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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Register-III  
Alipore, South 24-parganas.

20 JAN 2025

### DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this the 20<sup>th</sup> day of January, 2025 (Two Thousand Twenty Five);

BETWEEN

14 JAN 2025  
10:00

No: 9051 Date: ..... Rs  
Name: .....  
Address: .....

Vendor - Washim Gazi  
Alipore Judges Court  
Kolkata-700 027

T. Chowdhury  
Advocate  
Alipore Judge's Court  
Kolkata-27

Signature of Vendor



Badmash  
8/8 at B. G. G.  
Alipore Police  
10/1/25

(1) **DILIP DEY alias DILIP KUMAR DEY (PAN- ADSPD7483P, Aadhaar No. 8192 3784 7125, D.O.B. 17.09.1955)**, son of Late Shama Prosad Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas,

(2) **PRASENJIT DEY (PAN- AGIPD7299L, Aadhaar No. 5676 3461 4181, D.O.B. 18.10.1984)**, son of Dilip Dey alias Dilip Kumar Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas,

(3) **AVIJIT DEY (PAN- AJHPD8476F, Aadhaar No. 2954 8831 3264, D.O.B. 15.07.1986)**, son of Dilip Dey alias Dilip Kumar Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, (4)

**RANJIT KUMAR DEY (PAN- AOAPD6119D, Aadhaar No. 2369 3886 4777, D.O.B. 01.08.1989)**, son of Dilip Dey alias Dilip Kumar Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, hereinafter jointly called and referred to as “the **LAND OWNERS / FIRST PARTY**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**DEY CONSTRUCTION**, a Proprietor Ship Firm, having its registered office at 497, Sahebpara, Sonarpur, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, represented by its proprietor **DILIP DEY alias DILIP KUMAR DEY (PAN- ADSPD7483P, Aadhaar No. 8192 3784 7125, D.O.B. 17.09.1955)**, son of Late Shama Prosad Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, hereinafter called and referred to as “the **DEVELOPER / SECOND PARTY**” (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, executors and assigns) of the **OTHER PART.**

**WHEREAS** one Chitra Dey, wife of Dilip Dey by virtue of a Deed of Conveyance dated 19.04.2000 purchased **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, R.S. Dag no. 262, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, District-South 24 Parganas from Ardhendu Kumar Naskar. The said Deed of Conveyance was registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 55, pages from 221 to 227, being no. 3237 for the year 2000.

**AND WHEREAS** by virtue of an another Deed of Conveyance dated 19.06.2000, said Chitra Dey, wife of Dilip Dey also purchased **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, R.S. Dag no. 262, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, District- South 24 Parganas from Ardhendu Kumar Naskar. The said Deed of Conveyance was registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 89, being no. 5249 for the year 2000.

**AND WHEREAS** by virtue of aforesaid two Deed of Conveyance, said Chitra Dey became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, R.S. Dag no. 262, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, District- South 24 Parganas and thereafter said Chitra Dey duly mutated her name in the office of the B.L. & L.R.O. vide L.R. Khatian No. 4166, L.R. Dag no. 276.

**AND WHEREAS** said Chitra Dey while seized and possessed said 5 Cottahs land died intestate on 19.12.2016 leaving behind her husband Dilip Dey and three sons namely Prasenjit Dey, Ranjit Kumar Dey and Avijit Dey, as her only legal heirs and successors, who jointly inherit said 5 Cottahs land left by deceased Chitra Dey according to Hindu Succession Act, 1956.

**AND WHEREAS** by virtue of inheritance Dilip Dey, Prasenjit Dey, Ranjit Kumar Dey and Avijit Dey, the land owners herein became the joint owners of **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian No. 4166, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, District- South 24 Parganas and thereafter land owners herein duly mutated their names in the office of the B.L. & L.R.O. vide L.R. Khatian No. 4849, 4848, 4850 & 4851, L.R. Dag no. 276 and also mutated their names in the office of Rajpur Sonarpur Municipality, being Holding no. 2529, Teghori, Ward no. 08.

**AND WHEREAS** the land owners herein converted the said shali land to bastu land vide conversation Case No. CN/2023/1615/3429 dated 14.07.2023, CN/2023/1615/3430 dated 14.07.2023, CN/2023/1615/3428 dated 14.07.2023 and CN/2023/1615/3426 dated 14.07.2023.

**AND WHEREAS** the present land owners now seized and possessed **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24

Parganas, more particularly described in the **SCHEDULE "A"** hereunder written, hereinafter referred to as the "SAID PROPERTY".

**AND WHEREAS** the land owners herein sanctioned a building plan, vide building plan no. SWS-OBPAS/2207/2023/1452 dated 01.09.2023 sanctioned by the Rajpur Sonarpur Municipality.

**AND WHEREAS** the First Party / **LAND OWNERS** have represented that they are desirous of developing **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza-Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas for construction of a G+IV storied building in accordance with the building plan no. SWS-OBPAS/2207/2023/1452 dated 01.09.2023 but are at present short of funds to initiate the process of doing the same. The First Party stated inter alia that they are desirous of constructing the above said building for their own residential/commercial purpose but do not possess the financial means to do the same. They also represented that they are in requirement of financial assistance for their own personal need and as want to dispose off the excess floor area which can be constructed in the land as described in Schedule-A herein below as per the permission / approval of the authorities

and **SECOND PARTY / DEVELOPER** is a reputed Developer of Ownership buildings / flat / apartment, etc. and is interested in developing the **OWNERS'** land and constructing a G + IV storied residential/commercial building thereon with the objective to sell off the Developer allocation of the proposed building according to ratio after satisfying or giving possession to the **LAND OWNERS** according to their allocation in the proposed building.

**AND WHEREAS** acting on the basis of the above representation made by the both the parties, it has now been mutually agreed by and between the parties hereto that the Second Party / **DEVELOPER** shall at its own cost develop the said property more fully and particularly described in the Schedule - A hereunder written and hereinafter referred to as the SAID LAND on the terms and conditions and in the manner hereinafter provided.

