim on the consideration money thereof passes between the developer ands its nominees (i.e the purchasers of its allocation).

#### ARTICLE 4 COMMENCEMENT & VALIDITY:-

- 1) This Agreement shall be deemed to have commenced from the date of singing of these presents and shall remain in force for a period of 24 months from the date of this agreement to the developer. Alternatively the land owners will deliver vacant possession of the property within one month from the date of intimation in this regard by the developers for construction unless otherwise altered by the parties hereto as mutually agreed.
- 2) The Agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of the allocated saleable space in new building by the developer after completing construction thereof in the manner as provided herein.

#### ARTICLE 5 PROCEDURE

1. The Developer already prepared necessary plan for the purposes of construction of the new building and already got the same sanctioned vide. **building permit No.2022110338 dated 24.11.2022 sanctioned** by the Kolkata Municipal Corporation at its own cost and initiative in the name of the land owners which shall be retained by the developer till the construction of the new building is complete.
2. in as much parties have agreed to allocate amongst themselves the super built up area in the new building in the manner herein before stated and the developer shall be entitled to the proportionate undivided share and interest in the land comprised in the said property such proportionate area to be determined as per schedule B and C hereunder written.
3. The said undivided proportionate share area of land of said property shall be deemed to be transferable to the developer at any time after the execution of this agreement and the deed or deeds of conveyance shall be executed by the land owners in such parts or parts as shall be required by the developer in favour of

the developer or its nominees or nominees in this manner provided herein after delivery of land owner's allocation.

4. The Developer shall bears all expenses whatsoever to obtain necessary sanctions/permissions and /or clearance for the building plan including the cost of preparation of the plan including any modified plan together with all other expenses as mention herein with right to get refund thereof if any.
5. The Land owners will render to the all reasonable assistance to obtain all sanctions permissions approvals as and when required by the developer and the land owners hereby agree, assure, declare that they will sign and execute such plans applications and other papers and deeds documents including development power of attorney as may be required by the developer from time to time at the cost and expenses of the developer.
6. The land owners will grant to the partners of the developer firm a special or Development power of attorney that may be required to pursue sanction of the plan and construction of the new building which shall remain effective till the completion of the project and till the disposal of the Allocation of the Developer, but if any point of time the partners of the developer firm act against the interest of the Land owners they will become entitled to revoke the power.

#### ARTICLE 6 INVITATION OF THE DEVELOPMENT PROGRAMME: -

Until the completion of the new building the developer shall hold possession of the said property for itself, subject to the extent of the period mentioned above.

#### ARTICLE 7 CONSTRUCTION OF THE NEW BUILDING: -

1. The Developer shall at its own costs construct the new building as would be sanctioned permitted and/or approved by the Kolkata Municipal Corporation and/or other competent authorities.

2. The developer shall be authorized by the land owners to apply for and obtain quotas entitlements and other allocations of such building materials allocable to the land owners for the construction of the new building.
3. The Partners of the developer firm shall be authorized by the land owners to apply for and obtaining temporary and/or permanent connections of water, electricity and other facilities as may be required for the new building.
4. The costs, charges, and expenses risks including Architect's fees shall be paid and discharges by the developer and the land owners shall have no responsibility whatsoever thereof.

#### ARTICLE 8 SPACE ALLOCATION:-

1. On completion of the new building the Land Owner's will become entitled to their allocation as particularly mentioned in article 3 and schedule B herein contained.
2. On completion of construction of the new building the Developer shall be entitled to it's Allocation as particularly mentioned in Article 3 and Schedule C herein contained provided always that the developer shall be at liberty to enter into such agreements for the sale of the apartments as it would deem fit and proper at any time after execution of this agreement with the prospective purchaser or purchasers in respect of Developer's Allocation only.
3. The Saleable space as stated herein shall be the super built up area of the building including the common facility areas thereto.
4. The common area of the new building shall be controlled by the land owners and the developer jointly in such manner as they may decide.

#### ARTICLE 9 RATE AND TAXES

- 1 The Land owner shall remain liable to pay all taxes and other dues in respect of their allocation only after getting the possession of the land owner's allocation,

- 2 The Developer shall remain responsible to pay all taxes and other dues till the delivery of the respective possession to the land owner and/or the subsequent purchasers out of the new building.

