

10106/2024

D-010046/2024 P-09893/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 563996

Certified that the document is admitted the Registrar. The signature sheet and the endorsement sheet attached with the document are the part of this document

Handwritten notes: 08/09/2024 and Q-2002322930/2024

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Almere, South 24 Parganas
06 SEP 2024
11 SEP 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 6th day of September, TWO THOUSAND AND TWENTY FOUR (2024);

BETWEEN

1) SMT KABITA RAY, (PAN - FXAPR5272R) (Aadhaar Card No. 8033 0336 0076) Daughter of Late Jyotirmoy Ray, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at 90, **New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas,** 2) SMT KAKULI GHOSH, (PAN - CPJPG1162F) (Aadhaar Card No. 7881 1477 4731) Wife of Paresh Nath Ghosh and Daughter of Late Jyotirmoy Ray, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at **Durgapur Road, Panihati, Ghola Bazar, Pin - 700111, North 24 Parganas,** 3) SMT JHUMUR PAL, (PAN - AQSPP0781B) (Aadhaar Card No. 5827 6775 3454) Wife of Sri Ardhendu Pal, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at 91, **New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas,** 4) SMT NUPUR ROY CHOWDHURY, (PAN - AYSPC4201B) (Aadhaar Card No. 2459 8049 3411) Wife of Late Goutam Roy Chowdhury, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at 10/1, **Naba Basu Lane, K.G. Bose Sarani, Kolkata - 700085,** 5) SRI CHINMAY RAY, (PAN - BKYPR1628C) (Aadhaar Card No. 7379 4566 2385) Son of Late Jyotirmoy Ray, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 90, **New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas,** 6) SMT RUPA CHAKRABORTY, (PAN - AOWPC4538D) (Aadhaar Card No. 8052 3818 1308) Wife of Late Subhankar Chakraborty, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 52/1, **Pathak Para Road, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata - 700060, South 24 Parganas,** hereinafter jointly called and referred to as the **LANDOWNERS** (which expression or terms shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives and assigns) of the **FIRST PART.**

AND

M/S. SUNSHINE CONSTRUCTION, a Sole Proprietorship Firm, having its Office at 168, Purba Barisha Satyen Park, P.O. - Joka, P.S. - previously Thakurpukur at present Haridevpur, Kolkata - 700104, State - West Bengal, being represented by its Sole Proprietor namely **SRI ANIRBAN SARKAR, (PAN - DWNPS2867H)** (Aadhaar Card No. 4714 9563 7866) Son of Late Ashish Sarkar, by faith - Christian, by occupation - Business, by Nationality - Indian, residing at 168, Purba Barisha Satyen Park, P.O. - Joka, P.S. - previously Thakurpukur at present Haridevpur, Kolkata - 700104, State - West Bengal, hereinafter referred to as the **DEVELOPER** (which expression or terms shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, legal representatives and assigns) of the **SECOND PART**.

1. **WHEREAS** the Government of West Bengal (hereinafter referred to as "**THE GOVERNMENT**") acquired certain chunk of land under section 4 of the West Bengal Land Development and Planning Act, 1948 (hereinafter referred as the said Act) for settlement of public purposes as defined under section 2(d) of the said Act and created development scheme under section 2(b) of the said Act.

2. The Government appointed Bastuhara Dokandar Samity (1976) (herein after referred to as the said "Society/Samity/ Company") which had its registered office at 114/1, Tollygunge Road, Kolkata -700026 in the District of South 24-Parganas for resettlement of immigrants and creation of better living condition in 1) Mouza - Purba Putiary, J.L. No. - 43 and 2) Mouza - Bansdroni, J.L. No. - 45 (hereinafter referred to as "Said land"), under the said Act and took possession of the said land on Purba Putiary Development scheme whereupon the said land vested absolutely in the Government of West Bengal free from all encumbrances.

3. **AND WHEREAS** pursuant to the provision of section 10 of the said Act, the said Society / Samity / Company entered into an agreement with the Government on 5th day of March, 1952 (hereinafter referred to as the said "Agreement") whereby it was agreed inter alia that the said Society/Samity/ Company should pay to the

Government all and every compensation that will be payable in respect of the acquisition of said land and all cost, charge and expenses of the acquisition proceedings as may be estimated by the Collector of 24 Parganas under the said Act.

4. **AND WHEREAS** in accordance with the provision of the said Agreement, possession of the said land was made over to the said Society/Samity/ Company with the right to have the land transferred to the said Society/Samity/ Company upon full payment of the amount of compensation and the cost, charges and expenses as aforesaid to enable the said Society/Samity/ Company to transfer the said land to bonafide immigrants of the state of West Bengal in terms of the said Agreement.

5. **AND WHEREAS** in terms of an Agreement made on 5th day of March, 1952, Secretary/ Director of the said Society/Samity/Company had agreed to allot to Jyotirmoy Ray, Son of Late Jitendra Kishore Ray, the plot of land of area 5 Cottah, being Scheme Plot No. 90, lying and situated at Mouza - Purba Putiary and Bansdroni, J.L. No. 43 & 45, under Police Station - Regent Park, within the Jurisdiction of Addl. District Sub - Registry Office & District Sub - Registry office at Alipore, District - South 24 Parganas, by virtue of a Deed of Indenture, which was registered on 10.09.1955 at the Office of Sub - Registry Office at Alipore, South 24 Parganas and duly recorded in Book No. I, Volume No. 110, Pages from 266 to 272, being Deed No. 6854 for the year 1955.

