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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 321492

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-M
Alipore, South 24-pargana

94 JUL 2023

4787 JUN 11 2028

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 14th day of July

Two thousand and Twenty Three (2023) **BETWEEN**

Kheena Dhas

CC1018

23 JUN 2023

Sl. No.....Dt.....Rupees- 100/-

Address.....

P.O.....P.S.....

Vendor.....

AMITABHA ROY (Advocate)
Alipore Police Court, Kolkata-700 027

SMT.

Sri

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
14 JUL 2023

Nimai Jana
70 Sudhir Jana
Alipore police court
Kolkata-27
P.O. & P.S. - Alipore
dewsham.



SMT. KHELNA DHAR PAN BIUPD 7185C, AADHAAR NO. 5543 6296 7794, wife of Sri Pradip Kumar Dhar, by faith Hindu, by Occupation- House wife, by Nationality-Indian residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas, hereinafter called and referred to as the "**OWNER**" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, and legal representative administrators and assigns) of the **ONE PART**:

AND

"JAGANNATH ENTERPRISE" PAN AATFJ 3358F, a Partnership Firm, having its Registered office at 70, Kendua Main Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, represented by its Partners namely 1. **MRS. KEYA PATRA**, PAN ECZPP 0353Q, AADHAAR NO. 8823 05601344, wife of Mr. Rudra Patra, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 18, Ashutosh Pally, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, 2. **SUBIR DAS**, PAN ALXPD 0117B, AADHAAR NO. 5123 3250 7128, son of Sri Prafulla Das, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Boral Lake Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, District South 24-Parganas and 3. **MAIDUL ALI MOLLA** PAN AWTMP 3233G, AADHAAR NO. 7181 6703 6656, son of late Rahim Ali Molla, by faith Islam, by Occupation Business, by Nationality Indian, residing at 122, Garia, Sreerampur, P.O. Garia, P.S. Patuli, Kolkata-700084, District South

Khelna Dhar



24-Parganas, by virtue of a Deed of Partition, vide Book No. I, Volume No. 1601-2023, page from 558 to 583, Being No. 160100035, for the year 2023 registered in the office D.S.R. I Alipore District South 24-Parganas, herein after called and referred to as the "**DEVELOPER**" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, and legal representative administrators and assigns) of the **SECOND PART.**

WHEREAS One Smt. Rina Dhar, wife of Sri Sadhan Chandra Dhar, got the land measuring **6 Cottah 4 Chittaks be the same a little more or less** lying and situated at Mouza-Chowhati, J.L. No. 76, Lay out Plot No. 448, C.S. Plot No. 127, under C.S. Khatian No. 457, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, A.D.S.R. Sonarpur, in the District of South 24-Parganas, from Refugee Relief and Rehabilitation Govt. of West Bengal, by virtue of a Deed of Indenture, which was executed on 16th day of February, 1988 at A.D.R. Alipore Office vide Book No. I, Volume No. 2, pages 97 to 100, Being No. 97, for the year 1988.

AND WHEREAS being peacefully seized, possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, without any interruption or hindrances from others.

AND WHEREAS having natural love and affection, the said owner, Smt. Rina Dhar gifted **ALL THAT** piece and parcel of **Bastu land measuring 3(three) Cottahs out of 6 Cottah 4 Chittaks be the same a little more or less** lying and

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situated at Mouza-Chowhati, J.L. No. 76, Lay out Plot No. 448, C.S. Plot No. 127, under C.S. Khatian No. 457, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, A.D.S.R. Sonarpur, in the District of South 24-Parganas, to her son namely **PRADIP KUMAR DHAR PAN AHOPD 4243K, AADHAAR NO. 4503 4146 4539**, son of Late Sadhan Chandra Dhar, by faith Hindu, by Occupation-Retired, by Nationality- Indian, residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas by virtue of a Deed of Gift, which was registered in the office of the A.D.S.R. Sonarpur, Vide Book No. I, Volume No. 24, pages 393 to 396, Being No. 1868, for the year 1988.

