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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Q-2-1871452/24
18/7/24

That the document is admitted to
registration. The signature sheets and the
document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas
18 JUL 2024

DEVELOPMENT AGREEMENT

THIS **AGREEMENT** is made on this 18th day of **July**

of **2024 (TWO THOUSAND TWENTY-FOUR)**

BY AND BETWEEN

18 JUL 2024

No. 8924 Date
Sold to Dolly Miba Boss
of E 268 B P Township 12 94
Rupees 11200

Semiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Identified by me
Biplab Naha (Adv)
CMM Court.
Kolkata - 700001



(1) **DOLLY MITRA (PAN : CDXPM2319G, Aadhaar No. 5751 8002 6564)**, aged about 72 years, daughter of Jitendra Bhusan Palit, by faith - Hindu, by occupation - housewife, by Nationality - Indian, residing at E 268, B.P. Township, Panchasayar, Kolkata-700094, (2) **TARULATA KAR (PAN: BOHPK8572H, Aadhaar No. 6488 6667 3177)** aged about 55 years, daughter of Jitendra Bhusan Palit, by faith - Hindu, by occupation - housewife, by Nationality - Indian, residing at E-193, Raja S.C. Mallick Road, Naktala, P.O. Naktala, Kolkata - 700047, (3) **ALPANA DEY (PAN : BYZPD3187M, Aadhaar No. 2928 3065 8125)** aged about 61 years, daughter of Jitendra Bhusan Palit, by faith - Hindu, by occupation - housewife, by Nationality - Indian, residing at 9/2, Khanpur Road, Naktala, P.S. Netaji Nagar, Kolkata - 700047, (4) **SWETA NANDY (PAN; ALLPN5167D, Aadhaar No. 4135 2401 6152)** aged about 61 years, daughter of Jitendra Bhusan Palit, by faith - Hindu, by occupation - housewife, by Nationality - Indian, residing at B/103/X, Tarapukur Government Quarter, Sub District Serampur Uttarpara, P.O. Mallickpara, Dist. Hooghly, W.B. 712203, (5) **SUPARNA DEY nee SUPARNA PALIT (PAN:BNCPD3884P, Aadhaar No.**



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

18 JUL 2024

4273 4975 6366), aged about 60 years, daughter of Jitendra Bhusan Palit, by faith – Hindu, by occupation – housewife, by Nationality – Indian, presently residing at 2/81 B, Vidyasagar Colony, Naktala, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047, District 24 Parganas **(6) APARNA PALIT (PAN : BIIPP2989L, Aadhaar No. 9366 9191 0899)** daughter of Jitendra Bhusan Palit, by faith – Hindu, by occupation – home maker, by Nationality – Indian, residing at 177, Bidhan Pally, Garia, P.S. Bansdroni, Kolkata-700084, District – South 24 Parganas, herein after referred to as **“THE LANDOWNERS”** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators and legal representatives) of the **ONE PART** ;

AND

M/S. SWOSTI CONSTRUCTION having its registered office at 1/235 Naktala, Kolkata 700047, represented by its Proprietor namely **SOMNATH DUTTA**, son of Sri Ashoke Dutta (PAN. No. AMBPD0341G) (Aadhaar No.9402 2934 7749) (Mobile No.6291184394) aged about 43 years, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1/235, Naktala, P.S. Netaji Nagar, Kolkata – 700047, herein after referred

to as **THE DEVELOPER** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their successor or successors, legal representatives) of the **OTHER PART**.

WHEREAS one SUPARNA DEY nee SUPARNA PALIT daughter of Jitendra Bhusan Palit, at 2/81B, Vidyasagar Colony, Naktala, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 is the absolute owner of a piece and parcel of bastu land measuring about 1Cottah 11Chittaks 11 Sq. ft. be the same little more or less comprise in C.S. Plot No. 117 (P), J.L. No. 49 of Mouza – Kamdahari, bearing No. E/P No. 177A (SP-331/1), P.S. Regent Park, now Bansdroni, Sub-Registry office at Alipore, Kolkata – 700084, District – South 24-Parganas on the basis of the Deed of Gift dated 20th day of July, 1992 made by the Governor of the State of West Bengal in favour of said Suparna Palit which was registered in the office of **District Sub-Registrar at Alipore in Book No. I, Volume No. 15, Pages 109 to 112, being No. 1153 for the year 1992.**

AND WHEREAS said Suparna Palit made two storied cemented structure measuring about 500 Sqft upon the said land and residing thereon peacefully and also mutated her name in respect of aforesaid property in the office of the Kolkata Municipal Corporation, and known and numbered as KMC Premises No. 236, Bidhan Pally, Postal address 177A, Bidhan Pally, Ward No. 111, Assessee No. 311110302361, P.O. Garia, P.S. Bansdrone, Kolkata – 700084 which is free from all encumbrances and paying Municipal Taxes regularly to the concerned authority as per regular basis.

WHEREAS one Jitendra Bhusan Palit, son of Late Sarada Ranjan Palit was the absolute owner of ALL THAT the piece of parcel of a land measuring about 3 Cottahs 12 Chittaks 11 sqft be the same little more or less comprise in C.S. Plot No. 177 (P), J.L. No. 49 of Mouza – Kamdahari, bearing No. E/P no 117 (sp-331), P.S. Regent Park, now Bansdrone, District – South 24-Parganas, on the basis of the Deed of Gift dated 28th day of July, 1992 made by the Governor of the State of West Bengal in favour of said Jitendra Bhusan Palit (since deceased) which was registered in the office of Addl. District Sub-Registrar at Alipore in **Book No. 1, Volume No. 15, Pages 113 to 116, being No. 1154 for the year 1992**

AND WHEREAS Said Jitendra Bhusan Palit made structure thereon measuring about 2200 sqft two storied building and residing there with his family peacefully without any hindrance.