AND WHEREAS that thereafter getting the possession of the aforesaid landed property, the said Jyotirmoy Ray enjoying the peaceful possession of the said landed property by mutating his name in the records of Kolkata Municipal Corporation under Ward No. 114, vide Assessee No. 311142600898 and got K.M.C. Premises Number as 89, Vidyamandir Road, Kolkata - 700093 and by paying rents, taxes to the Concerned Authority as per regular basis without any delay or default.

AND WHEREAS thereafter while thus seized and possessed of the said landed property, the said Jyotirmoy Ray died intestate on 25.12.1995 leaving behind her wife namely Sabita Roy, Five Daughters namely Kabita Ray, Kakuli Ghosh, Jhumur Pal, Nupur Roy Chowdhury, Rupa Chakraborty and One Son namely Chinmoy Ray as his legal heirs and successors to inherit his entire landed property. Thereafter the said Sabita Roy died intestate on 21.04.2010 leaving behind her Five Daughters namely Kabita Ray, Kakuli Ghosh, Jhumur Pal, Nupur Roy Chowdhury, Rupa Chakraborty and One Son namely Chinmoy Ray as her legal heirs and successors to inherit her undivided 1/7th share out of the entire landed property. Thus thereafter demise of said Jyotirmoy Ray and Sabita Roy, the said Kabita Ray, Kakuli Ghosh, Jhumur Pal, Nupur Roy Chowdhury, Rupa Chakraborty and Chinmoy Ray became the joint owners of ALL THAT piece and parcel of land measuring more or less 5 Cotthas, being Scheme Plot No. 90, lying and situated at Mouza -Bansdroni, J.L. No. 45, comprised in R.S. Dag No. 38, now within the local limits of the Kolkata Municipal Corporation under Ward No. 114, being K.M.C. Premises Number 89, Vidyamandir Road, Kolkata - 700093, under Police Station - Regent Park, within the Jurisdiction of Addl. District Sub - Registry Office and District Sub - Registry Office at Alipore, District - South 24 Parganas, State - West Bengal.

AND WHEREAS thereafter the legal heirs of ALLOTTEE namely Jyotirmoy Ray, have requested the SAMITY to execute these presents for the purpose of transferring a portion of the said land more particularly described in Schedule 'A' hereunder given together with structures erected there on in their favour in accordance with the said Agreement dated 05th Day of March, 1952 between the previous Allottee (Jyotirmoy Ray) and the SAMITY. Thereafter the said Samity executed a Deed of Indenture unto and in favour Jyotirmoy Ray on 10.09.1955 registered at the Office of Sub - Registry Office at Alipore, South 24 Parganas and duly recorded in Book No. I, Volume No. 110, Pages from 266 to 272, being Deed No. 6854 for the year 1955.

AND WHEREAS the HEIRS OF ALLOTEE have now applied to the Administrator for settlement of the plot of land mentioned in the schedule hereunder, forming part or portion of the said land so acquired as aforesaid under the said Act for residential / commercial purposes.

AND WHEREAS in terms of Notification No. 787/1(5)-2P-8/2013 dated 25.02.2021 of the Department of Land & Land Reforms and Refugee Relief & Rehabilitation, demand notice was issued for payment of Rs. 2,20,153.00 (Rupees Two Lakh Twenty Thousand One Hundred Fifty Three) only towards acquisition cost as remain unpaid in full/ part with interest on arrear to the allottee, among others.

AND WHEREAS the Allottee has made payment of all dues in full, complete and up to date in compliance of the demand notice No. 16/L. Dev./LR-28012/1/2024 dated 07.07.2024 of the Administrator, Purba Putiary Development Scheme.

AND WHEREAS the Allottees have requested the Government to execute these presents for the purpose of the plot of land mentioned in the Schedule hereunder, allotted to them and the Transferee and the Government has agreed to do so.

AND WHEREAS thereafter the Governor of State of West Bengal and Land & Land Reforms & Refugee Relief & Rehabilitation Department jointly executed a Free Hold Title Deed (FHTD) for the said plot of land in respect of ALL THAT piece and parcel of land measuring more or less 5 Cotthas, being Scheme Plot No. 90, lying and situated at Mouza -Bansdrori, J.L. No. 45, comprised in R.S. Dag No. 38, now within the local limits of the Kolkata Municipal Corporation under Ward No. 114, being K.M.C. Premises Number 89, Vidyamandir Road, Kolkata - 700093, under Police Station - Regent Park, within the Jurisdiction of Addl. District Sub - Registry Office and District Sub - Registry Office at Alipore, District - South 24 Parganas, State - West Bengal unto and in favour of Kabita Ray, Kakuli Ghosh, Jhumur Pal,

Nupur Roy Chowdhury, Rupa Chakraborty and Chinmoy Ray, by virtue of a registered Deed of Transfer of Land on 06.09.2024 registered at the Office of District Sub – Registrar – IV, Alipore, South 24 Parganas and duly recorded in Book No. I, Volume No. 1604-2024, being Deed No. 1604-09892 for the year 2024.

AND WHEREAS thereafter getting the said landed property, the said Kabita Ray, Kakuli Ghosh, Jhumur Pal, Nupur Roy Chowdhury, Rupa Chakraborty and Chinmoy Ray jointly enjoying the peaceful possession of the said landed property by paying rents, taxes to the Concerned Authority as per regular basis without any delay or default and the property is free from all encumbrances and have clear and good marketable title.

AND WHEREAS Thereafter While thus seized and possessed the said property as absolute OWNERS hereof, they are facing difficulties in maintain the said property and for that reason they have decided to develop the said property through a competent Developer of their choice.

AND WHEREAS having come to know about the said interest of the OWNERS in the aforesaid landed property, the Developer herein approached to the OWNERS with the proposal to develop the said property by making a Multi Storied building upon demolition of the existing structure at the cost of the Developer herein, which the OWNERS herein have accepted upon certain terms and conditions which are explicitly described herein below.