AND WHEREAS further, the said owner, Smt. Rina Dhar gifted **ALL THAT** piece and parcel of **Bastu land measuring 3(three) Cottahs 4(Four) Chottals out of 6 Cottah 4 Chittaks be the same a little more or less** lying and situated at Mouza-Chowhati, J.L. No. 76, Lay out Plot No. 448, C.S. Plot No. 127, under C.S. Khatian No. 457, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, A.D.S.R. Sonarpur, in the District of South 24-Parganas, to her son namely **PRADIP KUMAR DHAR PAN AHOPD 4243K, AADHAAR NO. 4503 4146 4539**, son of Late Sadhan Chandra Dhar, by faith Hindu, by Occupation-Retired, by Nationality- Indian, residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas by virtue of a Deed of Gift, which was executed on 5th Day August, 2016 and duly registered in the office of the A.D.S.R. Sonarpur, vide Book No. 1,

Kheema Dhar

Volume No. 1608-2016, pages from 107791 to 107808, Being No. 160804402, for the year, 2016.

AND WHEREAS by virtue of a Deed of Declaration, the Donee/ Declarant herein namely, **PRADIP KUMAR DHAR** son of Late Sadhan Chandra Dhar rectified that, inadvertently omitted the aforesaid Mother Deed of Indenture vide which was executed on 16th day of February, 1988 at A.D.R. Alipore Office vide Book No. I, Volume No. 2, pages 97 to 100, Being No. 97, for the year 1988 in the aforesaid Deed of Gift, Vide Book No. I, Volume No. 24, pages 393 to 396, Being No. 1868, for the year 1988 registered at A.D.S.R. Sonarpur, District South 24-Parganas, in favour of the said Donee / Declarant herein, which was registered in the office of the D.S.R. IV Alipore, vide Book No. IV, Volume No. 1604, pages from 5368 to 5380, Deed No 160400278, for the year 2023.

AND WHEREAS after such aforesaid two Deed of Gifts, the said owner, namely Pradip Kumar Dhar, is the absolute / sixteen annas owner of total Bastu land measuring **6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilled shed** structure standing thereon, lying and situated at Mouza- Chowhati, J.L. No. 76, R.S. No. 234, Touzi No. 70, 71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No. 1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas.

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AND WHEREAS being peacefully seized, possessed of or otherwise well and sufficiently entitled to said property without any interruption or hindrances from others.

AND WHEREAS in pursuance and in consideration of natural love and affection, the said Donor gift **ALL THAT** piece and parcel of Bastu land measuring **6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilled shed** structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, more fully and particularly described in the Schedule hereunder written, unto and in favour of the Donee herein, by virtue of a Deed of Gift, which was registered in the office of the D.S.R. III Alipore, vide Book No. I, Volume No. 1603-2023, Pages from 266910 to 266926, Deed No. 160309673, for the year 2023,

AND WHEREAS present owner namely **SMT. KHELNA DHAR** decide to develop and construct her property more fully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS before execution of this Agreement the Owner has represented and assured the Developer as follows:-

Khelna Dhar

- (1) The Owner intended to develop the said property for the construction of a new building thereon but for paucity of funds could not develop their said property by way of construction of a new G + III storied Building.
- (2) The Owner is looking for a proper person for constructing an appropriate G + III storied building on the said land by investing fund and a person having experience in the construction of new Building.
- (3) The Owner and the Developer after having several rounds of discussions have agreed that the Developer will develop the said premises under the term and condition appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH that the Parties hereto have agreed by the terms and condition of this Agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:-

ARTICLE-I :

- 1.1. **OWNER:** **SMT. KHELNA DHAR PAN BIUPD 7185C, AADHAAR NO. 5543 6296 7794,** wife of Sri Pradip Kumar Dhar, by faith Hindu, by Occupation- House wife, by Nationality-Indian residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas and her heirs, successors, claimants and assigns.

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- 1.2. **DEVELOPER: "JAGANNATH ENTERPRISE"** PAN AATFJ 3358F, a Partnership Firm, having its Registered office at 70, Kendua Main Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, represented by its Partners namely 1. **MRS. KEYA PATRA, PAN ECZPP 0353Q, AADHAAR NO. 8823 05601344**, wife of Mr. Rudra Patra, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 18, Ashutosh Pally, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, 2. **SUBIR DAS, PAN ALXPD 0117B, AADHAAR NO. 5123 3250 7128**, son of Sri Prafulla Das, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Boral Lake Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, District South 24-Parganas and 3. **MAIDUL ALI MOLLA PAN AWTPM 3233G, AADHAAR NO. 7181 6703 6656**, son of late Rahim Ali Molla, by faith Islam, by Occupation Business, by Nationality Indian, residing at 122, Garia, Sreerampur, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, by virtue of a Deed of Partition, vide Book No. I, Volume No. 1601-2023, page from 558 to 583, Being No. 160100035, for the year 2023 registered in the office D.S.R. I Alipore District South 24-Parganas, and its heirs, successors, claimants and assigns.