AND WHEREAS, said Jitendra Bhusan Palit died intestate on 23/12/2002 leaving behind his wife namely Khelu Palit and Six daughters namely 1) DOLLY MITRA (2) TARULATA KAR (3) ALPANA DEY (4) SWETA NANDY (5) SUPARNA DEY nee SUPARNA PALIT (6) APARNA PALIT as his legal heirs and successors and/or absolute owners of the said property mentioned in the schedule B hereunder written.

AND WHEREAS, said Khelu Palit, wife of Jitendra Bhusan Palit died intestate on 22/05/2010 leaving behind his Six daughters namely 1) DOLLY MITRA (2) TARULATA KAR (3) ALPANA DEY (4) SWETA NANDY (5) SUPARNA DEY nee SUPARNA PALIT (6) APARNA PALIT who are now the legal heirs and successors and/or absolute owners of the said property left by her father namely Jitendra bhusan Palit and mother Khelu Palit.

AND WHEREAS, said 1) DOLLY MITRA (2) TARULATA KAR (3) ALPANA DEY (4) SWETA NANDY (5) SUPARNA DEY nee SUPARNA PALIT (6) APARNA PALIT mutated their names in

the office the Kolkata Municipal Corporation and known and numbered as K.M.C. premises no 105 Bidhanpally, Assessee No. 311110301058, Postal address 177 Bidhan Pally, P.O. Garia, P.S. Basndroni, Kolkata 700-084 and paying taxes regularly.

AND WHEREAS said SUPARNA DEY nee SUPARNA PALIT by her love and affection of her sisters, said Suparna Dey nee Palit gifted through a deed of gift a piece of parcel of undivided 450 Sq ft land from her total land measuring 1 cottah 11 chittak and 11 Sq ft along with undivided 400 sqft cemented structure out of 500 Sq ft cemented structure lying and situated at KMC Premises No. 236, Bidhan Pally, Postal address 177A, Bidhan Pally, Ward No. 111, Assessee No. 311110302361, P.O. Garia, P.S. Bansdroni, Kolkata – 700084 in favor of her 5 sisters namely (2) DOLLY MITRA (3) TARULATA KAR (4) ALPANA DEY (5) SWETA NANDY (6) APARNA PALIT and the said Deed was registered in the office of the **D.S.R III Alipore, and recorded as Book no I, Deed no 6582, Pages from 162558 to 162580, Volume No 1603-2024 in the year 2024.**

AND WHEREAS after execution of deed of Gift said **1) DOLLY MITRA (2) TARULATA KAR (3) ALPANA DEY (4) SWETA NANDY (5) SUPARNA DEY nee SUPARNA PALIT (6) APARNA PALIT** have amalgamated their Two plots from the Kolkata Municipal Corporation mentioned in the schedule A here under written and after the amalgamation the said Two Plots Known and numbered as K.M.C. premises no 105 Bidhanpally, P.O. Garia, Bidhan Pally, postal address 177 BidhanPally. Asseessee no 311110301058, Kolkata - 700084, District 24 Parganas South,

AND WHEREAS the **One Part/Land Owners** herein intends to construct a Multi Storied building in the said premises mentioned in the Schedule-A, but lack of manpower the one part intends to give the said premises to any Developer or Developers to construct the said building.

AND WHEREAS the **OTHER PART/DEVELOPER** after proper inspection of the title of the owners being interested to develop the said land by raising building thereon as have approached the **LAND OWNERS/ONE PART** herein and considering the proposal of the joint venture programme financially viable has agreed to do the same for their mutual benefits.

AND WHEREAS both the One Part/Land Owners and the Second Part/Developer agreed to materialise the said proposal for promotion and development by constructing a Multi Storied building upon the said property mentioned in the Schedule-A here under written and discussed the matter at length, resulting which to avoid disputes and differences in future, they have agreed to record the terms and conditions hereinafter mentioned;

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the parties hereto the following terms and conditions.

ARTICLE-I, DEFINITIONS

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

1.1 **LAND OWNERS** shall mean the person of the First Part herein and her legal heirs, executors, administrators, legal representatives and assigns.

1.2 **DEVELOPER** shall mean **M/S. SWOSTI CONSTRUCTION** having its registered office at 1/235 Naktala, Kolkata 700047, represented by its Proprietor namely **Sri. SOMNATH DUTTA, (PAN. No. AMBPD0341G) (Aadhaar No.9402 2934 7749)** son of

Sri Ashoke Dutta, aged about 43 years, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 1/235, Naktala, P.S. Netaji Nagar, Kolkata - 700047, and all other authorised person or persons acting under specific authority with the seal of the Developer.

1.3 **TITLE DEEDS** shall mean all the documents of title relating to the said premises shall be handed over in photocopies to the Developer at the time of execution of this agreement.

1.4 **PREMISES** shall mean the entire area of land measuring about 5 (Five) Cottah, 7 (Seven) Chittakhs, 22 (Twenty Two) Sq Ft within the limit of The Kolkata Municipal Corporation more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

1.5 **BUILDING** shall mean a "Multi Storied residential and/or commercial building/ buildings to be constructed on the said premises as per plan to be sanctioned by the Kolkata Municipal Corporation and any further floors to be sanctioned by the said Corporation.

1.6 **COMMON FACILITIES AND AMENITIES** shall include corridors hall-ways, stair-ways, passage-ways, drive-ways, common lavatories, pump room, tube well, underground water

reservoirs, overhead water tanks, water pumps and motors, roof and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenances and/or management of the building/buildings and land there under as per Apartment Ownership Act or as shall be mutually agreed upon by the Owners of flats/spaces/units.

1.7 **SALEABLE SPACE** shall mean flats and space in the building/buildings available for independent use and occupation after making due provisions for common facilities and the space required therefore.