NOW THIS AGREEMENT WITNESSETH IT IS THE PARTIES HERETO AS FOLLOWS -

ARTICLE - I : DEFINITIONS

A. IN THIS AGREEMENT UNLESS IT BE CONTRARY OR REPUGNANT TO THE SUBJECT OR CONTEXT THE FOLLOWING WORDS AND OR EXPRESSIONS SHALL MEAN AS FOLLOWS:

I. The OWNERS" shall mean 1) SMT KABITA RAY, (PAN - FXAPR5272R) (Aadhaar Card No. 8033 0336 0076) Daughter of Late Jyotirmoy Ray, residing at 90, New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas, 2) SMT KAKULI GHOSH, (PAN - CPJPG1162F) (Aadhaar Card No. 7881 1477 4731) Wife of Paresh Nath Ghosh and Daughter of Late Jyotirmoy Ray, residing at Durgapur Road, Panihati, Ghola Bazar, Pin - 700111, North 24 Parganas, 3) SMT JHUMUR PAL, (PAN - AQSP0781B) (Aadhaar Card No. 5827 6775 3454) Wife of Sri Ardhendu Pal, residing at 91, New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas, 4) SMT NUPUR ROY CHOWDHURY, (PAN - AYSPC4201B) (Aadhaar Card No. 2459 8049 3411) Wife of Late Goutam Roy Chowdhury, residing at 10/1, Naba Basu Lane, K.G. Bose Sarani, Kolkata - 700085, 5) SRI CHINMAY RAY, (PAN - BKYPR1628C) (Aadhaar Card No. 7379 4566 2385) Son of Late Jyotirmoy Ray, residing at 90, New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas, 6) SMT RUPA CHAKRABORTY, (PAN - AOWPC4538D) (Aadhaar Card No. 8052 3818 1308) Wife of Late Subhankar Chakraborty, residing at 52/1, Pathak Para Road, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata - 700060, South 24 Parganas and their successors-in-interest, legal representatives and assigns.

II. "The DEVELOPER" shall mean M/S. SUNSHINE CONSTRUCTION, a Sole Proprietorship Firm, having its Office at 168, Purba Barisha Satyen Park, P.O. - Joka, P.S. - previously Thakurpukur at present Haridevpur, Kolkata - 700104, State - West Bengal, being represented by its Sole Proprietor namely SRI ANIRBAN SARKAR, (PAN - DWNPS2867H) (Aadhaar Card No. 4714 9563 7866) Son of Late Ashish Sarkar, by faith - Christian, by occupation - Business, by

Nationality – Indian, residing at 168, Purba Barisha Satyen Park, P.O. – Joka, P.S. – previously Thakurpukur at present Haridevpur, Kolkata – 700104, State - West Bengal and / or its successors-in-office, assign, administrators, and legal representatives.

III. "The PREMISES" shall mean K.M.C. Premises No. K.M.C. Premises Number 89, Vidyamandir Road, Kolkata – 700093, under Police Station – Regent Park, within the Jurisdiction of Addl. District Sub – Registry Office and District Sub – Registry Office at Alipore, District – South 24 Parganas, State – West Bengal, morefully described in the FIRST SCHEDULE hereto.

IV. "The LAND" SHALL mean the land comprised in the said premises i.e. ALL THAT piece and parcel of land measuring more or less 5 Cotthas, being Scheme Plot No. 90, lying and situated at Mouza – Bansdroni, J.L. No. 45, comprised in R.S. Dag No. 38, now within the local limits of the Kolkata Municipal Corporation under Ward No. 114, being K.M.C. Premises Number 89, Vidyamandir Road, Kolkata – 700093, under Police Station – Regent Park, within the Jurisdiction of Addl. District Sub – Registry Office and District Sub – Registry Office at Alipore, District – South 24 Parganas, State – West Bengal, as morefully described in the FIRST SCHEDULE hereunder written, on which the new proposed building is to be constructed.

v. "ARCHITECT" shall mean the Architect to be appointed by the Developer as the Architect for the project after examining Architect's good track record and reputation for such project by the Developer for drawing the plan of the proposed building.

vi. "The BUILDING PLAN" shall mean the proposed maps or plans as to be sanctioned by the Kolkata Municipal Corporation and its subsequent modification / amendment in the said plans which is to be sanctioned by the authority concerned at the cost & expenses of the Developer. The building plan shall be for residential and commercial building. The plan shall be sanctioned in a manner so that maximum ground coverage shall be utilized and in terms thereof, the maximum FAR should be used.

vii. "The NEW BUILDING" shall mean a Multi Storied building to be constructed and completed in the said premises by the Developer at its cost and expenses in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation in pursuance hereof on the land described hereinabove.

viii. "The OWNERS' ALLOCATION" shall mean –

The Owners will get Four Nos. of 2 BHK Flat and Three Nos. of 1 BHK Flat and One Shop Room from the proposed Multi Storied building AND Two Nos of Tenant Rehabilitation, Tenants namely Sri Kanu Charan Das, Son of Late Bhorammar Das and Mrs Baby Dawson, Wife of Late Raymond Dawson TOGETHER WITH undivided share of the land attributable to the said Floor area and the proportionate common areas, which include the ultimate roof, of the new building.