- 1.3. **PREMISES: ALL THAT** piece and parcel of Bastu land measuring **6 Cottah 4 Chittaks** be the same a little more or less together with **100 Sq.ft. Tiled shed** structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448,

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C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas.

- 1.4. **BUILDING:** A multistoried building for the residential / commercial purpose to be constructed by the Developer on the said Premises after demolishing the said construction, the salvageable materials for the developer gainful purpose and removing the debris by themselves. The concept drawing of the proposed building will be submitted to the owners for prior approval. Owners will have their rights to accept, reject and suggest changes in the concept drawing prior to submission to the competent authority for permission.
- 1.5. **COMMON SERVICE AREA:** Corridors , Stair way, terrace Passage way , Pump space, Underground , Water reservoir , Over head water tank, Stair landing on all floors , Water Pump and motor and other facility which may be mutually agreed upon between the parties and required for the establishment , location , enjoyment, provisions , maintenance and / or management of the building and land there under or mutually agreed upon by the owner unit/floors/ flats/ car parking space/ space.

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- 1.6. **SALEABLE SPACES:** All space in the new building available for independent use and occupation along with the proportionate spaces for common use.
- 1.7. **ARCHITECT:** The Person and/or firm to be appointed by the Developer with a prior approval from the owners for planning, designing supervising the construction of the new building.
- 1.8. **TRANSFERER:** The owners herein.
- 1.9. **TRANSFeree:** The Purchasers who will purchase flat/space in the building form the Developer.
- 1.10. **OWNER's ALLOCATION:** After completion of the said proposed Building, the Owner will get Two Flats each measuring 700 Sq.ft. super built up area on the Third floor Road side and Two flats each measuring 800 Sq.ft. super built up area First floor front side and two Carparking spaces on the ground floor as per sanction of the Building plan together with proportionate share right of all common area and facilities and non refundable sum of Rs. 5,00,000/-(Rupees five lakhs)only to the owner herein at the time registration of the Development Agreement.
- 1.11. **DEVELOPER'S ALLOCATION:** Save and except the owner's allocation, the Developer will be entitled to gate all flats, car parking space and other space of the multistoried building along with undivided proportionate share of land attributable thereto in the said premises, more fully and particularly described in Schedule "C" hereunder

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written. The Developer's allocation shall be used for residential purpose only.

- 1.12. **CONSIDERATION:** The consideration to be given to the owner's will be summation of the cost to the Developer for developing the owner's Allocation and the payment against which the owner will transfer proportionate undivided share /interest of land included in the Premises attributable to the Developer's Allocation.
- 1.13. **DELIVERY OF POSSESSION:** In the context shall mean the Owner will hand over to the Developer the necessary Original Papers and documents i.e. Mother Deeds, Tax receipt etc. mutation Certificate etc. as is where is basis after the Developer arranges for appropriate alternate residential accommodation to the owner along with for a period equivalent to the Time referred herein under or actual date of delivery of the vacant possession to the owner whichever is later.
- 1.14. **TIME:** The Developer will complete owner's allocation in a "complete in all respect and in a habitable condition" , handover the said completed owner's Allocation in a peaceful condition to the owner within **36(Thirty six) calendar months** from the date of delivery of vacant possession and also sanction of the building plan.

ARTICLE -II:

OWNER's RIGHT: The Owner will get Two Flats each measuring 700 Sq.ft. super built up area on the Third floor road side and Two flats each measuring 800 Sq.ft. super built up area First floor front side and two Carparking spaces on

Kheema Dhar

the ground floor as per sanction of the Building plan together with proportionate share right of all common area and facilities and non refundable sum of Rs. 5,00,000/- (Rupees five lakhs) only to the owner herein.