1.8 **OWNER'S ALLOCATION** shall mean **1)** on the First floor Two 2 BHK Flats one on the South East and one on the South West side **2)** on the Second floor Two 2 BHK Flats one on the South East and one on the South West side **3)** on the Third floor Two 2 BHK Flats one on the South East and one on the South West side, **4)** on the Ground floor 2 One BHK Flats one is North East facing and another is South East Facing along with Three Car parking spaces of the proposed building, as per the sanction plan with all common facilities and amenities thereon to be allocated as per plan to be sanctioned together with proportionate undivided share in the land in the said premises mentioned in the Schedule A here under

written. It is also mentioned that all the Two BHK flats shall be 375 Sqft carpet area more or less and all the One BHK flats shall be 244 sqft carpet area more or less which is mentioned in the Land Owners allocation. The developer shall also pay a sum of Rs. 18,00,000/- as forfeited money to the Landowners in following manners;-

- | | |
|---|----------------|
| 1)) At the time of Execution of this Deed | Rs- 1,50,000/- |
| 2) At the time of getting Vacant possession
of the said premises | Rs, 4,50,000/- |
| 3) After 12 months from getting possession
of the said land | Rs. 6,00,000/- |
| 4) At the time of final possession to the
landowners | Rs. 6,00,000/- |

The Landowners shall not claim any further amount after receiving the entire amount mentioned above.

1.9 **DEVELOPER'S ALLOCATION** shall mean the remaining constructed area and car parking spaces save and except the Land owners allocation as per the sanctioned plan in the proposed multi-storied building/buildings to be constructed on the said premises including proportionate share of the common facilities

and amenities thereon along with proportionate land right after allocation of the constructed area to the owners as aforesaid.

1.10 **THE ARCHITECT** shall mean such qualified Architect/ Architects who being appointed by the Developer on the said premises for construction of such building/buildings.

1.11 **BUILDING PLAN** would mean such plan, which will be sanctioned by the Kolkata Municipal Corporation and its subsequent renewal plan/plans thereto to be obtained by the Owner and the Developers jointly.

1.12 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of the multi-storeyed building/buildings and its several flats/sealable spaces/ units etc. to purchasers thereof.

1.13 **TRANSFeree SHALL MEAN** a person, firm, limited company, and association of persons to whom residential/ commercial flats / saleable spaces / units etc. in the building has been transferred.

ARTICLE - II, COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced with effect from the 18th day of JULY 2024 (Two Thousand Twenty-four) of the Christian Era.

ARTICLE - III, OWNER'S RIGHT AND REPRESENTATIONS

3.1 The Owners hereto are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises measuring about 5 (Five) Cottah 7 (Seven) Chittacks 22 (Twenty Two) Sqft. and be the same a little more or less along with the Two storied building standing thereon lying and situate at K.M.C. Premises and paid taxes regularly more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written.

3.2 The said premises are free from all encumbrances. The owners have a good marketable title in all respect of the said premises.

3.3 The said premises are free from all encumbrances, charges, liens, lispense, attachments, trusts, acquisition requisitions whatsoever or howsoever subject to what have been stated hereinbefore and hereinafter.

ARTICLE – IV, DEVELOPER'S RIGHTS

4.1 The Owners hereby grants, subject to that has been hereunder provided, exclusive right to the developer to develop the said premises by way of constructing multi-storied building/buildings thereon in accordance with the building plan/plans to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of constructing the said building/buildings shall be prepared and obtained by the Developer on behalf of the owners at the Developers' own costs and expenses and the Developer will pay and bear all fees including Article fees charges, expenses, required to be paid or deposited for the purpose of development of the said premises PROVIDED HOWEVER THAT the Developer will be exclusively entitled to all refunds of or all payments and/or deposits made by the Developer on behalf of the owners on production of supporting papers in case this agreement falls.

4.3 It is made clear that save and except the allocation of the Owners in the proposed building as mentioned in Clause 1.8 of

Article-1, all other floors and flats will be the property of the developer herein and if the Developer so desire, it could be disposed of by them to the prospective buyers at any consideration or price at the sole discretion of the Developer.

4.4 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 party thereof to the Developer or as creating any right, title or interest in respect thereof to the Developer other than exclusive licence to the Developer to develop the same in terms hereof and to deal with the Developers' allocation.

ARTICLE - V, PROCEDURE

5.1 The Owners shall give and/or execute a register a separate General Power of Attorney and Development Power Of Attorney in favour of the Developer for the purpose of total construction of the said building and also to sell and transfer to any intending purchaser or purchasers any flats and/or saleable spaces and/or units etc. within the Developers' allocation as hereinbefore reserved in respect of the proposed building/ buildings.

ARTICLE – VI, DEALINGS OF SPACES IN THE BUILDING

6.1 The Developer will on completion of the building, put the owners first in undisputed possession of the Owner's allocation TOGETHER WITH the rights in common to the common facilities and amenities to be enjoyed proportionately with other owners of Flat/Flats and/or saleable spaces and/or units etc.

6.2 The Owners will be entitled to transfer or otherwise deal with the Owner's allocation in the building/buildings.

6.3 The Developer being the party of the Other Part shall be at liberty with exclusive right and authority to negotiate for the sale of floors /flats/ saleable spaces/ units etc. together with proportionate share of land excluding the space provided under Owner's allocation, as mentioned hereinbefore, of the said proposed building/buildings on the said premises, with any prospective buyer/s before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developers will think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payments thereof shall be received by

the Developer and the Owners herein will have no right and share and will not be entitled to any portion thereof.

6.4 The Developer will be entitled to enter into agreement for sale or transfer in respect of Developers' allocation on the basis of the Development Power of Attorney to be executed and registered by the owners soon after the execution and registration of the instant Development Agreement, in their names and entitled to sign all necessary documents on behalf of the owners, however that such dealings shall not in any manner fasten or create any financial and legal liability upon the Owners.

6.5 The Developer will execute the Deed of Conveyance or Conveyances in favour of the intending Purchaser or Purchasers of the Developers' allocation of the building/ buildings on behalf of the Owners on the strength of the Development/General Power of Attorney which will be executed in his favour as mentioned hereinabove PROVIDED HOWEVER the costs of Conveyance or Conveyances including stamp duty and registration expenses and all other legal expenses including all taxes, levies and/or surcharges as shall be payable as per Government norms, shall be borne and paid by the intending Purchaser or Purchasers thereof. It is FURTHER PROVIDED that all Agreements for Sale and subsequent Deeds of Conveyance and other relevant legal

documents shall be prepared by the Developers' Advocate at the cost and expenses of all the intending Purchasers relating to the Developers' Allocation.