In this Development Agreement wherever the context so admits, Singular includes Plural, Masculine includes Feminine and vice versa.

**NOW THIS DEED OF AGREEMENT FOR DEVELOPMENT OF THE SAID LAND AND CONSTRUCTION OF RESIDENTIAL G + IV STORIED BUILDING THEREON WITNESSETH AND IT IS HEREBY AGREED TO, BY AND BETWEEN THE PARTIES AS FOLLOWS :**

- A. The **OWNERS** : Shall mean the Owners above named and their legal heirs, executors, administrators, legal representatives and/or assigns.
- B. The **DEVELOPER** : Shall mean the Developer above named and its successors, successors in office, and/or assigns.
- C. The said **PROPERTY** : Shall mean **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. - Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District-South 24 Parganas.

#### **ARTICLE : "I" DEFINITIONS**

A. **LAND** :-

SAID LAND shall mean **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L.

No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas, more fully described in the **SCHEDULE "A"** hereunder written.

B. **BUILDING:-**

BUILDING shall mean and include the earthquake resistant G+IV storied RCC Building with necessary and associated structure / infrastructure as may be decided by the Developer but in accordance with the plan sanctioned by the appropriate authority and other appropriate Authorities for construction of the Building at the cost of the DEVELOPER on the said LAND of the OWNERS and shall include the Car Parking and other spaces intended for the use of the occupants of the Building on such terms as may be agreed with them.

C. **OWNERS AND DEVELOPER:-**

Shall include their respective Transferees/Nominees.

D. **COMMON FACILITIES:-**

Shall mean and include corridors, stairways, liftwell, lift, drains, water pumps, water storage, overhead tanks, gardens and other spaces and facilities whatsoever required for the establishment enjoyment, provisions for

maintenance and management of the Building and the common facilities or any of them thereon as the case may be.

E. **CONSTRUCTED SPACE:-**

Shall mean the space in the Building available for independent use and occupation including the space demarcated for common facilities and services as per sanctioned Plan.

F. **THE OWNERS' ALLOCATION:-**

Shall be 50% (fifty percent) of the constructed area in proposed G+IV storied Building together with undivided proportionate share of land underneath including proportionate share in the common parts and facilities in the proposed building in all respect as per Specification appearing hereunder.

And

The developer have paid interest free nonrefundable amount of Rs.5,000/- (Rupees five thousand) only to the land owners at the time of execution of this Agreement.

G. **THE DEVELOPER'S ALLOCATION:-**

Shall be 50% (fifty percent) of the constructed area save and except owners' allocation in proposed G+IV storied Building, save and except the Owners' allocation.

H. **BUILDING PLAN:-**

The BUILDING PLAN shall mean and include the development for the site and structural and architectural plan for construction of the building on the Said Land sanctioned by the appropriate authority and approved by any other statutory or local authority in the name of the LAND OWNERS / First Party or his Attorney thereof and / or modification made thereof or caused to be made by the DEVELOPER / Second Party according to prevailing laws.

I. **FLOOR AREA:-**

Shall mean the floor area ratio permissible and sanctioned for construction on the said premises according to the prevailing Building Rules of the government.

J. **PARKING SPACE:-**

Shall mean and include the open and/or covered car parking space provided in the land or within the Building.

K. **CONSTRUCTED AREA:-**

Shall mean the space in the Building available, for independent use and occupation including the space demarcated for common facilities and services as per sanction Plan.

L. **SUPER BUILTUP AREA:-** Shall mean and include the plinth area of the unit i.e. 25% of the constructed area.

M. **TRANSFER WITH ITS GRAMMATICAL VARIATIONS:-**  
Shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a G+IV storied Building to Purchasers thereof and will include the meaning of the said terms and defined in the Income Tax Act, 1961.

N. **TRANSFeree:-**  
Shall mean a person to whom any space in the Building will be or has been agreed to be transferred.

O. **ADVOCATE :**  
Shall mean Advocate or Attorney shall mean Tapas Chowdhury, Advocate, Alipore Judges' Court, Kolkata-700027.

## **ARTICLE – "II"**

### **(TITLE AND INDEMNITIES)**

1. The OWNERS hereby declare that they have good title in the said property and paying rates and taxes regularly to the concerned authority and they have lawful right and title to enter into this Agreement with the DEVELOPER,

and the OWNERS hereby undertake to indemnify and keep the DEVELOPER indemnified against any or all Third Party claim, actions or demands whatsoever concerning the OWNERS' title.

2. The OWNERS hereby confirm that the DEVELOPER shall be entitled to construct and complete the Building (Residential/ Commercial) as per the approved and sanctioned plan on the said premises and retain and enjoy the DEVELOPER'S allocation therein without any interruption or interference from the OWNERS or any person or persons lawfully claiming through or under the OWNERS and the OWNERS undertake to indemnify and keep the DEVELOPER indemnified against all losses and damages, costs, charges and expenses incurred as a result of any breach of this confirmation.
3. The DEVELOPER undertakes to construct the Building in accordance with the approved Plan sanctioned by the appropriate authority and undertakes to pay any damages, penalties and/or commanding fees payable to the Authority or Authorities concerned relating to any deviation.
4. The DEVELOPER shall have the right to appoint Architects, Engineers, Contractors for the construction of the building and hereby undertakes to indemnify and keep the OWNERS indemnified from and against any and

all Third Party claims, demands for compensation or otherwise and actions whatsoever arising out of any act or omissions and commissions of the DEVELOPER and/or the Contractor or any accident or otherwise in or relating in the construction of the building.