#### **ARTICLE 10: SERVICES AND CHARGES**

- 1 on completion of the new building and upon invitation by the developer the land owners herein will take possession of their respective allocation area in the new building and on taking possession they will be responsible to pay and bear the proportionate service charges taxes and any other imposition for the common facilities in the new building.
- 2 Additional Service charges may also be charged for such other services as may be provided over and above this mentioned clause 1 above.

#### **ARTICLE 11 LAND OWNER'S OBLIGATIONS: -**

1. The land owners hereby agree and convenient with the Developer not to be cause any interference and hindrance in the matter of construction of the new building by the developer subject to fulfilment of the terms and conditions mentioned herein in the schedule B.
2. The Land owners hereby agree and convenient with the developer not to do any act or deed or thing whereby the Developer may be prevented from selling assigning and /or disposing of any portion of the developer's allocated portion in the new building unless the developer does any act which may prejudice the interest of the land owners or any of them.
3. The Land owners hereby agree and convenient with the developer not to let out grant lease mortgage and/or change the said property or any portion thereof without the consent of the developer or its nominee or nominees save their own allocated portion or space in the building.

## ARTICLE 12 DEVELOPER'S OBLIGATION: -

1. The Developer hereby agree and covenant with the Land owners to complete the construction of the new building **with in 24<sup>th</sup> months** from the date of Sanction of the Building plan or the date of delivery of the possession of the said land.
2. The Developer hereby agree and covenant with the land owner's not to violet or contravene any of the provisions or rules applicable for the construction of the new building.
3. The Developer hereby agree and covenant with the land owners not to do any act or deed or things whereby the Land Owners may be prevented from enjoying selling assigning and/or disposing their allocated portion in the new building.
4. The developer in the event of not being able to complete construction within the period of 24 months as mentioned in the clause 1 above shall intimate the land owners about the same giving plausible reason and state if they want to extent the period of constructions.

## ARTICLE 13 LAND OWNERS INDEMNITY: -

The Land Owners hereby undertake that the developer shall be entitled to construct and complete the development of the said property and construct the new building and enjoy its allocated space without any interference and/or disturbances, the land owners hereby agree to indemnify the Developer against all allocations, suits, costs, proceedings and claims that may rise in respect of or relating to the Land owners title in the said property.

## ARTICLE 14 DEVELOPER'S INDEMNITY:

1. The Developer hereby under take to keep the land owners sufficiently indemnified against all claims and actions demands suits in terms thereof.

2. The developer hereby undertake to keep the land owners sufficiently indemnified all actions suits costs proceedings risk of defective construction or any action or claim arise out of any accident during construction if any claims may arise out of the developer's Action with regard to the Development of the said property.

#### **ARTICLE 15 TITLE DEEDS:-**

The Land owner's title deed in respect of the said property shall remain deposited with the developer until the new building is completed and the possession thereof is made over as provided herein thereafter the said title deed shall continue to be in the custody of the Developer.

#### **ARTICLE 16. MISCELLANEOUS: -**

1. The land owners and the developer have entered into this agreement purely as a contract and nothing contained herein which shall be deemed or construed as a partnership between them nor this agreement shall be treated as a joint venture or adventure between them and the party hereto do not constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the new building by the developer various deeds, matters and things not herein specified may be required to be done and/ or executed by the Developer and for which the Developer may require the authority of the land owners and also various applications and other documents may be required to be signed or made by the land Owners related to which specific provisions have not been made herein. the land owners hereby authorize the Developer to execute and sign all such deed and documents (without prejudicing any interest of the Land Owners) and the Land owners also agree to sign and execute all such deeds and documents at the request and cost of the Developer (without prejudicing any of their interest). The Land owners also undertake to sign and all such additional applications and other

documents as the case may be provide that all such deeds acts matters and things do not in any way prejudice the rights to the land owners and or go against the spirit of this agreement. All costs in this regard shall be done by the Developer.