ARTICLE - VII, BUILDINGS

7.1 The Developer will at the Developers' own cost construct, erect and complete the building/buildings at the said premises in accordance with the plan to be sanctioned with such materials and with such specification as are mentioned in the Second Schedule hereunder written and as may be recommended by the Architect to be appointed by the Developers from time to time after demolishing the existing old building standing thereon and all materials as shall be obtained from the said existing building after its demolition shall be the exclusive property of the Developers.

7.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are not inferior to the standard as mentioned in the Municipal building Laws.

7.3 The Developer will install, erect in the said building/buildings at the Developers' own costs, standard New Pump Set, underground Water Reservoir/s, Overhead Reservoir/s, Electric

Wirings, fittings, and other facilities as are required to be provided in a residential and/or commercial building having self contained apartments and constructed for sale of flats/saleable spaces/units etc. therein on Ownership basis.

7.4 The Developer will be authorised in the name of the Owner in so far as is necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, all types of steels, bricks other building materials and accessories allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, drainage, sewerage, electricity etc. and/or other facilities, if any available to the new building and other inputs and facilities required for the construction and/or for enjoyment of the building for which purpose the owners shall execute and register a General Power of Attorney in favour of the Developer, if required.

7.5 The Developer will at its own costs and expenses and without creating any financial or other liability upon the owners, construct and complete the said proposed building/buildings into various units and/or apartments and/or saleable spaces and/or units etc. therein in accordance with the sanctioned building plan.

7.6 All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the Owners will have no responsibility in this context.

ARTICLE – VIII, COMMON FACILITIES

8.1 The Developer will pay and bear all property taxes and other dues and outgoings in respect of the building accruing due and as and from the date of starting of the construction of the building.

8.2 As soon as the building is completed, the Developer will give written notice to the owners requiring the owner to take possession of the Owner's allocation in the building/ buildings. Then, 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 dues and other public outgoings and impositions whatsoever (hereinafter for and sake of brevity referred to as "the said rates") payable in respect of the Owner's allocations, the said rates to be apportioned prorate with reference to the saleable spaces in the building/buildings, if any, are levied on the building/ buildings as a whole.

8.3 The Owners and the Developer will punctually and regularly pay, for their respective allocations, the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed

upon between the owner and the Developer and both the parties shall keep each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

8.4 Any transfer of any part of the Owner's allocation of the new building/buildings shall be subject to the other provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred in her/ their favour, to pay the said rates and service charges for the common facilities as it is done in case of registered apartment owners under the prevailing Apartment Ownership Act.

8.5 If anyone fails to pay the amount payable in respect of the said rates and service charges for the common facilities within 15 days of demand in this behalf, the Owners of such portion/s shall be liable to pay interest upon the amount outstanding if it is not otherwise disputed at the rate of 18% per annum from the last due date till payment is made in full.

8.6 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction of the said building/buildings as per approved plan.

8.7 Both the Developer and the Owners herein shall enjoy their respective allocations/portions in the said building/buildings under their respective allocations/portions in the said building under their occupation forever with absolute right of alienation transfer, gift etc. and such rights of the parties in no way could be taken of or intrigued by either of the party under any circumstances.

ARTICLE - IX, COMMON RESTRICTION

8.9 The Owner's allocation in the proposed building shall be subjected to the same restrictions and to be used as it is applicable to the Developers' allocation in the building intended for common benefits of all occupiers of the building which shall include the follows: -

9.1 Neither party shall use or be permit to the use of their respective allocations in the building/buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

9.2 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulation.

9.3 The respective occupier/occupiers/owners/transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations/portions in the building/buildings in good working condition and repair and in particularly so as not to cause any damage to the building/buildings or any other space or accommodation therein and shall keep the other or each of them and/or the occupiers of the building/buildings indemnified from and against the consequence of any breach.

9.4 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

9.5 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common

use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building/ buildings.

9.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

9.7 Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any or upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintenance, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

ARTICLE - X, OWNER'S OBLIGATIONS

10.1 The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any interference or hindrance is caused by the

owner's or their agents, servants, representatives causing hindrance or impediment to such construction the Owners will be liable for the damages.

10.2 The Owners doth hereby covenants with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developers' allocated portion in the proposed new building/buildings at the said premises in favour of the intending buyers of flats/apartments/saleable units/spaces etc. in the said building. The Owner/First Part further gives undertaking for and on behalf of her agents, servants, representatives for similar act at her own liability and responsibility.

10.3 The Owners doth hereby agrees and covenant with the Developer not to let out grant lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer on and from the date of execution of this Agreement.

10.4 The Owners herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction and sale and/or transfer of the Developers' allocation in the said building/buildings by the Developer. It is

recorded herein that the completion period of the proposed building shall be 36 months from the date of Execution of the Development Agreement of the said premises subject to force majeure. If the Developer fail to complete the said proposed building within the said time the owners shall allow further 6 (six) months time to complete the said proposed building.

10.5 No part of the said property and/or premises is subject to any order of acquisition or requisition nor has any notice of acquisition or requisition been served upon the owner.

10.6 The said property and/or premises have not been subject to any notice of attachment under public demands recovery act or for payment of Income-Tax and Municipal dues or any statutory dues whatsoever or howsoever.

10.7 The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the Title Deeds of the said premises or any portion thereof at anytime during the subsistence of this agreement.

10.8 The said property and/or premises is not subject to any public Wakf or any private Wakf and/or Mosque and/or not a Debtor property and/or is not under any Trust Private or Public or any endowment.

10.9 The Owners and/or her solicitors and advocates shall answer the requisition on title from the date of the receipt of the said requisition on title from the Advocates or Solicitors of the Developers as and when required.