5. That the Second Party / DEVELOPER shall complete the construction of G+IV storied building in all respects entirely at its cost, risk and responsibility within 24 (twenty four) months from date of execution of this Agreement. However, if the Second Party is prevented in completing the project within the stipulated time of 24 months by circumstances not directly attributable to it and beyond its control including Force Majeure and in that event the stipulated time may be extended for maximum period of six months on such further terms and conditions as may be mutually agreed upon between the First and Second Party. The time of construction of building is the essence of contract.
6. The DEVELOPER hereby undertakes to construct the Building in accordance with the sanctioned building plans and undertakes to pay any damages, penalties and/or compounding fees payable to the appropriate authority or other Body or Authorities concerned relating to any deviation for which it may be responsible.

7. The OWNERS hereby also undertake that after taking possession from the DEVELOPER of their allocation doing any deviation in their portion for which the OWNERS will be responsible for paying any damages, penalties to the appropriate authority or other body and authorities.

**ARTICLE – "III"**

**(OWNERS' OBLIGATIONS)**

The OWNERS / FIRST PARTY covenants as follows :

1. The OWNERS shall execute a Registered Power of Attorney in favour of Developer to facilitate the construction of the Building according to the sanctioned plan at the cost and risk of the. DEVELOPER and sale of the Flats, Car Parking Space and Shops in Developer's allocation after fully satisfying the requirements of the OWNERS.
2. That the First Party / OWNERS shall deliver undisputed possession of the schedule "A" land not amounting to transfer and free from encumbrances to the Second Party / DEVELOPER to develop the said land and measurement for preparation of site plan and shall demarcate the property boundary for construction of boundary wall and shall clear up to date all the taxes to the appropriate authority or the land revenue authorities before delivery of possession of the land.

3. That the First Party/OWNERS shall deliver all papers / land documents to the Second Party / DEVELOPER to enable him to verify the land documents and for obtaining necessary financial assistance from any financial institution at his own cost, risk and exclusive liability for construction of the Ownership building on the Said Land as and when necessary.
4. That the First Party / OWNERS after agreeing in writing to the site development plan as proposed by the Second party / DEVELOPER will not interfere in the construction works of the Second Party / DEVELOPER nor make any comments / suggestion / advice / direction regarding alteration / addition of site plan approved by the competent authority.
5. That the First Party / OWNERS after execution of this Deed of Agreement shall not in any way encumber the said land by way of mortgage, lease, sale, gift, let out or any other mode of transfer or dispose of the said property or any portion thereof.
6. That the First Party / OWNERS shall keep vigilance against all third party claims or compensations and any other untoward incidents directly attributable to any act of omission of the First Party / OWNERS prior to handing over possession of the scheduled land and shall have to negotiate / compromise / rectify at his own cost.

7. That the owners will demolish the existing entire structure over the Schedule "A" mentioned land at the own cost and expenses within three months from the date of execution of this Development Agreement and thereafter handing over possession to the developer.
8. The First Party / OWNERS do hereby declare, represent and assure the Second Party / DEVELOPER as under-
  - (a) That prior to entering into this Agreement for development, they have not entered into any agreement for sale or lease or mortgage or otherwise in respect of the said property in favour of any one else nor has accepted any earnest money or token money or any other amount from any other persons towards sale or lease mortgage or otherwise of the said property described in the Schedule - "A" written hereunder.
  - (b) That the said property is not subject to any mortgage, lien, charge, suit attachment, either before or after judgement or judicial or quasi judicial proceeding.
  - (c) That the OWNERS have not received any notice for acquisition or requisition or reservation of the said property or any part thereof prohibiting or restricting

the development thereof from the competent authority.

(d) That the OWNERS have complied with the provisions of the laws for the time being in force which are applicable to the said property, as also Rules and Regulations, Bye laws of the appropriate authority.

(e) That the Corporation Taxes and other outgoing in respect of the said property have been paid upto the date of signing this agreement and that nothing is outstanding and no proceedings are pending against the said property of any part thereof.

9. The Conveyance or any other deed of the undivided proportionate share of land/space together with flat/flats/garage comprised in the said premises as be appurtenant to the Developers' allocation shall be made to the Developers or its nominee or nominees or the person or persons interested in purchasing or otherwise acquiring undivided land or other space and flat/flats in the Developers' allocation in such portion and/or shares as the Developer may from time to time nominate and direct.

10. It is clarified that all amounts receivable under such agreements or other document of transfer for indivisible

proportionate share of land comprised in the said premises and/or flats and/or space shall be for and to the account of the Developer and shall be received by the Developer exclusively and the Owners shall have no objection therewith on the followings: -

- (i) Sanctioning of the plan and for additions and/or alterations in the plans as may be required for construction of the building on the said premises. For any additional space constructed by the developer, the Owners will get 50% of the additional space so created.
- (ii) Construction of the building should be made by the Developer with its own cost and the developer may obtain any loan from any financial institution, Bank or from any other person against its allocation of the said project. The developer can involve any other person / persons as his partner through partnership deed for completion the said project. The OWNERS and Developer have no objection against any intending flat purchaser regarding Banking Loan or loan from any Financial Institution or personal loan from any person.

11. The Owners shall hold the Owners' allocation on the same terms and conditions as regards the user and maintenance of the building as the Purchasers or other Occupiers of the flats of the Developers' area would hold and shall pay

maintenance charges and other outgoings in respect of the Owners' area at the same rate and in the same manner as the Purchasers of the flats of the Developers' allocation.

12. The Owners shall never be liable for the Developers' activities in connection with the collection of money from the intending Purchaser relating to the Developers' allocation and/or for any credits from any person(s) or authority in the tune of any amount for the construction of the said proposed building before, during or after construction of the said building according to the plan or plans. All materials, plants and machinery brought in upon the said property or workmen, laborer used, employed or to be used and employed for constructing the said building shall remain at the Developer and/or his agent's sole risk and responsibility and shall at all times to be absolute property of the Developer and the Owners shall not be entitled to exercise any lien nor impose any attachments, claims or any charges thereto.
13. In case of demise of the Owners during the tenure of the construction and final transaction, his heirs shall in that case make such acts and things so that this agreement remains valid and fresh Development Power of Attorney shall be executed by his heirs so long the final transaction is not completed and in case of negligence or failure all the heirs of the Owners shall be liable to make good of the total loss and damages whatsoever the Developer may suffer in this regard.