3. Any notice required to be given by the land owners will without prejudice to any other mode of service available demand to have been served on the Developer if delivery by hand or by registered post with acknowledgement due at the last known address of the developer recorded with the Land Owners.
4. Any Notice required to be given by the Developer shall be without prejudice to any other mode of service available to have been served on the land owners if delivery by hand or sent by register post with A/D.

#### ARTICLE 17 FORCE MAJEURE :-

The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relating obligations is prevented by the existence of force majeure and such obligation shall be suspended by the duration of the force majeure in this regard force majeure shall mean and included flood earth quake, riot, storm, tempest, civic commotion.

#### SCHEDULE "A" OF THE PROPERTY ABOVE REFERRED TO

ALL That piece and parcel of Bastu Land at present physical measurement available area more or less 3 cottachs 02 chittaks 07 Sq.Ft together with a R.T Shed Structure measuring 100 Sq.Ft standing thereon lying and situated at Mouza - Brahmapur, J.L No. 48, R.S No. T69, Tquzi No. 60, Pargana - Magura comprised in C.S Dag No. 567, R.S Dag No. 28 & 38, Under R.S Khatian No. 707 & 515, being KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S - Regent Park now Bansdroni, Kolkata - 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore D.S.R. - I at Alipore which is butted and bounded as follows:-

ON THE NORTH: Premises No. 3/9 Shiv Mandir Road.

ON THE SOUTH: 16 ft wide KMC Road.

ON THE EAST: Premises no. C/25 Green view and Plot No. 21.

ON THE WEST: 16 ft 6 inch wide KMC Road.

SCHEDULE – B Above Referred to Above  
(Owner's Allocation)

It has been agreed by and between the land owners and the Developers that in the lieu of land value the land owners will get from the developer the Land Owners in the new building is entitled to get Three Flats out of 6 Flats 1) being Flat No. 1B on the 1st floor South East side measuring 813 Sq.Ft , 2) being Flat No. 2A on the 2nd floor South West side measuring 825 Sq.Ft and 3) being Flat No. 3B on the 3rd floor South East side measuring 813 Sq.Ft and Three Car parking Space on the Ground Floor out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land of the building underneath of KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2 , P.S – Regent Park now Bansdroni, Kolkata – 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas.

**SCHEDULE – C Above Referred to Above**  
**(Developer's Allocation)**

Developer's Allocation shall mean that the Developer shall get the remaining Three Flats out of 6 Flats 1) being Flat No. 1A on the 1st floor South West side measuring 825 Sq.Ft, 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land of the building underneath of KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni, Kolkata – 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas.

**THE SCHEDULE D ABOVE REFERRED TO**  
**Specification of the Building attached hereto**

The Building will be a G+3 Storied accommodating two flats per floor the specifications in brief are outlines below:-

**STRUCTURE:-** The main Structure will be reinforced cement concrete (1:2:4) it comprises column beam foundation etc complete.

**BRICK WORK:-** The External Walls will be of 1:5 cement, sand Brick work with 200 mm/125 mm Thickness, All the internal walls will be 75 mm thick, except the flat separating walls, stair walls and balcony walls which will be 125 mm thick for 75 mm and 125 mm, thick brick – work the mortar will 1:4 cement sand.

SCHEDULE - C Above Referred to Above  
(Developer's Allocation)

Developer's Allocation shall mean that the Developer shall get the remaining Three Flats out of 6 Flats 1) being Flat No. 1A on the 1st floor South West side measuring 825 Sq.Ft , 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land of the building underneath of KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2 , P.S – Regent Park now Bansdroni, Kolkata – 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas.

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**PLASTERING:-** External Plaster will be 15 mm Thick with 1:4 cement sand mortar, the internal plaster to walls will be 20 mm thick with 1:4 cement mortar and 10 mm thick to ceiling.

**FLOORING:-** Flooring will be Katni Marble with Granite Polish including the Staircases, Skirting in all the Rooms and Spaces including the Staircases, Skirting in all rooms will be 100 mm Dado. Balcony Grill and Staircases Railing will be M.S Flats and Square Bars to Suit with Aesthetics of the building Hardware fittings and fixtures will be provided of Standard Make and quality.