10.10 The Owners hereto will execute and register General Power of Attorney in favour of the Developer. By the said registered General Power of Attorney the Developer hereto will be empowered to sell the flats/saleable spaces/units etc. in the said multi-storeyed building/buildings within the Developers' allocation to the intending Purchaser/Purchasers for and on behalf of the Owners.

10.11 The Owners hereto without being influenced or provoked by anybody do hereby categorically allow that as the Developer should complete the construction of the said proposed building/buildings exclusively at their own cost, arrangement and risk in as much as without having any financial participation and/or involvement of the Owners.

11. The Landowners shall hand over the vacant possession of the said premises mentioned in the schedule A here under written to the Developer by and within 1st November 2024 for the purpose of Development of the said land.

ARTICLE – XI, DEVELOPER'S OBLIGATIONS

11.1 The Developer doth hereby agree and covenant with the owners to complete the construction of the building within 36 months from the date of Execution of this Development agreement of the said premises subject to force majeure failing which the said time may be extended for a further period of 6 (six) months only.

11.2 The Developer hereby agree and covenant with the owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

11.3 The Developer hereby agree and covenant with the Owners not to do any act, deed or things whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owner's allocation in the building at the said premises.

11.4 The Developer hereby agree not to part with the possession of the Developers' allocation or any portion unless possession of the Owner's allocation is delivered to the Owner at first.

ARTICLE – XII, OWNER'S INDEMNIFY

12.1 The Owners hereby undertakes that the Developer will be entitled to the said construction and shall enjoy its allocated

space without any interference of disturbances on the part of the Owners, provided the Developer to perform and fulfil all the terms and conditions hereby contained and/or in its part to be observed and performed.

ARTICLE – XIII, DEVELOPERS' INDEMNIFY

13.1 The Developer hereby undertake to keep the Owner's indemnified against all third-party claims and actions arising out of any sort of act or omissions or commissions of the Developer in relation to the construction of the said building.

ARTICLE – XIV, MISCELLANEOUS

14.1 The Land Owners and the Developer have entered into this Agreement purely as a contract on the basis of this Development Agreement and under any circumstances this shall not be treated as partnership and/or Associations of persons in between the Owner and the Developer.

14.2 Immediately after possession of the premises, is given to the Owner, the Developer will be entitled to start construction of the said building at the said premises in accordance with the sanctioned building plan.

14.3 The Land Owners shall not be liable for any Income-tax, wealth tax or any other taxes in respect of the Developers' allocation and the Developer will be liable to make payment of the same and keep the Owner's indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

14.4 Any notice required to be given by the Developer will without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or set by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand or sent by pre-paid registered post to the registered office of the Developer.

14.5 The Developer will frame scheme for the management and administration of the said building and/or common parts thereof. The Owners hereby agree to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby give their consent to abide by such rules and regulations, it is made clear that the Owners of the respective flat shall maintain the said building after the handing over of the possession to the prospective buyers by the Developer.

14.6 The name of the building shall be decided later on by the mutual discussion of the both parts hereto.

14.7 As and from the date of completion of the building the Developer and/or its transferees and the Owner and/or her transferees shall each be liable to pay and bear proportionate charges on account of Municipal Taxes and other impositions and outgoings and wealth taxes and other taxes payable in respect of their respective spaces.

14.8 The building/buildings proposed to be constructed by the Developer will be made in accordance with the specifications more fully and particularly mentioned and described in the Second Schedule hereunder written.

14.9 Be it noted that by this Development Agreement and the related development power of Attorney, the Developer shall only be entitled to receive consideration money by Executing Agreement/final documents for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of Attorney shall never be treated as the agreement /final documents for transfer of property between the

Owner and the developers in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

ARTICLE - XV, FORCE MAJEURE

14.10 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of their respective obligations is prevented by any "Force Majeure".

14.11 "Force Majeure" shall mean flood, earthquake, riot, war, storm, tempest, civil commotions strikes and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - XVI, PENAL CLAUSE

15.1 It is made clear that, in the event the Developer fail and/or neglect to start the construction work even after obtaining sanctioned building plan from the Kolkata Municipal Corporation as well as handing over of the vacant possession of the premises free from all encumbrances by the Owners as per the terms of this agreement, the Developer will pay damages to the Owner in accordance with law.

15.2 It is also made clear that in the event the Developer are prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Owner's and/or her agents, or any person claiming any right under the owner's, then and in that case the Developer shall have the right to rescind and/or cancel this agreement and also to claim refund of all sums paid by the Developer to the Owners in the meantime along with the amount, if any, spent on account of the construction work of the building together with interest at the rate of 18% per annum and shall also be entitled to claim damages and losses which the Developers may suffer or might have been suffered by the Developers without prejudice to the Developers' other rights including the right to sue for specific performance of this contract.

15.3 Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of "the meaning, construction or import of this agreement of their respective rights and liabilities as per this agreement shall be adjudicated by reference to arbitration of two independent arbitrators, one to be appointed by each party, who shall jointly appoint an umpire at the commencement of the reference and the Award of the Arbitrators or the Umpire in such eventuality shall

be final and conclusive upon the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration Act, 1940 (Act XIV of 1940) at its statutory modifications and/or re-enactments thereof in force from time to time.

15.4 Notwithstanding the Arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by and party against the other as per the terms of this agreement shall remain unaffected.

ARTICLE - XVII, JURISDICTION

16. The Courts of Kolkata alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE (SCHEDULE A) ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less by estimation an area of **5 (Five) Cottah 7 (Seven) Chittak and 22 (Twenty Two) Square Feet** together with old dilapidated 2700 Sqft two storied building having with all easements and appurtenances attached thereto lying and situated at C.S. Plot No. 117 (P), J.L. No. 49 of Mouza – Kamdahari, bearing No. E/P no 177 (sp-331)(after amalgamation of plot bearing EP No 177 (Sp-331)

and 177 A (SP 331/1), with **K.M.C Premises No. 105 Bidhanpally, mailing address: 177 Bidhanpally, vide Assesment No 311110301058, Ward No. 111, P.O. Garla, P.S. Bansdroni, District 24 Parganas South, Kolkata -700084** and paid tax regularly which is butted and bounded as follows :-

On the North by : K.M.C. Road (14Feet 6 inch);

On the South by : Colony Boundary;

On the East by : E.P. No. 175

On the West by : E.P. No. 180.