14. All notices consents and approvals to be given on behalf of the Owners shall be either delivered to the Developer personally or left for it at its usual place of business mentioned above.
15. The responsibility of the management and maintenance of all the open space comprised in the said premises (i.e. excepting the land covered under the building and / or other structure on the said premises) shall be that of the Developer until the Society or Association or Syndicate be formed by the Owners / Occupier and / or Purchasers of the building and/or other structures on the said premises and the Owners and / or Purchasers including the Owners herein agreed to bear and pay the proportionate costs and expenses of such maintenance and management to the Developer or the person for the time responsible for the same.
16. A supplementary Deed may be executed by both part herein for demarcation of both part allocation in the proposed building after sanction of building plan.

#### **ARTICLE – “IV”**

##### **(DEVELOPER’S OBLIGATIONS)**

The Second Party / DEVELOPER covenants with the First Party / OWNERS as follows :

1. That the Second Party / **DEVELOPER** shall develop and construct the said RCC residential cum commercial

building in terms of this Agreement and in accordance with the plans sanctioned and approved by competent authority. The Approved Site Development Plan, sanctioned Building Plan, structural plan, Layout, No Objection Certificate, Sanction Letter from appropriate authority, etc shall form part and parcel of this Agreement.

2. That the Second Party / **DEVELOPER** shall indemnify and keep indemnified the First Party / OWNERS from the effect and consequences of any breach or violation on its part in fulfilling obligations under any law or any other contract in connection with the Said Land and / or Building to be constructed on the Said land.
3. The Second Party/ **DEVELOPER** shall not handover possession of any flat of Developer's allocation to anyone before delivery of possession of the First party's / OWNERS'S share to the OWNERS in full satisfaction within the stipulated period.
4. That the Second Party / DEVELOPER shall complete the construction of G + IV storied building in all respects entirely at its cost, risk and responsibility within 24 (twenty four) months from date of execution of this Agreement. However, if the Second Party is prevented in completing the project within the stipulated time of 24 months by circumstances not directly attributable to it and beyond its control including Force Majeure and in that event the

stipulated time may be extended for maximum period of six months on such further terms and conditions as may be mutually agreed upon between the First and Second Party.

5. That at the request of the First Party / OWNERS, the building will be named **CHITRA APARTMENT** which may be prefixed or suffixed with any word as deemed fit by the Second Party / DEVELOPER but with consent of the OWNERS.
6. That the Second party / DEVELOPER shall not do or cause to be done any works / acts or things which may cause disturbance / annoyance / enmity with the neighbours. In case of any disagreements, the DEVELOPER shall resolve the issue bilaterally through mutual discussions with them without involvement financial or otherwise of the First Party / OWNERS.
7. That the Second party / DEVELOPER shall develop the Said Land and construct the G+IV storied building entirely at his cost in accordance with the plan sanctioned by appropriate authority.
8. That the entire responsibility for construction of the Ownership building, i.e. payment of construction permission from the appropriate authority, to prepare site plan and for making or selling of such flats and selection of

parties, etc. shall be exclusively made by the Second party / DEVELOPER.

9. The Developer after completion of the Building shall obtain completion certificate in respect of the Building from the appropriate authority within the said stipulated period.
10. After obtaining corporation's certificate for completion of job, from appropriate authority the developer should handover the copy of said certificate to the Owners unconditionally.
11. The Developer hereby agrees and covenants with the Owners not to deviate any of the provisions or rules applicable for construction of the said Building.
12. During the construction phase, all expenses including electricity charges, water charges, municipal taxes, etc will be borne by the DEVELOPER.
13. A supplementary Deed may be executed by both part herein for demarcation of both part allocation in the proposed building after sanction of building plan.

**ARTICLE: "V"**

**(DEVELOPER'S RIGHTS)**

1. In consideration of the Developer having agreed to construct, effect and complete a new Building of first class construction as per agreed specification on the said

LAND in accordance with the plan at its own costs and sole liability and responsibility and in further consideration of the Developer having agreed not to charge towards construction of Owners' allocation as provided hereinafter, the Owners have agreed to grant exclusive right to development of the said premises on the terms and conditions hereinbefore and hereinafter appearing.

2. The land owner and developer has also agreed to construct and no further construction on 50% of the said further extension portion of the said building and the said Developer will get as Developer's allocation on 50% of the said further extension portion of the said building shall further construction and the developer shall at their own cost and expenses and without creating any financial or other liability upon the owner shall construct and complete the more than of (G+IV) storied building upon the aforesaid land.
3. The Developer acting on behalf of and as Attorney of the Owners shall at the exclusive cost of the Developer from time to time submit the Building Plan sanctioned by the appropriate authority to any other Authority for clearance or approval of the plan or may or shall be required for the construction of the Building on the said premises. The Developer shall cause at its own costs and expenses and such changes to be made in the Building plan or otherwise as shall be required by any Authority or to

comply with such clearance or approval as aforesaid expeditiously and without delay with Owners' consent.

4. All applications, Plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners but otherwise at the costs and expenses in all respect of the Developer and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited thereof or otherwise required for the construction of the said Building or the said premises **PROVIDED ALWAYS** that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposit made by the Developer.
5. The Developer during all phases of the project shall abide by all the laws, rules and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws, rules and regulations.
6. Without prejudice to the obligations of the Developer to construct the allocations of the Owners, to execute and register the Sale Deed or any other deed as mentioned hereinabove, the Developer shall be absolutely entitled to enter into all agreements and other documents of transfer for the said space/flats etc. (save and except for such shares therein as be appurtenant to the Owners' allocation)

and the Flats and other spaces as be constructed by the Developer from time to time thereon (save the flats as may be constructed by the Developer for and on behalf of the Owners i.e Owners' allocation) to the persons interested in owning the same or portions thereof in such share and portions as the Developer may deem fit and proper and to take earnest and all payment therefore.