**DOOR:-** Main Door Should be of Teak wood, all the Door Shutters of 32 mm Thick will be flush type all doors frame will be of wooden main door will be provided with magic eye and Godrej Lock rest will be provided with cylindrical lock and 6" Brass tower bolts. All Door will be laminated.

**WINDOW:-** All windows would be aluminium window fitted with reflecting glass pane.

**TOILET:-** All Toilets will be provided with 1/2" concealed G.I & PVC Pipe Line with wall mixture geyser line and one white porcelain Basin, commode with cistern, 3 Taps, Shower, Towel Rod and Mirror All toilets will have colour Glazed titles up to 6 ft height with double border from floor level. W.C will provide with one commode & Towel rings, basin Point.

**KITCHEN:-** Kitchen will have R.C.C cooking platform with granite top, finish with 3 ft height colour glazed tiles with border on black wall of the cooking platform. One Stainless Steel Sink will be provided with two taps and one Aqua Guard Point one Microwave point, One Mixer Grinder Point.

**PAINTING:-** All Interior walls and ceiling would be finished with plaster of Paris, external walls would be painted with suitable water proof weather coat

paint. All wooden and steel surfaces would be painted with 1<sup>st</sup> class enamel paint over a coat of primer.

**ELECTRICAL**:- All Electrical will be concealed with copper wire. Each Bed room - 2 Light Points, 1 A.C Point, 1 Fan point, 1 Plug Point and 1 Power Point, Dining room – 2 light Points, 2 fan Points, 1 Plug Point and 3 Power points, 1 Calling Bell Point, Kitchen – 1 Light Point, 1 exhaust Fan Point, 1 Power point, balcony 1 light point 1 plug point, common light point for stairs and common service area, one exhaust point will be provided to toilet and kitchen and one washing machine point with water line will be provided.

**ELEVATOR LIFT**:- A Four Passenger Capacity Lift will be provided to the Building.

**T.V & TELEPHONE**:- One T.V Point and one Telephone Point will be provided in living Room.

**ELECTRICAL ROOM**:- All 3 flat of the owners shall have separate electric meter and the WBSEDCL Security deposits shall be paid by the owners for 3 flats.

**WATER SUPPLY**:- One Underground and One Overhead water reservoir will be provided with adequate capacity of pump.

**N.B:**:- Proportionate security deposit money of WBSEDCL, extra fittings, ~~collapsible gate~~, Loft, balcony guard, external Electrical Point Fittings extra Hardware fittings will be provided an extra cost payable by the owners.

IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands on the day, month and year first above written.

WITNESSES:-

1)

Pradeep Bhattachary  
Alipore police  
Court - 27.

Santosh

Rina Shaw

SIGNATURE OF LAND OWNERS

2)

Charan Mallik  
Alipore police court  
Kol-27

Creative Construction  
Dipak Saha  
Partner

Creative Construction  
Supriyo Saha  
Partner

SIGNATURE OF DEVELOPER

DRAFTER BY ME:-

Amritabha Ray  
ADVOCATE  
ALIPORE POLICE COURT  
KOLKATA - 700027  
WB/236/1984

COMPUTERISED PRINTED BY:

Alanna  
ALIPORE POLICE COURT  
KOLKATA - 700027

MEMO OF CONSIDERATION

RECEIVED by the within mentioned Land Owners from the within mentioned Developer An Adjusted/refundable Amount a sum of **Rs.10,00,000/- (RUPEES TEN Lakhs) ONLY** in terms of this Development Agreement and in presence of the following witnesses in the following manners:-

MEMO

<u>CHEQUE NO</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
000010	26.05.2022	Punjab and Sindh Bank Bansdroni Branch	Rs 1, 00,000/-
000028	23.12.2022	Punjab and Sindh Bank Bansdroni Branch	Rs 9, 00,000/-

TOTAL **Rs. 10, 00,000/-**

**(RUPEES TEN LAKHS ONLY)**

WITNESSES:-

1) *Pradeep Adhikary*  
*Alipur Police*  
*East. Kal-27,*

*Sandesh*

2) *charan Mallik*  
*Alipur Police*  
*Court, Kal-27*

*Rina Shaw*

---

**SIGNATURE OF THE OWNERS/  
FIRST PARTY**



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... SANTOSH KUMAR SHAW  
Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... RINA SHAW  
Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... DIPAK SAHA  
Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... SUPRIYO SAHA  
Signature .....