THE SECOND SCHEDULE (SCHEDULE B) ABOVE REFERRED

(OWNER'S ALLOCATION)

LAND OWNER'S ALLOCATION shall mean **1)** on the First floor Two 2 BHK Flats one on the South East and one on the South West side **2)** on the Second floor Two 2 BHK Flats one on the South East and one on the South West side **3)** on the Third floor Two 2 BHK Flats one on the South East and one on the South West side, **4)** on the Ground floor 2 One BHK Flats one is North East facing and another is South East Facing along with Three Car parking spaces of the proposed building, as per the sanction plan

with all common facilities and amenities thereon to be allocated as per plan to be sanctioned together with proportionate undivided share in the land in the said premises mentioned in the Schedule A here under written. It is also mentioned that all the Two BHK flats shall be 375 Sqft Built up area more or less and all the One BHK flats shall be 244 sqft built up area more or less which is mentioned in the Owners allocation. The developer shall also pay a sum of Rs. 18,00,000/- as forfeited money to the Landowners in following manners;-

- | | |
|---|-----------------------|
| 1) At the time of Execution of this Deed | Rs- 1,50,000/- |
| 2) At the time of getting Vacant possession | |
| of the said premises | Rs, 4,50,000/- |
| 3) After 12 months from getting possession | Rs. 6,00,000/- |
| of the said land | |
| 4) At the time of final possession to the | Rs. 6,00,000/- |
| landowners | |

THE THIRD SCHEDULE (SCHEDULE C) ABOVE REFERRED**DEVELOPER'S ALLOCATION**

Shall mean the remaining constructed area and car parking spaces save and except the Land owners allocation as per the sanctioned plan in the proposed multi-storied building/ buildings to be constructed on the said premises including proportionate share of the common facilities and amenities thereon along with proportionate land right after allocation of the constructed area to the owners as aforesaid.

THE FOURTH SCHEDULE ABOVE REFERRED TO**(SPECIFICATION)****1. SALIENT FEATURE OF THE BUILDINGS:**

Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structural design approved by the competent authority full course or medium coarse sand river, Cement by Ultra tech/A.C.C/Ambuja /Ramco.

2. **BRICK WORK;** Outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction. Mortar ratio will be in respective manner of 6:1, 5:1 and 4:1,

2. **WALLS:** a) internal plaster of paris finish.
 b) Common area Plaster of Paris.
 c) External weather coat paint.
- 3) **FLOORING** : All bedrooms dining hall, Drawing-cum-living room, veranda and toilet, kitchen will be Marble or Floor Tiles.
- 4) **KITCHEN:** a) Dado of Ceramic tiles on wall with height of 5' over the cooking platform.
 b) Black stone platform.
 c) Stainless Steel sink.
 d) 1 drinking water point and 1 tap water point on the sink will be provided.
4. **TOILET** :
 a) Western type Commode with (white colour) with low level plastic Cistern, 2 taps and 1 Shower provided (hot and Cold)
 b) Concealed pipelines using standard materials,
 c) Ceramic tiles dado up to a height 7' from the floor level.
 d) Anti skid tiles flooring.
 e) CP fittings of approved make.
5. **WINDOW**: Aluminium sliding windows with integrated grill.
6. **DOOR** :
 a) Main Door; Flush door with door skin.

b) Others door; Flash door.

c) Sal wood door frames according to the door size will be provided.

7. **WATER SUPPLY :**

Water supply round the clock is assured.

8. **Main Gate;** made by M.S. Patti Rod, designed with locking arrangement.

9. Other Facilities; a) K.M.C. water Supply

b) DEVELOPER shall agree to give necessary consent for supply of electricity by WBSEDCL.

10. **PLUMBING :**

Inside of the all Toilet pipe line will be concealed

11. **ELECTRIC :**

a) Full concealed wiring with main line Finolex and others Goldstar..

b) In bed room two light points, one 5 Amp. Plug point, one fan point and 1 A.C point on board will be provided.

c) **Living cum dining Room :** One 5 Amp. Plug point and 15 Amp. Plug point (T.V Cable, Refrigerator ETC.), Two light points, One Fan point,

- d) Kitchen: One light point, one exhaust fan point and one 15 Amp. Plug point.
- e) Toilet: One light point, one geyser point and One Exhaust fan point..
- f) Verandas: One light point and One 5 amp plug point.
- g) Common; One calling bell point at the main entrance and stairs, roof, pump room and meter room

12. **COMMON SERVICES AND UTILITIES AREA:**

Common Toilets, Motor rooms, underground Water Tanks, Pump Rooms and Common Passages, Common Roofs and Terraces etc.

- a) Inside wall of the flat will be finished with plaster of Paris.
- b) All window and doors frame and palla painted with primer.
- c) Roof treatment will be IPS with chemical treatment
- d) Roof top gate will be made of MS GRILL.
- e) Collapsible gate will be provided of the entrance of the staircase.
- f) Stair Railing will be made of M/S grill square bar
- g) temporary Roof shed over the Owners flat

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

Dolly Mitra

WITNESSES :

- 1) Ranjan Kumar Dey
9/2 Khampura Road
KOL 47

Tanulata Kar,
Sweta Samadhy,

Alpana Dey

Aparna Palit

SU Paroma Dey nee SU Paroma Palit

- 2) Nintu Mondal
Alipour
Palit
Court - Kol-27

SIGNATURE OF THE LANDOWNERS

SWOSTI CONSTRUCTION

Somnath Datta
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me

Biplab Naha (Adv).