The Developer herein shall pay a Non – refundable sum of Rs. 9,00,000/- (Rupees Nine Lakhs) Only to the Landowners (each person will get Rs. 1,50,000/-) before handover of Owners' Allocation.

ix. "The DEVELOPER'S ALLOCATION" shall mean the remaining constructed areas from the new proposed Multi Storied building including proportionate common areas, which include the ultimate roof, in the said new building.

x. "COMMON EXPENSES" shall mean and include all expenses to be incurred by the Flat OWNERS/ Occupiers for the management and maintenance of the new building.

xi. "COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations comprised in the new building and the premises, including, staircase, Lift, lobbies, passages, path ways, the boundary walls, service areas and other facilities, which may be mutually agreed upon by and

between the parties in writing as required for the establishment, location, enjoyment, provisions maintenance and / or management of the building.

xii. "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation (except the OWNERS' allocation).

xiii. "The PROJECT" shall mean the entire work of development to be carried at the said premises starting from demolition of the existing structure, sanction of plan, construction and completion of building in complete and finished condition and completion of essential services like water and electricity and handing over possession to the OWNERS, which shall be at the entire cost of the Developer save and except which are specifically agreed herein.

xiv. "PROPORTIONATE BUILDING SHARE" with all its cognate variations shall mean such ratio, the covered area of any unit or units be in relation to the entire area in the new building.

xv. "The UNIT" shall mean any flat or other covered area in the new building, which is capable of being exclusively owned, used and/ or enjoyed by the respective Unit OWNERS and which is not the common portions.

xvi. "UNIT OWNERS" shall mean any person who acquires, holds and / or owns any unit in the new building as per agreed terms primarily and shall include the OWNERS and the Developer, for the units held by them.

xvii. "COMPLETION TIME": The building shall be completed within 36 (Thirty Six) Months from the date of sanctioned of the plan.

xviii. "SPECIFICATIONS" shall mean the specifications for completing the new Multi Storied building as stated in the THIRD SCHEDULE hereto.

COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

OWNERS' RIGHTS AND REPRESENTATIONS:

1. The OWNERS is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said property.
2. None other than the OWNERS have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof. That the premise is presently under the occupation of the OWNERS and is otherwise free from all encumbrances, charges etc.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling And Regulation) Act, 1976.

DEVELOPER'S RIGHT:

1. The OWNERS hereby grant, subject to terms and conditions hereunder provided, exclusive right to the Developer to build upon and to exploit commercially the said plot of land and the Developer shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation, with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.
2. All application, plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the OWNERS and the Developer shall pay charges and bear all fees including architect's fees, etc. required to be paid or deposited for construction of the new building on the premises, provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made

by the Developer for obtaining Sanction plan from the Concerned Authority. However if the developer fails to complete the project owner shall not be liable to refund or any or all payments and / or deposit made the developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive right and interest by the Developer to commercially develop the same in terms hereof and to deal with the Developer's allocation in the new building in the manner herein after stated.

For the following considerations the OWNERS hereby agreed to permit the Developer to commercially develop and deal with the said property and construct, erect and build a new building in accordance with the plan which will be sanctioned in the name of the OWNERS by the Kolkata Municipal Corporation in accordance with the specification and materials description of which are stated in details in THIRD SCHEDULE herein below.

II) Consideration in terms of Floor Space :

On completion of the Multi Storied building the OWNERS shall be entitled to get:-
The Owners will get Four Nos. of 2 BHK Flat and Three Nos. of 1 BHK Flat and One Shop Room from the proposed Multi Storied building AND Two Nos of Tenant Rehabilitation, Tenants namely Sri Kanu Charan Das, Son of Late Boramar Das and Mrs Baby Dawson, Wife of Late Raymond Dawson TOGETHER WITH undivided share of the land attributable to the said Floor area and the proportionate common areas, which include the ultimate roof, of the new building.

The Developer herein shall pay a Non – refundable sum of Rs. 9,00,000/- (Rupees Nine Lakhs) Only to the Landowners (each person will get Rs. 1,50,000/-) before handover of Owners' Allocation.

POSSESSION :

1. The Developer shall complete the construction of the building within **36 (Thirty Six) Months** from the date of sanctioned of the plan and shall hand over the OWNERS' Allocation firstly, by the Developer with the arrangements and other accessories as per specification given details in THIRD SCHEDULE below, then the Developer shall deliver its allocation to any person/persons.
2. After completion of the building in all respects as specified in THIRD SCHEDULE and getting OWNERS' allocation, the OWNERS shall execute the Deed of Conveyance or Conveyances as Vendor in favour of the Developer or his nominees or assigns in such part/parts as shall be required for conveyance of the Developer's Allocation, provided however, the costs of such conveyance/ conveyances including stamps and registration expenses and all other legal expenses shall be borne and paid by the Developer or his nominee/nominees.
3. The Developer shall be exclusively entitled to the Developer's allocation in the proposed Multi storied building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting any right, title, claim or interest therein whatsoever of the OWNERS and the OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation. The OWNERS shall only transfer by way of proper deed of conveyance either in favour of the Developer or in favour of the nominee/nominees of the Developer, the flats/parking spaces out of Developer's allocation as per sanction plan.

4. In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the OWNERS for which purpose the OWNERS undertake to give the Developer a Development Power of Attorney in the form and manner reasonably required by the Developer. It being understood however, that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the OWNERS nor there be any clause inconsistent with or against the terms and conditions mentioned in this Agreement.

5. That the OWNERS shall execute the deed of conveyance in favour of the Developer or his nominee in respect of such part or parts of the new building as shall be required by the Developer, however all costs and all expenses including Income Tax Clearance certificate in that respect will be borne and paid by the Developer.

: COMMON FACILITIES:

1. The Developer shall pay and bear all property taxes and other dues and outgoings, B.L. & L.R.O. Mutation, Khazna in respect of the said building accruing due as and from the date of handing over vacant possession of the said property or part of it by the OWNERS to the Developer. If there are any dues of property taxes or any OWNERS taxes regarding the said property before the date handing over the same to the Developer that would be borne by the OWNERS.