ভাৰত সরকাৰ

Unique Identification Authority of India

তালিকাভুক্তিৰ নথি/Enrolment No.: 2010/17521/01454

To  
অশোক হালদার  
Asoke Haldar  
S/O: Palan Chandra Haldar  
7  
NAFAR CHANDRA NASKAR ROAD  
ANANDA NIKETAN  
Rajpur Sonarpur (M)  
South 24 Parganas Garia  
West Bengal - 700084  
9831076621

Download Date: 22/04/2017

Generation Date: 15/03/2014

Signature valid



আপনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

**3897 0390 4858**

আমাৰ আধাৰ, আমাৰ পৰিচয়



ভাৰত সরকাৰ  
Government of India



অশোক হালদার  
Asoke Haldar  
জন্মতাৰিখ/ DOB: 04/09/1960  
পুতুল / MALE



**3897 0390 4858**

আমাৰ আধাৰ, আমাৰ পৰিচয়

*Asoke Haldar*



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



271220222023133523

## GRIPS Payment Detail

GRIPS Payment ID:	271220222023133523	Payment Init. Date:	27/12/2022 16:44:54
Total Amount:	16942	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CANUDX5	BRN Date:	27/12/2022 16:46:01
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: DIPIKA SAHA  
Mobile: 9051496091

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230231335241	Directorate of Registration & Stamp Revenue	16942
Total			16942

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

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

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



192022230231335241

**GRN Details**

GRN:	192022230231335241	Payment Mode:	Online Payment
GRN Date:	27/12/2022 16:44:54	Bank/Gateway:	State Bank of India
BRN :	IK0CANUDX5	BRN Date:	27/12/2022 16:46:01
GRIPS Payment ID:	271220222023133523	Payment Init. Date:	27/12/2022 16:44:54
Payment Status:	Successful	Payment Ref. No:	2003649430/6/2022

[Query No/\*/Query Year]

**Depositor Details**

Depositor's Name:	DIPIKA SAHA
Address:	2/1, KHANPUR ROAD, JADAVPUR
Mobile:	9051496091
Contact No:	9874210479
Depositor Status:	Buyer/Claimants
Query No:	2003649430
Applicant's Name:	Mr ASOKE HALDAR
Identification No:	2003649430/6/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy):	27/12/2022
Period To (dd/mm/yyyy):	27/12/2022

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003649430/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2003649430/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				16942

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

### Major Information of the Deed

Deed No	I-1601-03101/2022	Date of Registration	28/12/2022
Query No / Year	1601-2003649430/2022	Office where deed is registered	
Query Date	27/12/2022 1:15:58 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASOKE HALDAR 7 NO. N C NASKAR ROAD, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 9874210479, Status :Deed Writer		
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 34,12,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur Road, , Premises No: 503, , Ward No: 112 Pin Code : 700096

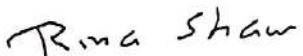
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 7 Sq Ft	1/-	33,85,501/-	Width of Approach Road: 17 Ft.,
	Grand Total :			5.1723Dec	1 /-	33,85,501 /-	

#### 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: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	1 /-	27,000 /-	

### Lord Details :

**Temporary Address, Photo, Finger print and Signature**

Name, Address, Photo, Finger print and Signature				
	Name	Photo	Finger Print	Signature
1	<b>Shri Santosh Kumar Shaw</b> Son of Late Mahabir Shaw Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office	 28/12/2022	 LTI 28/12/2022	 28/12/2022
140/1 Lenin Sarani, City:- Not Specified, P.O:- Dharmatala, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxxxx0n, Aadhaar No: 44xxxxxxxx6871, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office				
2	<b>Smt Rina Shaw</b> Wife of Shri Santosh Kumar Shaw Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office	 28/12/2022	 LTI 28/12/2022	 28/12/2022
40/1 Lenin Sarani, City:- Not Specified, P.O:- Dharmatala, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: alxxxxxxxx5r, Aadhaar No: 40xxxxxxxx0582, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office				