BIPLAB NAHA (Advocate)
1/47, Naktala, Kolkata-700 047 (Chamber)
CMM Court & Alipur Court
Enrol :- WB/1713/2009

MEMO OF CONSIDERATION

We, the land Owners herein, received from the within named **Developer**, the above mentioned sum of **Rs. 1,50,000/- (Rupees One Lakhs Fifty Thousand only)** as earnest money in respect of the schedule-A mentioned above :-

SRL NO.	Payment mode	DATE	AMOUNT
1.	By Cash	18/07/2024	1,50,000/-

(Rupees One Lakhs fifty only)

Apasna Palit
Sweeta Nandy.
Tarubata Kar.











WITNESSES:-

1) Ranyan Kinn Day
9/2 Khanpur Road
ROL. 47

Dolly Mitra
SUPurna Dey
Alpana Dey











SIGNATURE OF THE LAND OWNERS

2). mnta Nondal
sribawa dolae
Cwrt kod -27

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name..... DOLLY MITRA

Signature..... Dolly Mitra

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name..... TARULATA KAR

Signature..... Tarulata Kar,

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name..... ALPANA DEY

Signature..... Alpana Dey

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name..... SWETA NANDY

Signature..... Sweta Nandy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SUPARNA DEY NEE SUPARNAPALIT

Signature..... Suparna dey nee Suparna Palit

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left hand					
right hand					












Name..... APARNA PALIT.

Signature..... Aparna Palit

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					


Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SOMNATH DUTTA

Signature Somnath Dutta

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



160720242012356315

GRIPS Payment Detail

GRIPS Payment ID:	160720242012356315	Payment Init. Date:	16/07/2024 12:33:16
Total Amount:	20542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5685262182813	BRN Date:	16/07/2024 12:33:26
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

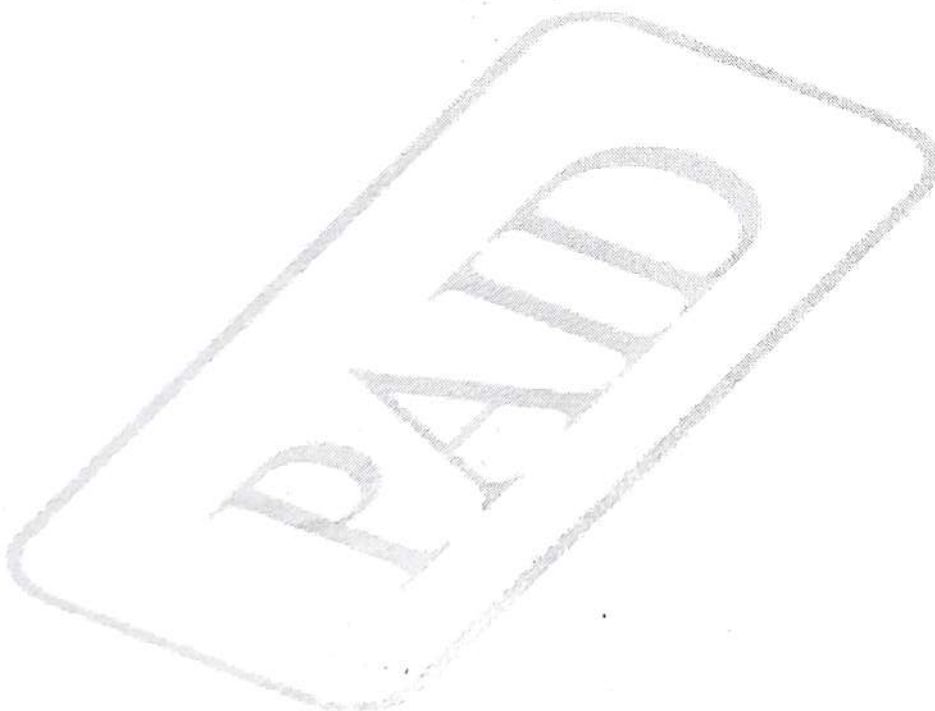
Depositor's Name: Mr SOMNATH DUTTA
Mobile: 9748445056

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250123563168	Directorate of Registration & Stamp Revenue	20542
Total			20542

IN WORDS: TWENTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

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





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



192024250123563168

GRN Details

GRN:	192024250123563168	Payment Mode:	SBI Epay
GRN Date:	16/07/2024 12:33:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5685262182813	BRN Date:	16/07/2024 12:33:26
Gateway Ref ID:	CHQ5206001	Method:	State Bank of India NB
GRIPS Payment ID:	160720242012356315	Payment Init. Date:	16/07/2024 12:33:16
Payment Status:	Successful	Payment Ref. No:	2001871452/1/2024

[Query Nil]/[Query Year]

Depositor Details

Depositor's Name: Mr SOMNATH DUTTA
Address: 1/235, NAKTALA, KOL 47
Mobile: 9748445056
Period From (dd/mm/yyyy): 16/07/2024
Period To (dd/mm/yyyy): 16/07/2024
Payment Ref ID: 2001871452/1/2024
Dept Ref ID/DRN: 2001871452/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001871452/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	2001871452/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	1521
Total				20542

IN WORDS: TWENTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1630-02609/2024	Date of Registration	18/07/2024
Query No / Year	1630-2001871452/2024	Office where deed is registered	
Query Date	15/07/2024 3:53:43 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB NAHA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748445050, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,12,29,512/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip.(Urban area)		

Land Details :









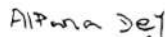
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 105, , Ward No: 111 Pin Code : 700084