2. As soon as the new building is completed within the stipulated time hereinafter mentioned the Developer shall give written notice to the OWNERS for handing over their allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and certificate of the architect being produced to the effect, and after 30 days from the date of service of such notice and at all times thereafter the OWNERS shall be exclusively responsible

for payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the OWNERS' Allocation, the said rates to be apportioned pro-rata with reference to the saleable spaces in the building if they are levied on the building as a whole.

3. From the date of handing over the possession of the OWNERS' allocation, the OWNERS shall pay the Developer for the common facilities in the new building. The OWNERS shall be held liable to pay interest upon non paid service charges to the Developer. The Developer may continue maintaining the building till other flat OWNERS started residing therein and the association of flat OWNERS is formed, at such rate as will as settled prior to handing over possession to the flat OWNERS by the Developer.

4. Any transfer of any part of the OWNERS' allocation in the new building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.

5. The OWNERS shall not do any act, deed or thing whereby the Developer shall be prevented from lawful construction and completion of the said building as per sanction plan.

:COMMON RESTRICTION:

The OWNERS' allocation in the new building shall be subject to the same restrictions on transfer and uses as are applicable to the Developer's allocation in the new building intended for common benefits of all occupiers of the new building which shall include the folio wings:-

- a) The OWNERS shall not use or permit to be used of the OWNERS' allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the OWNERS/occupiers of the new building. The Developer and his nominee/nominees shall also not use or permit to be used of the Developer's allocation in the new building or any portion thereof for any purpose or for any illegal or immoral trade which may cause any nuisance hazards to the OWNERS/s of the new building.
- b) Both the parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right of the OWNERS.
- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors, any other portions of the new building.

:OWNERS' OBLIGATIONS:

1. The OWNERS hereby agrees and covenants with the Developer not to cause any interference or hindrance in the lawful construction of the building at the said property by the Developer, save and except when the Developer fails to maintain specifications of building construction as per THIRD SCHEDULE and sanctioned plan.
2. The OWNERS hereby agrees and covenants with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation portion in the building or of the said property save and except the right of land.

3. The OWNERS hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the proposed construction, but shall have all right to let out grant, lease, mortgage and/or charges their allocated portion to any person/persons, company companies save and except the Developer's allocation. The Developer also shall not have any right to let grant lease mortgage and/or charges the allocated super built up area of the OWNERS but shall have all right to let out grant, lease, booking money etc. from the person/persons, company/companies in respect of the Developer's allocation.

DEVELOPER'S OBLIGATIONS:

The Developer hereby agrees and covenant with the OWNERS that :-

- a) The Developer shall complete the construction of the new building within 36 (Thirty Six) Months from the date of sanctioned of the building plan.
- b) Not to violate or contravene any of the provisions or rules applicable for construction of the building.
- c) **That all costs of stamping engrossing and registration of this agreement or any other paper relating to this agreement shall be borne by the Developer.**
- d) That no charge or modification or alteration to this agreement without written consent of the owners and Developer.
- e) That in case any accident in the aforesaid Construction Project the Developer shall be fully responsible for all consequences of the same under the workmen Compensation Act, or any other act in force if the OWNERS are ordered to attend or is requested or their presence is required by any other authority in this connection they will empower the Developer to attend to attend the Court/Authority concerned on their behalf and the Developer agrees to compensate the OWNERS fully in case any adverse orders passed or any

compensation is ordered to be paid by the OWNERS by any court, judicial authority or any other competent authority.

f) That the OWNERS shall have right to inspect the construction work of the Development. Whether the work is going on as per sanction plan passed by the competent authority and as per specification mentioned in the agreement and in the default they have right to enforce to do the needful and the development shall be bound to do the construction work as per sanction plan, specification and materials mentioned in the agreement.

g) That the developer shall be responsible for any eventuality or consequences arising out of the structural defects appropriate measures to rectify such defects or remove such irregularities at the earliest taken by the developer.

h) That until the completion of the building any damages or harm occur to the adjoining properties, neighbour, the developer shall be fully responsible for the consequences.

i) The Developer will demolish the existing structure standing upon the FIRST SCHEDULE property as and when he will get vacant possession from OWNERS and they will enjoy the debris and salvages in respect of the aforesaid structures as per their desire with all right to enjoy the same by way of selling the same. The cost of demolition of the existing structure standing upon the property will be borne by the Developer. The existing structure shall only be demolished by the Developer after getting the plan sanctioned from the Kolkata Municipal Corporation.

j) That after completion of Multi storied building, the Developer herein shall bound to obtain Completion Certificate from the Kolkata Municipal Corporation and also shall bound serve copy to the Landowners.

:DISPUTE:

Save & except what have been specifically stated hereunder all disputes & differences between the parties arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be settled with amicable discussion between the parties hereto, and after that each party shall have every right to settle the matter before the civil court and other courts/ forum of the jurisdiction of the land.

2. For foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this agreement as per penal clause by any party against the other as per terms of this agreement shall remain unaffected.

3. Any disputes arising out of these presents or in any way connected with the land /or building the court / forum having jurisdiction over the land will be actual forum.

OWNERS' INDEMNITY

1. The OWNERS hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance, provide the Developer performs and fulfills all the terms and conditions herein contained and/or its part required to be observed and performed.

DEVELOPER'S INDEMNITY:

1. The Developer hereby undertakes to keep the OWNERS indemnified against all third partes claims and actions arising out of any sort of act or commission or omission of the Developer in or in relation to the construction of the said new building, strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

2. The Developer hereby undertakes to keep the OWNERS indemnified against all action suits cost proceedings and claim that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

:MISCELLANEOUS:

1. The OWNERS and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the OWNERS. The parties hereto can proceed with this agreement.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the OWNERS of the said property or any part thereof to the Developer or as creating any right title and interest in respect thereof in the Developer other than an exclusive right to develop the same in terms thereof provided however the Developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the OWNERS effecting and his/her/their estate shall not be encumber and/or be liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the OWNERS indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the OWNERS if sent to them under registered post with acknowledgement due at the address given in this agreement.