ARTICLE-III

OWNER'S OBLIGATION

- 3.1. The Developer shall be entitled to construct and complete the building in accordance to the Building Plan approved by the owner and consequently submitted and got approved by the Rajpur Sonarpur Municipality under the appropriate supervision of the architect/owner.
- 3.2. During the continuance of this agreement the owners will not let out. grant lease, mortgage in respect of the premises or any portion thereof without the consent in writing of the Developer.
- 3.3. The Owner will execute all Deeds of Conveyance for conveying the undivided proportionate share of the Developer's Allocation in the Building.
- 3.4. The owner with the execution of this Agreement will hand over all Original Documents, title deed to the developer against proper receipt after getting the Developer details (Trade Licence Aadhaar Card, Xerox, Pan Card). Those documents will remain with the developer till the owners/Occupiers of the said building form an association or common body.

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- 3.11. The Developer and owner shall strictly comply with the terms and conditions of this Agreement in course of the construction of the proposed building and thereafter.
- 3.12. The Developer shall handover the peaceful physical possession of the owners' allocated flats and car parking spaces as per sanction of the Building plan together with proportionate share right of all common area and facilities of the total building as owner's allocation after completion of the total construction of the building forthwith.
- 3.13. The Developer shall complete the entire building in accordance with the specification of work agreed between the parties provided permissible in law.
- 3.14. The Owner shall have booking right of the constructed flat or flats falling in her share and to take booking money and/or advance thereof from the intending purchasers of their choice and all the owner would be interested to sell their allow the case they will sell the same to Developer at the marketable price after negotiation.
- 3.15. The Owner and Developer to over-come any natural calamity may mutually extend the possible co-operations to each other to meet the then exigency of situation and shall take necessary steps as and when required.
- 3.16. That the owner should be bound to execute and registry , the Development Power of Attorney in favour of the Developer herein.

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ARTICLE-IV

DEVELOPER'S RIGHT:

- 4.1. The Owner hereby grant exclusive right to the developer to build and complete the Building and commercially exploit the Developer's Allocation without any obstruction form the owners.
- 4.2. The Developer will have full right and absolute authority to enter into any Agreement with any purchasers in respect of the developer's Allocation at any price of its discretion and receive advance / consideration in full thereof.
- 4.3. The Developer will be entitled to receive, collect and realize all money out of the Developer's Allocation to the Transferee for residential use only without creating any personal.
- 4.4. The Developer will be entitled to deliver the Flats, car parking space and spaces pertaining to the Developers' Allocation to the Purchaser for purchasers' residential use only.
- 4.5. The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to Developer's Allocation on the strength of the DEVELOPMET POWER OF ATTORNEY.
- 4.6. The developer will be entitled to make publicity and advertisement in all possible manners for the purpose and benefit of the commercial exploitation of the Developer's Allocation in the Building, till the building is completed and on completion of the same all such advertisement shall be removed by the Developer at their own cost.

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ARTICLE-V:

DEVELOPER's OBLIGATION:

- 5.1. The Developer will deliver the owner's Allocation in complete habitable condition within 36 months from the date of handover of the vacant possession .
- 5.2. The developer will complete the owner's Allocation in compliance to the specifications annexed hereto and marked with ANNEXURE-A.
- 5.3. The developers will construct the Building with standard and good material available in the market.
- 5.4. The Developer's will bear all cost arising out of the construction of the Building.
- 5.5. The Developer shall bear all the cost of providing separate suitable accommodation to the owners as will be required by the individual owners during the whole of the period of construction of the building till peaceful possession of the owner allocation along with the cost of transporting and relocating the owner movable possessions in a proper manner. The developers shall on all possible manner assist /co-operate the owners in the matters of temporary fitting of the owner residential mailing address for her daily needs e.g. telephone connection, delivery of postal articles, domestic gas cylinder delivery etc.
- 5.6. In future if any of the partner of the Development Firm may die, the legal heirs , successors and claimants should be bound agreed and

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abide by the all terms and conditions of this Development Agreement and power of Attorney .

ARTICLE -VI

OWNERS' INDEMNITY:

- 6.1. The Owner declare that the Premises is free from all encumbrances whatsoever and the owners have full right and absolute authority to enter into this agreement with the developer.
- 6.2. The Owner declare that save and except the owners herein no other person have any right title and interest in the premises.
- 6.3. The Owner declares that they will use of cause to be used the owner's Allocation for residential purpose only.