#### **ARTICLE: IV**

#### **(EXPLOITATION RIGHTS)**

The Owners grant exclusive right to the Developer to construct the said proposed Building in the land referred above and in **SCHEDULE 'A'** below with own finance, risk and responsibility and by allotment, Owners shall be entitled to get 50% (fifty) percent constructed area and the Developer being entitled to the rest of the total constructed area except Owners' allocation of total constructed Flats, Car Parking Spaces and shops and the Developer shall be entitled to obtain necessary advance upon their own allocation from such Buyer/s on terms and conditions as the Developer in its absolute discretion deem fit and proper.

#### **ARTICLE : "V"**

#### **(BUILDING)**

1. The Developer shall at its own costs and liabilities construct the G+IV storied building on the said property or according to the Building Plan sanctioned by the appropriate authority.

2. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the Owners shall in no way be liable for the payment of the same.
3. The Developer is hereby authorized and empowered in relation to the Construction as far as may be necessary to apply and obtain quotas, entitlements and other materials allocable to the Owners for the construction of the said Building. Similarly the Developer is to apply and obtain temporary and/or permanent connection of water, electricity power and/or to the Building and other inputs and facilities required for which purpose, the Owners do hereby agree to execute a General Power of Attorney in favour of the designated partner(s) of the DEVELOPER and the Owners shall also sign all such applications and other documents as shall be required by the Developer and other Authorities, for the purpose of or otherwise for or in connection with the construction of the said building for time to time.

**ARTICLE: "VI"**

**(BUILDING ALLOCATION)**

1. Immediately upon the construction of the proposed Building stage by stage and/or its completion or on any parts of the same except Flats, Shops and car parking

spaces and covered spaces as mentioned in the **SCHEDULE 'B'** being at least 50% (fifty percent) of built up area of the total constructed area being the OWNERS' allocation, all other Flats, car parking spaces, covered spaces and shops shall belong to the Developer and the Owners shall not have any right, title, interest, claim and demand whatsoever in respect thereof of the construction to be made as sanctioned plan mentioned in the **SCHEDULE 'C'**.

2. On completion of the Building and on delivery of said Owners allocation of Flats, Shops and Car Parking Spaces and covered spaces etc. in Owners' allocation with the stipulated period to the Owners to their full satisfaction, the Owners shall transfer and convey at the request of the Developer and at the cost of the Developer or Transferees and not at the cost of the OWNERS, the indivisible proportionate share of the land in respect of the Flats, Shops and car parking spaces, covered spaces, etc by executing the relevant Deed of Sale / transfer in favour of the Developer or such other person or persons, who may be nominated by the Developer in that regards.

#### **ARTICLE: "VII"**

#### **(CONSIDERATION)**

The Developer shall construct G+IV storied building in the said land according to the Building plans sanctioned by the

appropriate authority. The entire finance for construction of said Building and incidental costs shall be provided by the Developer. The Developer shall have absolute discretion to sell the Flats except the Owners' allocation of Flats, Shops and Car Parking spaces as demarcated and also proportionate sanctioned area, if achieved and Car Parking Space and covered space in the Building on this terms and conditions.

**ARTICLE: "VIII"**

**(OWNERS ALLOCATION)**

Shall be 50% (fifty percent) of the constructed area in proposed G+IV storied Building together with undivided proportionate share of land underneath including proportionate share in the common parts and facilities in the proposed building in all respect as per Specification appearing hereunder.

And

The developer have paid interest free nonrefundable amount of Rs.5,000/- (Rupees five thousand) only to the land owners at the time of execution of this Agreement.

**ARTICLE: "IX"**

**(DEVELOPER ALLOCATION)**

Shall be 50% (fifty percent) of the constructed area save and except owners' allocation in proposed G+IV storied Building, save and except the Owners' allocation.

**ARTICLE: "X"**  
**[MISCELLANEOUS]**

1. The Owners and the Developer have entered into the Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the Owners as a Joint Venture or Joint Adventure between the Owners and the Developer and not in any manner constitute an Association of persons. Each Party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs, executors, administrators, representatives and assigns of the Parties hereto.
2. As and from the date of handing over after completion of the Building, the Developer and/or its Transferees and the Owners and/or their Transferees shall each be liable to pay and bear levies payable in respect of their respective spaces as assessed by the appropriate authority and/or other Authorities.
3. All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the Parties hereto or the construction and interpretation any of the terms or meaning thereof shall be referred to arbitration under the provisions of Arbitration and Conciliation Act, 1996 and any statutory modification or

enactment thereto from time to time in force and award given by the Arbitrator shall be binding final and conclusive of the Parties hereto.

**ARTICLE: "XI"**

**(JURISDICTION)**

Appropriate Courts at Alipore, District - South 24-Parganas or Calcutta High Court, shall have the jurisdiction to entertain all disputes and actions between the Parties herein.

**SCHEDULE - "A" ABOVE REFERRED TO**

**(DESCRIPTION OF THE SAID LAND)**

**ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. - Sonarpur at present Narendrapur, Sonarpur Station Road, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas together with all easement right and privileges and facilities, alongwith right to use the common passages attached with the said land. The said property is butted and bounded as follows:-

|                     |   |                                      |
|---------------------|---|--------------------------------------|
| <b>ON THE NORTH</b> | : | Land in R.S. Dag no. 262 (P).        |
| <b>ON THE SOUTH</b> | : | 40' feet wide Sonarpur Station Road. |
| <b>ON THE EAST</b>  | : | 6' feet wide common <u>passage</u> . |
| <b>ON THE WEST</b>  | : | Other's land.                        |

**SCHEDULE - "B" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE OWNERS' ALLOCATION)**

**ALL THAT** 50% (fifty percent) of the constructed area in proposed G+IV storied Building together with undivided proportionate share of land underneath including proportionate share in the common parts and facilities in the proposed building in all respect as per Specification appearing hereunder.