4. That the OWNERS hereby fully agrees and consent that Developer shall have the right to advertise, fix hoarding or sign board of any kind relating to the publicity for the benefit or commercial exploitation of the new building and on

completion of the building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.

:FORCE MAJURE:

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration of such majeure, if any.

2. Force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

:JOINT OBLIGATIONS:

1. The Developer shall develop and construct a Multi storied building on the said land as per the sanction plan issued by the K.M.C. after utilizing the available F.A.R. as per present rules in vogue.

2. The OWNERS will handover to the Developer the title deeds and other related papers and documents the land after execution of these presents for Developer's record and reference as and when necessary. The said original title deed/deeds shall ultimately be returned by the Developer to the OWNERS or to the Association of Flat OWNERS for its preservation after completion of the said new building.

THE SCHEDULE "A" ABOVE REFERRED TO:

(Property to be Developed)

ALL THAT piece and parcel of land measuring more or less 5 Cotthas together with a Two storied building measuring more or less 1000 Sq. Ft. (Ground Floor measuring more or less 500 Sq. Ft. and First Floor measuring more or less 500 Sq.

Ft., each floor having Cemented flooring) standing on the landed property, being Scheme Plot No. 90, lying and situated at Mouza -Bansdrani, J.L. No. 45, comprised in R.S. Dag No. 38, now within the local limits of the Kolkata Municipal Corporation under Ward No. 114, being K.M.C. Premises Number 89, Vidyamandir Road, Kolkata - 700093, under Police Station - Regent Park, within the Jurisdiction of Addl. District Sub - Registry Office and District Sub - Registry Office at Alipore, District - South 24 Parganas, State - West Bengal and the property is butted and bounded as follows:

ON THE NORTH:	By Scheme Plot No. 91.
ON THE EAST :	By 19 Ft. wide K.M.C. Road,
ON THE SOUTH:	By 12 Ft. wide Road.
ON THE WEST :	By Scheme Plot No. 89.

THE SCHEDULE "B" ABOVE REFERRED TO:

(Description of Owners' Allocations)

OWNER'S ALLOCATION means The Owners will get Four Nos. of 2 BHK Flat and Three Nos. of 1 BHK Flat and One Shop Room from the proposed Multi Storied building AND Two Nos of Tenant Rehabilitation, Tenants namely Sri Kanu Charan Das, Son of Late Bhoramar Das and Mrs Baby Dawson, Wife of Late Raymond Dawson TOGETHER WITH undivided share of the land attributable to the said Floor area and the proportionate common areas, which include the ultimate roof, of the new building.

The Developer herein shall pay a Non - refundable sum of Rs. 9,00,000/- (Rupees Nine Lakhs) Only to the Landowners (each person will get Rs. 1,50,000/-) before handover of Owners' Allocation.

That the Developer herein shall pay a sum of Rs. 10,000/- per month (2 Shifting Cost @ 5000/- each) to the Landowners.

THE SCHEDULE "C" ABOVE REFERRED TO:

(Description of Developer's Allocations in the said Property)

DEVELOPER'S ALLOCATION means save and except the Owner's Allocation of the proposed Multi storied building TOGETHER WITH undivided share of the land attributable to the said Floor area and the proportionate common areas, which include the ultimate roof, of the new building as Developer's Allocations.

Separate sheet containing the finger prints of the parties hereby enclosed herewith forming part of these presents.

SCHEDULE "D" ABOVE REFERRED TO

(COMMON EXPENSES)

The OWNERS of the land along with the other Co - OWNERS, occupiers, society or syndicate or association shall allow each other the following easements and quasi easements rights privileges etc.

- 1) Land under the said building described in the Schedule - A.
- 2) All side spaces, back space, paths, passages, drain - ways in the land of the said building.
- 3) General lightening of the common portions and space for installation of electric meter in general and separate.

- 4) Drains and sewers from the building in the municipal connection, drains and / or sewerage.
- 5) Stair case and stair case landings.
- 7) Common septic tank.
- 8) Common water pump.
- 9) Common water reservoir.
- 10) Water and sewerage eviction from the pipes of every units, to drain and sewerage common to the said building.
- 11) Common electric line:
- 12) Common Top roof of the said building.
- 13) Lift and Lift Room.

: THE SCHEDULE "E" ABOVE REFERRED TO :

(Specification of Construction)

- 1) **STRUCTURE:** Building designed with R.C.C Framed structure which rests on individual column, designed approved by the competent authority.
- 2) **EXTERNAL WALL:** 8" thick brick wall and plastered with cement mortar.
- 3) **INTERNAL WALL:** 3" brick wall and plastered with cement mortar, wall between two flat will be 5".
- 4) **FLOORING :** Flooring is of marble / vitrified tiles, with 4' ft skirting (all bed rooms / drawings, dining space and verandah).
- 5) **BATH ROOM:** Bath Room fitted up to 6'ft height with designer glazed tiles of strand brand. Bath Room floor standard marbles.