ARTICLE-VII

DEVELOPER'S INDEMNITY:

- 7.1. The Developer indemnifies the owns against all claims actions, suits and proceedings arising out of any act of the Developer in connection with the development of the said property.
- 7.2. The Developer declares that it will use or cause to be used the Developer's Allocations for residential / commercial purposes only.

ARTICLE -VIII

COMMON RESTRICTIONS :

- 8.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity

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- detrimental to the peaceful living of the other occupants of the entire new building.
- 8.2. Neither Party shall demolish or permit demolition of any wall make any structural alteration to the new building .
- 8.3. Both the Parties will jointly form, more fully owners of all the flats/spaces after the project is complete, an association and/or common body to look after the maintenance of the Building.
- 8.4. Neither party shall use or permit to use of their respective Allocation or any portions of the new building for storing articles which may be detrimental to the free ingress and egress to the new building or part thereof (Does the Developer has the permission West Bengal Apartment Owner association).
- 8.5. Both parties will bear proportionate tax , maintenance cost , day to day expenditure of their respective Allocations from the date of getting their respective allocation.
- 8.6. The Developer shall have right to any step in the legal sides or any to use any force for vacating the said premises.
- 8.7. The any person or persons maybe torchers or disturb against the owners or the Developer , in that event the Developer or the owner herein jointly or severally steps in legal procedure against them.

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ARTICLE-IX

MISCELLANEOUS

- 9.1. The Owner and the Developer have entered into this Agreement purely as a Contract and nothing herein shall deem to construe a Partnership between the parties in any manner whatsoever.
- 9.2. Save and except this agreement no Agreement and/or oral representation exist or will have any validity.
- 9.3. The completion of the Owner's Allocation shall be notified by the developer to the owner for inspection of the owner Allocation. The owner shall inspect the owner's Allocation within 10 days of the notice along with the Developer and point out any defect deficiency and or omission. The Developer shall make good the said defect, deficiency and or omission within a reasonable time and satisfy the owners in regards to the owner's Allocation prior to owners taking over of the said Allocation.
- 9.4. After completion of the owner Allocation in habitable condition, the Developer will issue notice to the owners to take delivery of the Owner allocation n habitable condition. In such an event when the owner fail to take physical possession within 10(ten) days of the said notice, the notice itself will be treated as the delivery of the possession of the owner Allocation. in the event the owner take handover of the owner Allocation in within 10(ten) days of the notice issued by the Developer consequent upon satisfactory compliance to Clause 9.3. above, the

Kheema Dhar



Developer shall issue a proper possession letter to the owner with respect to the owner Allocation.

- 9.5. After the owners Allocation in peacefully hand over by the Developer to the owner, the Developer will assist in all possible manners in performing the formalities of the Mutation process so as to obtain the Mutation in the name of the individual owner. After obtaining the Mutation in his name the individual consisting the owner shall bear the liability of all taxes of the owner Allocation and the owner will assist the Developer in all possible manner to obtain complete mutation formalities in the respective names of the Transferee to whom the Developer sell their Allocation. Till such time the mutation formalities are not completed for the Developer Allocation and/or the Transferee, the taxes for the Developer Allocation shall be borne by the Developer.

ARTICLE-X FORCE MAJURE

Force Majure shall mean any event beyond the control of the owner and the Developers e.g. earthquake, fire, flood cyclone or other natural or physical disaster. If the Developer is prevented, hindered or delayed from or in performing any of it obligation under this agreement then it shall notify the owners of the occurrence of such event within seven days. The Time shall be considered to be extended for such duration of the continuance of the hindered event. The Developer shall, however, explore all possible means to accelerate the rate of progress to complete the development work within the

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original stipulated time. The Developer will put all effort to complete the owners' Allocation within the stipulated period as agreed in ARTICLE-I.