And

The developer have paid interest free nonrefundable amount of Rs.5,000/- (Rupees five thousand) only to the land owners at the time of execution of this Agreement.

**SCHEDULE - "C" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)**

**ALL THAT** rest 50% (fifty percent) of the constructed area save and except owners' allocation in proposed G+IV storied Building, save and except the Owners' allocation.

**SCHEDULE - "D" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE COMMON AREAS)**

1. Staircase on all floors, staircase landing on all floors & lift well.
2. Common passage from the main road to the Building.
3. Water pump, water tank and other plumbing installation and overhead tank.

4. Drainage and sewers and septic tank and septic pit.
5. Boundary walls and main gates.
6. Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.
7. Roof, caretaker room, caretaker toilet and meter room.

**SCHEDULE - "E" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE COMMON EXPENSES)**

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system sewerage system, rain water discharge arrangement, water electricity supply system to all common areas in mentioned in **SCHEDULE "D"** hereinbefore.
2. The expenses of repairing, maintaining, painting the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable as the said building.

6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment of the premises and the common facilities and amenities.

### **SCHEDULE "F"**

#### **SPECIFICATION**

##### **BUILDING:**

G + 4 storied residential building.

##### **STRUCTURE:**

R.C.C. framed structure with brick walls and cement plaster finish with BIRLA wall putty or equivalent.

##### **FLOORING:**

At least 24 inches X 24 inches best quality vitrified tiles.

##### **TOILET:**

12"x12" tiles in floor and at least 18" X 12"(Kajaria) best quality ceramic glazed tiles on walls upto 7' feet high. Wash Basin, European type hanging commode with flush valb will be of Jaquer. Soap trays, water mixers, taps, overhead shower mixers, etc will be of best quality (Jaquar). There will be plumbing and electrical installation and wiring for geysers.

##### **KITCHEN:**

White Glazed tiles upto a height of 5 feet along with granite table top and stainless steel sink. Electrical wiring for exhaust fan, electrical chimney.

##### **DOORS:**

Main door TATA PRAVESH, inside doors Flush wooden shutters with wooden frame painted with two coats wood primer and two

coats of paint with SS tower bolts on the inside, SS, L-drops in the outside and Godrej make cylindrical locks for the partition doors.

**WINDOWS:**

Powder coated Aluminum sliding windows fitting clear glass with M.S. Grill.

**ELECTRICAL:**

Concealed copper wiring with A-1 quality switches and plug sockets with necessary light and fan & A.C. points but without fittings Electrical Provisions with starter breakers shall be made for ACs in the Bed rooms.

**OUTSIDE BUILDING:**

Cement base paint finish.

**ROOF:**

Water proofing treatment on roof.

**WATER:**

Water pump, overhead water tank and boring water.

**ADDITION/ALTERATION/MODIFICATION:**

In case of any addition/alteration/modification (internally) if desired by the proposed Owner and estimate will be submitted by the Developer to them for the same and will be taken up by the Developer only when the said estimates are agreed upon by the proposed Owner.

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

**SIGNED, SEALED & DELIVERED**

By the parties at Kolkata in the Presence of:

**WITNESSES:**

1. *Gipankar - N@KOL.*  
*NOAPARA, P.O. S. - Sanarpur*  
*South 24 Parganas*  
*KOL - 700150*      1. *[Signature]*
2. *Rupam Chakraborty*  
*Alipore Judge's*  
*Court, South 24 Pgs*  
*Kolkata - 700027*      2. *[Signature]*
3. *[Signature]*      3. *[Signature]*
4. *Fairair Kumar Day*      4. *[Signature]*

**SIGNATURE OF THE OWNERS**

DEY CONSTRUCTION

*[Signature]*  
Proprietor

Drafted by me:

*[Signature]*  
(TARAS CHOWDHURY)  
Advocate F/3 *[Signature]* 70  
Alipore Judges' Court,  
Kolkata-27.

**SIGNATURE OF THE DEVELOPER**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Developer the sum of  
**Rs.5,000/- (Rupees five thousand) only** being the  
 nonrefundable amount as per this Agreement.

By Cash

Rs. 5,000/-

**WITNESSES:**1. *Dipankar Naskar*1. *Manoj M*2. *Atul Singh*2. *Rupam Bunkait*3. *Govind Singh*4. *Manoj Kumar Singh***SIGNATURE OF THE OWNERS**

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name DILIP DEY

Signature

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name PRASENJIT DEY

Signature

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name AVIJIT DEY

Signature

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name RANJIT DEY

Signature

### Major Information of the Deed

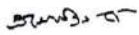
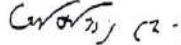
|                                                              |                                                                                                                                                            |                                                             |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------|
| Deed No :                                                    | I-1603-00984/2025                                                                                                                                          | Date of Registration                                        | 20/01/2025 |
| Query No / Year                                              | 1603-2000142356/2025                                                                                                                                       | Office where deed is registered                             |            |
| Query Date                                                   | 15/01/2025 8:15:39 PM                                                                                                                                      | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Baidyanath Dolui<br>Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027,<br>Mobile No. : 9064896216, Status : Solicitor firm |                                                             |            |
| 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 : 5,000/-]                    |                                                             |            |
| Set Forth value                                              | Market Value                                                                                                                                               |                                                             |            |
| Rs. 4/-                                                      | Rs. 1,00,00,000/-                                                                                                                                          |                                                             |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                      |                                                             |            |
| Rs. 10,031/- (Article:48(g))                                 | Rs. 103/- (Article:E, E, B)                                                                                                                                |                                                             |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                             |                                                             |            |