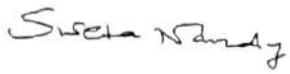


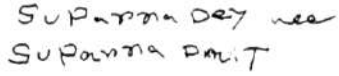


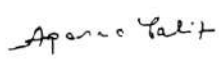
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak 22 Sq Ft	1/-	92,04,512/-	Width of Approach Road: 15 Ft.,
Grand Total :				9.0223Dec	1/-	92,04,512/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2700 Sq Ft.	1/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2700 sq ft	1/-	20,25,000/-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name DOLLY MITRA Daughter of JITENDRA BHUSAN PALIT Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 LTI 18/07/2024	Signature  18/07/2024
E268, B P TOWNSHIP, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: CDxxxxxx9G, Aadhaar No: 57xxxxxxxx6564, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				
2	Name TARULATA KAR Daughter of JITENDRA BHUSAN PALIT Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 LTI 18/07/2024	Signature  18/07/2024
E193, RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BOxxxxxx2H, Aadhaar No: 64xxxxxxxx3177, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				
3	Name ALPANA DEY Daughter of JITENDRA BHUSAN PALIT Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 LTI 18/07/2024	Signature  18/07/2024
9/2, KHANPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BYxxxxxx7M, Aadhaar No: 29xxxxxxxx8125, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				

	Name	Photo	Finger Print	Signature
4	SWETA NANDY Daughter of JITENDRA BHUSAN PALIT Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 LTI 18/07/2024 Captured	 18/07/2024
B/103/X, TARAPUKUR GOVT QTR, City:- , P.O:- MALLICKPARA, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712203 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx7D, Aadhaar No: 41xxxxxxxx6152, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				
5	SUPARNA DEY, (Alias: SUPARNA PALIT) Daughter of JITENDRA BHUSAN PALIT Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 LTI 18/07/2024 Captured	 18/07/2024
2/81B, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BNxxxxxx4P, Aadhaar No: 42xxxxxxxx6366, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				
6	APARNA PALIT Daughter of JITENDRA BHUSAN PALIT Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 LTI 18/07/2024 Captured	 18/07/2024
177, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BIxxxxxx9L, Aadhaar No: 93xxxxxxxx0899, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWOSTI CONSTRUCTION 1/235, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AMxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name SOMNATH DUTTA (Presentant) Son of ASHOKE DUTTA Date of Execution - 18/07/2024, , Admitted by: Self, Date of Admission: 18/07/2024, Place of Admission of Execution: Office	 Jul 18 2024 12:48PM	 Captured LTI 18/07/2024	 18/07/2024
1/235, NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AMxxxxxx1G, Aadhaar No: 94xxxxxxxx7749 Status : Representative, Representative of : SWOSTI CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
BIPLAB NAHA Son of Late RATAN NAHA ALIPORE, City - , P.O.- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700024	 18/07/2024	 Captured 18/07/2024	 18/07/2024
Identifier Of DOLLY MITRA, TARULATA KAR, ALPANA DEY, SWETA NANDY, SUPARNA DEY, APARNA PALIT, SOMNATH DUTTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	DOLLY MITRA	SWOSTI CONSTRUCTION-1.50372 Dec
2	TARULATA KAR	SWOSTI CONSTRUCTION-1.50372 Dec
3	ALPANA DEY	SWOSTI CONSTRUCTION-1.50372 Dec
4	SWETA NANDY	SWOSTI CONSTRUCTION-1.50372 Dec
5	SUPARNA DEY	SWOSTI CONSTRUCTION-1.50372 Dec
6	APARNA PALIT	SWOSTI CONSTRUCTION-1.50372 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	DOLLY MITRA	SWOSTI CONSTRUCTION-450.00000000 Sq Ft
2	TARULATA KAR	SWOSTI CONSTRUCTION-450.00000000 Sq Ft
3	ALPANA DEY	SWOSTI CONSTRUCTION-450.00000000 Sq Ft
4	SWETA NANDY	SWOSTI CONSTRUCTION-450.00000000 Sq Ft
5	SUPARNA DEY	SWOSTI CONSTRUCTION-450.00000000 Sq Ft
6	APARNA PALIT	SWOSTI CONSTRUCTION-450.00000000 Sq Ft

Endorsement For Deed Number : I - 163002609 / 2024

On 18-07-2024

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 46 (g) of Indian Stamp Act 1899

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

Presented for registration at 12:40 hrs on 18-07-2024, at the Office of the D S R - V SOUTH 24 PARGANAS by SOMNATH DUTTA.

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 1,12,29,512/-

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

Execution is admitted on 18/07/2024 by 1. DOLLY MITRA, Daughter of JITENDRA BHUSAN PALIT, E268, B P TOWNSHIP, P.O. PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife, 2. TARULATA KAR, Daughter of JITENDRA BHUSAN PALIT, E193, RAJA S C MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. ALPANA DEY, Daughter of JITENDRA BHUSAN PALIT, 9/2, KHANPUR ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. SWETA NANDY, Daughter of JITENDRA BHUSAN PALIT, B/103/X, TARAPUKUR GOVT QTR, P.O. MALLICKPARA, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712203, by caste Hindu, by Profession House wife, 5. SUPARNA DEY, Alias SUPARNA PALIT, Daughter of JITENDRA BHUSAN PALIT, 2/81B, VIDYASAGAR COLONY, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 6. APARNA PALIT, Daughter of JITENDRA BHUSAN PALIT, 177, BIDHAN PALLY, P.O. GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by BIPLAB NAHA, , Son of Late RATAN NAHA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-07-2024 by SOMNATH DUTTA, PROPRIETOR, SWOSTI CONSTRUCTION (Sole Proprietorship), 1/235, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by BIPLAB NAHA, , Son of Late RATAN NAHA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,553.00/- (B = Rs 1,500.00/- , 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 1,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2024 12:33PM with Govt. Ref. No: 192024250123563168 on 16-07-2024, Amount Rs: 1,521/-, Bank: SBI EPay (SBIEPay), Ref. No. 5685262182813 on 16-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8924, Amount: Rs.1,000.00/-, Date of Purchase: 15/07/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2024 12:33PM with Govt. Ref. No: 192024250123563168 on 16-07-2024, Amount Rs: 19,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 5685262182813 on 16-07-2024, Head of Account 0030-02-103-003-02



Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 73053 to 73109

being No 163002609 for the year 2024.



Dilip

Digitally signed by Dilip Kumar Mondal
Date: 2024.07.19 18:39:30 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 19/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.