ARTICLE-XI JURISDICTION

The Court at Baruipur , South 24 Parganas and the High Court at Kolkata will have the exclusive jurisdiction over this Agreement.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **6 Cottah 4 Chittaks** be the **same a little more or less together with 100 Sq.ft. Tilled shed** structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal **Holding No. 125, Bidhan Block**, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, together with all easement and quasi-easement rights, tittle , interest , facilities and the said property is butted and Bounded as follows :- **(Road Zone Bidhan Block)**

ON THE NORTH :By 18' ft wide Municipal Road
ON THE SOUTH :By LOP No. 452,
ON THE EAST : By LOP No.450,
ON THE WEST: By 18'ft. wide Municipal. Road,

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SCHEDULE "B" ABOVE REFERRED TO

(Owner's Allocation)

The Owner will get Two Flats each measuring 700 Sq.ft. super built up area on the Third floor Road side and Two flats each measuring 800 Sq.ft. super built up area First floor front side and two Carparking spaces on the ground floor as per sanction of the Building plan together with proportionate share right of all common area and facilities and non refundable sum of Rs. 5,00,000/- (Rupees five lakhs) only to the owner herein as per sanction of the Building plan together with proportionate share right of all common area and facilities

SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

Save and except the owner's allocation the Developer will be all , carparking spaces and others space of the multistoried building along with undivided proportionate share of land attributable thereto in the said premises. After demolishing the said building, the Developer will take the all materials and old goods etc.

ALTERNATIVE ACCOMMODATION: -

The Developer will pay the alternative accommodation to the Owner per month till date of possession of owners' allocated flat per month.

SPECIFICATION OF THE JOB

GENERAL: The Building shall be R.C.C. framed structure as per the Design of the architect and the Engineer.

EXCAVATION: Earth-work in excavation of foundation trenches or drains in all sorts of soil including removing, spreading of stacking the spoils as directed

Kheema Dhar

including trimming the sides of trenches, level lining, dressing and removal of remaining from the bottoms of trenches or drains including bailing and disposal of water etc. as required complete.

ANTI-TERMITE

TREATMENT: Will be provided as per relevant BIS code of practice under the advise and direction of the architect.

EARTH FILLING: Earth-work in filling in foundation, trenches, plinth etc. with good earth in layers not exceeding 6" at a time including watering, ramming etc. layer by layer to obtain proper consolidation complete.

BRICK WORK: All exterior wall brick work will be 8" or 200 mm thick with kiln burnt brick with sand cement mortar 5:1 All partition wall brick work will be 3" 75 mm thick with kiln burn brick with kiln burnt brick with sand cement mortar 4:1.

FLOOR BED IN

GROUND FLOOR: 100 mm. thick P.C.C. 1:3:6 with jhama khoa over 75 mm thick Brick flat soling.

FLOOR FINISH SKIRTING

AND DADO ETC: Tiles in floor and 4" thick skirting with the same material in bed rooms, drawing, dinning, kitchen, toilet and all other rooms and stair also.

WATER PROOFING

TREATMENT: Will be provided as per relevant BIS Code of practice under the advise and direction f the architect.

WATER DISPOSAL

SYSTEM : All water disposal will be through trap situated at the floor.

Kheha Dhar



KITCHEN: 24" height white glazed tiles over the Granite cooking platform will be provided, Appropriate kitchen sink of approved dimension and make will be provided as per direction of the Architect.

TOILETS: One Commode water Closet will be provided including cistern. One white porcelain basin 18" x 12" will be provided . One sower point and one tap point will be provided. All the water outlet points at the shower, bathing taps and porcelain hand wash basin will have both hot and cold water provisions in each point. All concealed water carrying pipe shall be CPVC. All walls of the Toilets will be covered with appropriate wall tiles up to a height of 7'-0" with 18" x 12" sized tiles. Floors are to be provided with 12" x 12" antiskid tiles in each.

PLASTER WORK: The inside plaster of the wall will be $\frac{3}{4}$ " as 19 mm thick average thickness having plaster of pars finish. Outside plaster will be $\frac{1}{2}$ " or 12 mm thick average with Weather Coat finish.

DOORS: All door will be commercial water proof flush doors painted both the side with lock. All frames will be made of seasoned Sal wood as per design of the architect.

WINDOWS: All windows will be made of properly anodized Aluminum section, The architectural design will be such that the safety and security of the inmates/habitants is ensured to the fullest. The safety grill of the window shall be of Mild Steel as per approved drawings.

OUTSIDE WALL: Outside wall of the building will be will be painted with silicon based water proof paint e.g. Weather Coat or alike.

STAIR CASE: Stair case rooms will be provided with M.S. Steel window and glass panels fitted on the window for light and ventilation and as per design with M.S.