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,  
Mouza: Teghari, , Holding No:2529 TEGHORI JI No: 52, Pin Code : 700150

| Sch No | Plot Number     | Khatian Number       | Land Use Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|--------|-----------------|----------------------|-------------------|---------|------------------|-------------------------|-----------------------|---------------------------------|
| L1     | LR-276 (RS :- ) | LR-4849              | Bastu             | Danga   | 1 Katha 4 Chatak | 1/-                     | 25,00,000/-           | Width of Approach Road: 40 Ft., |
| L2     | LR-276 (RS :- ) | LR-4848              | Bastu             | Danga   | 1 Katha 4 Chatak | 1/-                     | 25,00,000/-           | Width of Approach Road: 40 Ft., |
| L3     | LR-276 (RS :- ) | LR-4850              | Bastu             | Danga   | 1 Katha 4 Chatak | 1/-                     | 25,00,000/-           | Width of Approach Road: 40 Ft., |
| L4     | LR-276 (RS :- ) | LR-4851              | Bastu             | Danga   | 1 Katha 4 Chatak | 1/-                     | 25,00,000/-           | Width of Approach Road: 40 Ft., |
|        |                 | <b>TOTAL :</b>       |                   |         | <b>8.25Dec</b>   | <b>4 /-</b>             | <b>100,00,000 /-</b>  |                                 |
|        |                 | <b>Grand Total :</b> |                   |         | <b>8.25Dec</b>   | <b>4 /-</b>             | <b>100,00,000 /-</b>  |                                 |

Land Lord Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                         | Name,Address,Photo,Finger print and Signature                                                                                                                                                                             |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mr DILIP DEY, (Alias: Mr DILIP KUMAR DEY)</b><br>Son of Late SHAMA PROSAD DEY<br>Executed by: Self, Date of Execution: 20/01/2025<br>, Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office | <b>Photo</b><br><br>20/01/2025   | <b>Finger Print</b><br><br>Captured<br>LTI<br>20/01/2025   | <b>Signature</b><br><br>20/01/2025   |
| SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx3P, Aadhaar No: 81xxxxxxxx7125, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office |                                                                                                                                                                                                                           |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mr PRASENJIT DEY</b><br>Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY<br>Executed by: Self, Date of Execution: 20/01/2025<br>, Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office             | <b>Photo</b><br><br>20/01/2025  | <b>Finger Print</b><br><br>Captured<br>LTI<br>20/01/2025 | <b>Signature</b><br><br>20/01/2025  |
| SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AGxxxxxx9L, Aadhaar No: 56xxxxxxxx4181, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office |                                                                                                                                                                                                                           |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mr AVIJIT DEY</b><br>Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY<br>Executed by: Self, Date of Execution: 20/01/2025<br>, Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office                | <b>Photo</b><br><br>20/01/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>20/01/2025 | <b>Signature</b><br><br>20/01/2025 |
| SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AJxxxxxx6F, Aadhaar No: 29xxxxxxxx3264, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office |                                                                                                                                                                                                                           |                                                                                                                   |                                                                                                                                             |                                                                                                                        |

| Name                                                                                                                                                                                                                                                                                                                                                                                                                                         | Photo                                                                                           | Finger Print                                                                                                       | Signature                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Mr RANJIT KUMAR DEY</b><br>Son of Mr DILIP DEY ALIAS<br>DILIP KUMAR DEY<br>Executed by: Self, Date of<br>Execution: 20/01/2025<br>, Admitted by: Self, Date of<br>Admission: 20/01/2025 ,Place<br>: Office                                                                                                                                                                                                                                | <br>20/01/2025 | <br>Captured<br>LTI<br>20/01/2025 | <br>20/01/2025 |
| SONARPUR SAHEBPURA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-<br>Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business,<br>Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AOxxxxxx9D, Aadhaar No: 23xxxxxxxx4777,<br>Status :Individual, Executed by: Self, Date of Execution: 20/01/2025<br>, Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office |                                                                                                 |                                                                                                                    |                                                                                                  |

#### Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>DEY CONSTRUCTION</b><br>497 SONARPUR SAHEBPURA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-<br>Parganas, West Bengal, India, PIN:- 700150 Date of Incorporation:XX-XX-1XX5 , PAN No.:: ADxxxxxx3P,Aadhaar<br>No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| SI No                                                                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                      |                                                                                                    |              |           |                                                                                                                                                                                                                                                           |                                                                                                           |                                                                                                                      |                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                         | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DILIP DEY, (Alias Name:<br/>Mr DILIP KUMAR DEY)<br/>(Presentant )</b><br/>           Son of Late SHAMA PROSAD<br/>           DEY<br/>           Date of Execution -<br/>           20/01/2025, , Admitted by:<br/>           Self, Date of Admission:<br/>           20/01/2025, Place of<br/>           Admission of Execution: Office         </td> <td>  <br/>           Jan 20 2025 2:20PM         </td> <td>  <br/>           Captured<br/>           LTI<br/>           20/01/2025         </td> <td>  <br/>           20/01/2025         </td> </tr> </tbody> </table><br>SONARPUR SAHEBPURA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-<br>Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business,<br>Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx3P, Aadhaar No: 81xxxxxxxx7125<br>Status : Representative, Representative of : DEY CONSTRUCTION (as SOLE PROPRIETOR) | Name                                                                                                                 | Photo                                                                                              | Finger Print | Signature | <b>Mr DILIP DEY, (Alias Name:<br/>Mr DILIP KUMAR DEY)<br/>(Presentant )</b><br>Son of Late SHAMA PROSAD<br>DEY<br>Date of Execution -<br>20/01/2025, , Admitted by:<br>Self, Date of Admission:<br>20/01/2025, Place of<br>Admission of Execution: Office | <br>Jan 20 2025 2:20PM | <br>Captured<br>LTI<br>20/01/2025 | <br>20/01/2025 |
| Name                                                                                                                                                                                                                                                      | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                                                         | Signature                                                                                          |              |           |                                                                                                                                                                                                                                                           |                                                                                                           |                                                                                                                      |                                                                                                    |
| <b>Mr DILIP DEY, (Alias Name:<br/>Mr DILIP KUMAR DEY)<br/>(Presentant )</b><br>Son of Late SHAMA PROSAD<br>DEY<br>Date of Execution -<br>20/01/2025, , Admitted by:<br>Self, Date of Admission:<br>20/01/2025, Place of<br>Admission of Execution: Office | <br>Jan 20 2025 2:20PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <br>Captured<br>LTI<br>20/01/2025 | <br>20/01/2025 |              |           |                                                                                                                                                                                                                                                           |                                                                                                           |                                                                                                                      |                                                                                                    |