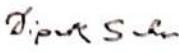
### **Developer Details :**

Name, Address, Photo, Finger print and Signature

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Creative Construction</b> 2/1 Khanpur Road, City:- Not Specified, P.O:- NAKKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: aaxxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Dipak Saha (Presentant) Son of Late Gopi Ballav Saha Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office			
Dec 28 2022 1:32PM LTI 28/12/2022 28/12/2022			
2/1 Khanpur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bwxxxxxx2r, Aadhaar No: 37xxxxxxxx1461 Status : Representative, Representative of : Creative Construction (as partners)			
2 Shri Supriyo Saha Son of Shri Dipak Saha Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office			
			
Dec 28 2022 1:32PM LTI 28/12/2022 28/12/2022			
2/1 Khan Pur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: byxxxxxxxx6h, Aadhaar No: 53xxxxxxxx8558 Status : Representative, Representative of : Creative Construction (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ASOKE HALDAR Son of Late P.c Haldar 7 N.C NASKAR ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
28/12/2022	28/12/2022	28/12/2022	28/12/2022

Identifier Of Shri Santosh Kumar Shaw, Smt Rina Shaw, Shri Dipak Saha, Shri Supriyo Saha

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Santosh Kumar Shaw	Creative Construction-2.58615 Dec
2	Smt Rina Shaw	Creative Construction-2.58615 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Santosh Kumar Shaw	Creative Construction-50.00000000 Sq Ft
2	Smt Rina Shaw	Creative Construction-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160103101 / 2022

27-12-2022  
Certificate of Market Value(WB PUVI rules of 2001)

Declared that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,12,501/-

Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 28-12-2022

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

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

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

Presented for registration at 12:50 hrs on 28-12-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Dipak Saha .

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

Execution is admitted on 28/12/2022 by 1. Shri Santosh Kumar Shaw, Son of Late Mahabir Shaw, 140/1 Lenin Sarani, P.O: Dharmatala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business, 2. Smt Rina Shaw, Wife of Shri Santosh Kumar Shaw, 40/1 Lenin Sarani, P.O: Dharmatala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession House wife Indetified by Shri ASOKE HALDAR, , Son of Late P.c Haldar, 7 N.C NASKAR ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 28-12-2022 by Shri Dipak Saha, partners, Creative Construction (Partnership Firm), 2/1 Khanpur Road, City:- Not Specified, P.O:- NAKKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Shri ASOKE HALDAR, , Son of Late P.c Haldar, 7 N.C NASKAR ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Deed Writer

Execution is admitted on 28-12-2022 by Shri Supriyo Saha, partners, Creative Construction (Partnership Firm), 2/1 Khanpur Road, City:- Not Specified, P.O:- NAKKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Shri ASOKE HALDAR, , Son of Late P.c Haldar, 7 N.C NASKAR ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053.00/- ( B = Rs 10,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2022 4:46PM with Govt. Ref. No: 192022230231335241 on 27-12-2022, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. IK0CANUDX5 on 27-12-2022, Head of Account 0030-03-104-001-16

Stamp Duty  
The total required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-.  
Stamp Duty paid is Rs 6,921/-  
Stamp Type: Impressed, Serial no 19116, Amount: Rs.100.00/-, Date of Purchase: 21/12/2022, Vendor name: T K  
Sarkar, Type: Impressed, Serial no 19116, Amount: Rs.100.00/-, Date of Purchase: 21/12/2022, Vendor name: T K  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/12/2022 4:46PM with Govt. Ref. No: 192022230231335241 on 27-12-2022, Amount Rs: 6,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0CANUDX5 on 27-12-2022, Head of Account 0030-02-103-003-02



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 141 to 180

being No 160103101 for the year 2022.



Digitally signed by MOHAMMED TABIS  
ANSARI  
Date: 2023.01.02 12:42:19 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/01/02 12:42:19 PM

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS**

**West Bengal.**

(This document is digitally signed.)