Kheema Dhan

Steel integrated grill. The cabinet for electrical meters will be provided as per drawing. The Mummy Room door leading to the terrace shall be adequately built and provided to ensure safety and ingress of rain water.

ROOF: 3ft. height parapet wall will be provided all round the building roof including plaster. adequate numbers of P.V.C. rain water pipe having sufficiency in diameter will be provided for drainage of the storm water from roof. I.P.S. of approved quality and shade will be provided over the surface of the roof top.

ELECTRICAL

INSTALLATION: Separate electric meter to be provided for each flat. The cost of providing the electric meter for common services will be borne by the Developers and the cost for each of their Allocation of the Purchaser/owners will be borne by the Purchaser/owners.

BED ROOM: Two light points, one fan point, three 5 Amp. Plug point, one tube light. TV telephone points and one A.C. Point in one Bed room will be provided.

TROILETS &

KITCHEN: One light point, two 15 Amp plug points are to be provided in each.

WATER SUPPLY: Synthetic polymer overhead reservoir will be provided as per design. Suitable electrical pump will be provided with electric motor as per of the Architect direction at Ground floor near the under ground water reservoir. The under ground reservoir with adequate capacity will be connected with corporation water line.

Lift facility will be provided.

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

WITNESSES :-

1. Piaradhuar Nandi
W/O - Sudip Nandi
Jagaddal School Rd, P.O. - Jagaddal
Kad - 700 151

Khehe Bhon

SIGNATURE OF THE OWNER

2. Rudra Kumar

Arifone Police town Kaya Patra
Kad - 28, Partner

JAGANNATH ENTERPRISE

JAGANNATH ENTERPRISE
Subin Das.
Partner

JAGANNATH ENTERPRISE
Mandir Arinella
Partner

SIGNATURE OF THE DEVELOPER

RECEIVED of and from the names Developer, the mentioned sum of Rs.
5,00,000/- (Rupees five lakhs) only by the owner as per memo below:-

Paid by B.D. No.000467 dt. 03.07.2023

Rs. 3,00,000/-

Drawn on Bandhan Bank, Boral Branch,

Paid by Cash

dt. 12.07.2023

Rs. 2,00,000/-

.....
Total Rs. 5,00,000/-
.....

(Rupees Five lakhs) only

WITNESSES:-

1. Piasa Dhar Mandi
w/o - Sudip Mandi
Jagaddal School Rd
P.O. - Jagaddal, Kat-700151

Kheha Dhar

SIGNATURE OF THE OWNER

2. Rudra Patra.

Alipore Police Court
Kat- 22

Drafted by me :-

Amitabha Ray
Advocate
Alipore Police Court
Kat-22
WB-72361984

Type by me :

Tapas Kumar Santra
Tapas Kumar Santra,
Alipore Police Court,
Kolkata-700027.

Kheha Dhar

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

Name

Signature

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

Name KHELNA DHAR

Signature Khelna Dhar

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

Name KEYA PATRA

Signature Keya Patra

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

Name SUBIR DAS

Signature Subir Das

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

Name

Signature



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

Name MAIDUL ALI MOLLA

Signature Maidul Ali Molla

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

Name

Signature

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

Name

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB20 20090273365

Name : NIMAI JANA

Address :
 E 271 BAISHNABGHATA PATULI,
 KOLKATA (M CORP.) KOLKATA 700094

S/D/W Of : S JANA

Date of Issue	31-12-2009	Blood Group : B+
Valid Till (NT)	30-12-2029	Date of Birth :
Valid Till (TR)	01-12-2024	03-06-1988

Licence holder sign

Licensing Authority : L A 24-PARGANAS(S)

Licensing Authority Sign

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date Of Issue
MCWG	20-05-2022
LMV	31-12-2009
LMVCAB	02-12-2016

Nimai Jana

Major Information of the Deed

Deed No :	I-1603-10265/2023	Date of Registration	14/07/2023
Deed No / Year	1603-2001632347/2023	Office where deed is registered	
Deed Date	24/06/2023 4:17:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	NIMAI JANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980406399, Status :Deed Writer		
Transaction	Additional Transaction		
[10] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Net Forth value	Market Value		
Rs. 2/-	Rs. 45,26,995/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