#### Identifier Details :

| Name                                                                                                                                                                                               | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Mr BAIDYANATH DOLUI</b><br>Son of Late B DOLUI<br>ALIPUR POLICE COURT, City:- Not<br>Specified, P.O:- ALIPUR, P.S:-Alipore,<br>District:-South 24-Parganas, West<br>Bengal, India, PIN:- 700027 |  | <br>Captured |  |

20/01/2025

20/01/2025

20/01/2025

Beneficiary Of Mr DILIP DEY, Mr PRASENJIT DEY, Mr AVIJIT DEY, Mr RANJIT KUMAR DEY, Mr DILIP DEY

**Transfer of property for L1**

| Sl.No | From                | To. with area (Name-Area)     |
|-------|---------------------|-------------------------------|
| 1     | Mr DILIP DEY        | DEY CONSTRUCTION-0.515625 Dec |
| 2     | Mr PRASENJIT DEY    | DEY CONSTRUCTION-0.515625 Dec |
| 3     | Mr AVIJIT DEY       | DEY CONSTRUCTION-0.515625 Dec |
| 4     | Mr RANJIT KUMAR DEY | DEY CONSTRUCTION-0.515625 Dec |

**Transfer of property for L2**

| Sl.No | From                | To. with area (Name-Area)     |
|-------|---------------------|-------------------------------|
| 1     | Mr DILIP DEY        | DEY CONSTRUCTION-0.515625 Dec |
| 2     | Mr PRASENJIT DEY    | DEY CONSTRUCTION-0.515625 Dec |
| 3     | Mr AVIJIT DEY       | DEY CONSTRUCTION-0.515625 Dec |
| 4     | Mr RANJIT KUMAR DEY | DEY CONSTRUCTION-0.515625 Dec |

**Transfer of property for L3**

| Sl.No | From                | To. with area (Name-Area)     |
|-------|---------------------|-------------------------------|
| 1     | Mr DILIP DEY        | DEY CONSTRUCTION-0.515625 Dec |
| 2     | Mr PRASENJIT DEY    | DEY CONSTRUCTION-0.515625 Dec |
| 3     | Mr AVIJIT DEY       | DEY CONSTRUCTION-0.515625 Dec |
| 4     | Mr RANJIT KUMAR DEY | DEY CONSTRUCTION-0.515625 Dec |

**Transfer of property for L4**

| Sl.No | From                | To. with area (Name-Area)     |
|-------|---------------------|-------------------------------|
| 1     | Mr DILIP DEY        | DEY CONSTRUCTION-0.515625 Dec |
| 2     | Mr PRASENJIT DEY    | DEY CONSTRUCTION-0.515625 Dec |
| 3     | Mr AVIJIT DEY       | DEY CONSTRUCTION-0.515625 Dec |
| 4     | Mr RANJIT KUMAR DEY | DEY CONSTRUCTION-0.515625 Dec |

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,  
Mouza: Teghari, , Holding No:2529 TEGHORI JI No: 52, Pin Code : 700150

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                   | Owner name in English as selected by Applicant |
|--------|----------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 276, LR Khatian No:- 4849 | Owner:দিলীপ দে, Gurdian:শ্যামসদ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,      | Mr DILIP DEY                                   |
| L2     | LR Plot No:- 276, LR Khatian No:- 4848 | Owner:প্রসেনজি দে, Gurdian:দিলীপ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,     | Mr PRASENJIT DEY                               |
| L3     | LR Plot No:- 276, LR Khatian No:- 4850 | Owner:অভিজিৎ দে, Gurdian:দিলীপ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,       | Mr AVIJIT DEY                                  |
| L4     | LR Plot No:- 276, LR Khatian No:- 4851 | Owner:রঞ্জিত কুমার দে, Gurdian:দিলীপ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre, | Mr RANJIT KUMAR DEY                            |

**Endorsement For Deed Number : I - 160300984 / 2025**

On 20-01-2025

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

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

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

Presented for registration at 13:18 hrs on 20-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DILIP DEY Alias Mr DILIP KUMAR DEY,.

**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 1,00,00,000/-

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

Execution is admitted on 20/01/2025 by 1. Mr DILIP DEY, Alias Mr DILIP KUMAR DEY, Son of Late SHAMA PROSAD DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr PRASENJIT DEY, Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mr AVIJIT DEY, Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 4. Mr RANJIT KUMAR DEY, Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-01-2025 by Mr DILIP DEY, , Mr DILIP KUMAR DEY SOLE PROPRIETOR, DEY CONSTRUCTION (Sole Proprietorship), 497 SONARPUR SAHEBPURA, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 103.00/- ( B = Rs 50.00/- ,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 71/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/01/2025 11:39AM with Govt. Ref. No: 192024250364886448 on 20-01-2025, Amount Rs: 71/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 1202712517129 on 20-01-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3051, Amount: Rs.10.00/-, Date of Purchase: 14/01/2025, Vendor name: W GAZI  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/01/2025 11:39AM with Govt. Ref. No: 192024250364886448 on 20-01-2025, Amount Rs: 10,021/-,  
Bank: SBI EPay ( SBIPay), Ref. No. 1202712517129 on 20-01-2025, Head of Account 0030-02-103-003-02



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