- 6) **KITCHEN:** Cooking Platform and sink will be of black still sink and 3' height glazed standard tiles above the platform to protect the oil spot and flooring - standard marble.
- 7) **TOILET:** One toilet of white color commode of standard brand with standard P.V.C system, another toilet of Orissa type white color pan of standard brand with standard P.V.C System. All fittings are of standard type One wash hand basin is in toilet & dining space of each flat.
- 8) **DOORS-:** Main door will be good quality wooden with shall frame and with standard lock and other doors will be of flash door with shall frame and pip whole on main entrance door, anodize aluminum tower bolt in all doors and one Collapsible Gate at Main Door.
- 9) **WINDOWS-:** Aluminum Sliding window frame with fully glass panel will be good quality will be provided for the windows.
- 10) **WATER SUPPLY:** Water Supply round the clock is assured for which necessary deep tube well with submersible pump will be installed.
- 11) **PLUMBING:** Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.
- 12) **VERANDHA / BALCONYS:** Verandha / Balcony grill will be provided by 02'-00" in height from 01'-00" top of floor.
- 13) **OTHER WORKS-:**
- a) Full concealed wiring with copper conduct.
 - b) In bed Rooms two light points, only one five amp. Plug A.C point, one fan point.
 - c) Leaving / dining room -three light points, one fan points, one 05/15 amp., plug point.
 - d) Kitchen - one light point, one exhaust fan point and one 15 amp., plug point,

- e) Toilet- one light point, one exhaust fan point and a greaser point.
- f) Verandah - one light point.
- g) One light point in the main entrance.
- h) Calling Bell - one calling bell point at the main entrance.
- i) Antiquities Treatment in the foundation work as well as in the Ground floor.

14) **ELECTRIC** : Electric Meter mother meter and transformer (if any) will be installed by the DEVELOPER at its costs and expenditure and the said DEVELOPER for individual electric meter will be borne by the land OWNER for his allocation but if the OWNER transfers by way of sale, lease, mortgage, charge or gift to other than his blood relation the respective transferee / occupiers and / or the OWNER shall pay and bear all costs and charges for the same.

15) **PAINTING**:

- a) Inside wall of the flat will be finished with plaster of paris and external wall with white weather cote.
- b) All doors and / or window frame and shutter painted with two coats of white primer.


17) **EXTRA WORK** : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

18) Provided Lift for Common use;

IN WITNESS WHEREOF the OWNERS and the DEVELOPER have hereunto set and subscribed their respective hands on the day, month and the year first above written in presence of the following witnesses.

WITNESSES:

1. Pradeep Roy
82, New Tollygunge.
Kol-93.

 L. T. I. OF
KABITA RAY
By the Pen of
Pradeep Roy

Ko. KV Dighosh
Thamur Pal
Nubur Roy Chowdhury

2. Subhoshik Mazumder
120, Bishnupally, Kol-93

Chinmoy Ray
Rupa Chakraborty
Signature of the OWNERS

Bunehno Construction
Anirban Sarkar
Proprietor

Signature of the DEVELOPER

Readover, Explained &



Drafted by me,

Swapan Kumar Jana
Regd. No. WB-496/1994.


Advocate












Alipore Police Court,

Kolkata - 700027.

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name KABITA RAY.

Signature  L. T. I. OF KABITA RAY
BY the Pen of Pradeep Roy

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name KAKULI GHOSH.

Signature Kakuli Ghosh

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name JHUMUR PAL.

Signature Jhumur Pal

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name NUPUR ROY CHOWDHURY.

Signature Nupur Roy Chowdhury



	Thumb	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name CHINMAY RAY.

Signature Chinmay Ray



	Thumb	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name RUPA CHAKRABORTY.

Signature Rupa chakraborty



	Thumb	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name ANIRBAN SARKAR.

Signature Anirban Sarkar

	Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	Left hand				
	Right hand				

Name _____

Signature _____

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



192024250189788018

GRN Details

GRN: 192024250189788018
GRN Date: 03/09/2024 10:50:34
BRN : 5394671441427
Gateway Ref ID: 424730684509
GRIPS Payment ID: 030920242018978798
Payment Status: Successful

Payment Mode: SBI Epay
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 03/09/2024 10:52:25
Method: State Bank of India UPI
Payment Init. Date: 03/09/2024 10:50:34
Payment Ref. No: 2002322930/2/2024
[Query No* Query Year]

Depositor Details

Depositor's Name: Mr Anirban Sarkar
Address: A9/11/A satyen park , Thakurpukur, kol-700104
Mobile: 7980755016
Email: sahebsarkar79@gmail.com
Period From (dd/mm/yyyy): 03/09/2024
Period To (dd/mm/yyyy): 03/09/2024
Payment Ref ID: 2002322930/2/2024
Dept Ref ID/DRN: 2002322930/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002322930/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002322930/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1604-10046/2024	Date of Registration	11/09/2024
Query No / Year	1604-2002322930/2024	Office where deed is registered	
Query Date	01/09/2024 7:21:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pradeep Roy 82, NEW TOLLYGUNGE, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9836974709, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 52,31,254/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






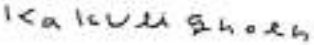



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyamandir Road, , Premises No: 89, , Ward No: 114 Pin Code : 700093