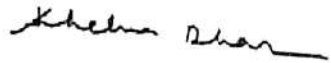
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 JI No: 76, Pin Code : 700149

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-127 (RS :-)	LR-1045	Bastu Bastu	6 Katha 4 Chatak	1/-	44,99,995/-	Width of Approach Road: 18 Ft.,
Grand Total :				10.3125Dec	1 /-	44,99,995 /-	

Structure Details :

Sch Nc	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: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

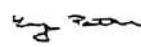
Land Lord Details :

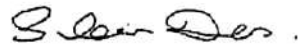
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs KHELNA DHAR (Presentant) Wife of Mr PRADIP KUMAR DHAR Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	14/07/2023	LTI 14/07/2023	14/07/2023	
CHOWHATI BIDHAN BLOCK, City:- , P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: B1xxxxxx5C, Aadhaar No: 55xxxxxxxx7794, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				

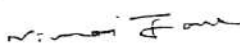
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	JAGANNATH ENTERPRISE 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAXxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs KEYA PATRA Wife of RUDRA PATRA Date of Execution - 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jul 14 2023 11:27AM	LTI 14/07/2023	14/07/2023	
18, Ashutosh Pally, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ECxxxxxx3Q, Aadhaar No: 88xxxxxxxx1344 Status : Representative, Representative of : JAGANNATH ENTERPRISE (as)				

Name	Photo	Finger Print	Signature
Mr SUBIR DAS Son of Mr PRAFULLA DAS Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 11:26AM	 LTI 14/07/2023	 14/07/2023
Boral Lake Pally, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx7B, Aadhaar No: 51xxxxxxxx7128 Status : Representative, Representative of : JAGANNATH ENTERPRISE (as)			
Name	Photo	Finger Print	Signature
Mr MAIDUL ALI MOLLA Son of Late RAHIM ALI MOLLA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 11:25AM	 LTI 14/07/2023	 14/07/2023
122, Garia Sreerampur, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxx3G, Aadhaar No: 71xxxxxxxx6656 Status : Representative, Representative of : JAGANNATH ENTERPRISE (as)			

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr Nimai Jana Son of Mr S Jana Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 14/07/2023	 14/07/2023	 14/07/2023
Identifier Of Mrs KHELNA DHAR, Mrs KEYA PATRA, Mr SUBIR DAS, Mr MAIDUL ALI MOLLA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KHELNA DHAR	JAGANNATH ENTERPRISE-10.3125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KHELNA DHAR	JAGANNATH ENTERPRISE-100.00000000 Sq Ft



Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 JI No: 76, Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 127, LR Khatian No:- 1045	Owner:রিকিউজি রিহেবিলিটেশন ডিপার্টমেন্ট, Address:নিজ , Classification:বাস্ত, Area:0.18000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 14-07-2023

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

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

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

Presented for registration at 11:08 hrs on 14-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs KHELNA DHAR ,Executant.

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 45,26,995/-

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

Execution is admitted on 14/07/2023 by Mrs KHELNA DHAR, Wife of Mr PRADIP KUMAR DHAR, CHOWHATI BIDHAN BLOCK, P.O: CHOWHATI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife

Indetified by Mr Nimai Jana, , , Son of Mr S Jana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-07-2023 by Mrs KEYA PATRA, , JAGANNATH ENTERPRISE (Partnership Firm), 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Nimai Jana, , , Son of Mr S Jana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by Mr SUBIR DAS, , JAGANNATH ENTERPRISE (Partnership Firm), 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Nimai Jana, , , Son of Mr S Jana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by Mr MAIDUL ALI MOLLA, , JAGANNATH ENTERPRISE (Partnership Firm), 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Nimai Jana, , , Son of Mr S Jana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,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 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/07/2023 11:26AM with Govt. Ref. No: 192023240126387401 on 13-07-2023, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIQQDQ8 on 13-07-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1018, Amount: Rs.100.00/-, Date of Purchase: 23/06/2023, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/07/2023 11:26AM with Govt. Ref. No: 192023240126387401 on 13-07-2023, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIQQDQ8 on 13-07-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2023, Page from 285476 to 285513
being No 160310265 for the year 2023.**



Shan

Digitally signed by Debasish Dhar
Date: 2023.07.14 13:40:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/14 01:40:55 PM
**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)