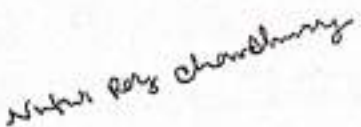





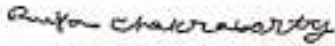
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	45,00,004/-	Width of Approach Road: 19 Ft.,
Grand Total :				8.25Dec	1 /-	45,00,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	7,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	7,31,250 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt KABITA RAY Daughter of Late JYOTIRMOY RAY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	 06/09/2024	 Captured 06/09/2024 LTI	 06/09/2024
	90, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: FXxxxxxx2R, Aadhaar No: 80xxxxxxxx0076, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt KAKULI GHOSH Wife of PARESH NATH GHOSH Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	 06/09/2024	 Captured 06/09/2024 LTI	 06/09/2024
	DURGAPUR ROAD, City:- , P.O:- PANIHATI, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: CPxxxxxx2F, Aadhaar No: 78xxxxxxxx4731, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Smt JHUMUR PAL Wife of Shri ARDHENDU PAL Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	 06/09/2024	 Captured 06/09/2024 LTI	 06/09/2024
	91, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AQxxxxxx1B, Aadhaar No: 58xxxxxxxx3454, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt NUPUR ROY CHOWDHURY Wife of Late GOUTAM ROY CHOWDHURY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office		 Captured	
		06/09/2024	LTI 06/09/2024	06/09/2024
10/1, NABA BASU LANE, City:- , P.O:- K G BOSE SARANI, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AYxxxxxx1B, Aadhaar No: 24xxxxxxxx3411, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri CHINMAY RAY (Presentant) Son of Late JYOTIRMOY RAY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office		 Captured	
		06/09/2024	LTI 06/09/2024	06/09/2024
90, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BKxxxxxx8C, Aadhaar No: 73xxxxxxxx2385, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Smt RUPA CHAKRABORTY Wife of Late SUBHANKAR CHAKRABORTY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office		 Captured	
		06/09/2024	LTI 06/09/2024	06/09/2024
52/1, PATHAK PARA ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx8D, Aadhaar No: 80xxxxxxxx1308, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS SUNSHINE CONSTRUCTION 168, PURBA BARISHA SATYEN PARK, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-1XX1 , PAN No.:: DWxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ANIRBAN SARKAR Son of Late ASHISH SARKAR Date of Execution - 06/09/2024, , Admitted by: Self, Date of Admission: 06/09/2024, Place of Admission of Execution: Office	 Sep 6 2024 12:57PM	 Captured LT 06/09/2024	 06/09/2024
168, PURBA BARISHA SATYEN PARK, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: DWxxxxxx7H, Aadhaar No: 47xxxxxxxx7866 Status : Representative, Representative of : MS SUNSHINE CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADEEP ROY Son of Late P ROY 62, NEW TOLLYGUNGE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 06/09/2024	 Captured 06/09/2024	 06/09/2024
Identifier Of Smt KABITA RAY, Smt KAKULI GHOSH, Smt JHUMUR PAL, Smt NUPUR ROY CHOWDHURY, Shri CHINMAY RAY, Smt RUPA CHAKRABORTY, Shri ANIRBAN SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KABITA RAY	MS SUNSHINE CONSTRUCTION-1.375 Dec
2	Smt KAKULI GHOSH	MS SUNSHINE CONSTRUCTION-1.375 Dec
3	Smt JHUMUR PAL	MS SUNSHINE CONSTRUCTION-1.375 Dec
4	Smt NUPUR ROY CHOWDHURY	MS SUNSHINE CONSTRUCTION-1.375 Dec
5	Shri CHINMAY RAY	MS SUNSHINE CONSTRUCTION-1.375 Dec
6	Smt RUPA CHAKRABORTY	MS SUNSHINE CONSTRUCTION-1.375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt KABITA RAY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
2	Smt KAKULI GHOSH	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
3	Smt JHUMUR PAL	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
4	Smt NUPUR ROY CHOWDHURY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
5	Shri CHINMAY RAY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
6	Smt RUPA CHAKRABORTY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft

Endorsement For Deed Number : I - 160410046 / 2024

On 06-09-2024

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

Presented for registration at 12:19 hrs on 06-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri CHINMAY RAY , one of the Executants.

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 52,31,254/-

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

Execution is admitted on 06/09/2024 by 1. Smt KABITA RAY, Daughter of Late JYOTIRMOY RAY, 90, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 2. Smt KAKULI GHOSH, Wife of PARESH NATH GHOSH, DURGAPUR ROAD, P.O: PANIHATI, Thana: Gholia, . North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession Others, 3. Smt JHUMUR PAL, Wife of Shri ARDHENDU PAL, 91, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 4. Smt NUPUR ROY CHOWDHURY, Wife of Late GOUTAM ROY CHOWDHURY, 10/1, NABA BASU LANE, P.O: K G BOSE SARANI, Thana: Maniktala, . South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Others, 5. Shri CHINMAY RAY, Son of Late JYOTIRMOY RAY, 90, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, . South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service, 6. Smt RUPA CHAKRABORTY, Wife of Late SUBHANKAR CHAKRABORTY, 52/1, PATHAK PARA ROAD, P.O: PARNASREE PALLY, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service

Identified by Mr PRADEEP ROY, . . Son of Late P ROY, 82, NEW TOLLYGUNGE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 06-09-2024 by Shri ANIRBAN SARKAR, SOLE PROPRIETOR, MS SUNSHINE CONSTRUCTION (Sole Proprietorship), 168, PURBA BARISHA SATYEN PARK, City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr PRADEEP ROY, . . Son of Late P ROY, 82, NEW TOLLYGUNGE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32,00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/09/2024 10:52AM with Govt. Ref. No: 192024250189788018 on 03-09-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIEPay), Ref. No. 5394671441427 on 03-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2474, Amount: Rs.5,000.00/-, Date of Purchase: 03/09/2024, Vendor name: Smriti Bikash Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/09/2024 10:52AM with Govt. Ref. No: 192024250189788018 on 03-09-2024, Amount Rs: 2,020/-, Bank: SBI
EPay (SBIEPay), Ref. No. 5394671441427 on 03-09-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-09-2024

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2474, Amount: Rs.5,000.00/-, Date of Purchase: 03/09/2024, Vendor name: Smriti Bikash Das

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 299558 to 299599
being No 160410046 for the year 2024.



(Anupam)

Digitally signed by Anupam Halder
Date: 2024.09.19 16:45:56 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 19/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.