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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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21/9/22

Shobha Tyagi

Sangeeta Sen

Dasgupta Enterprises  
Debaraj Dasgupta  
Proprietor



Notarized that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are part of this document.

Notary District Sub-Registrar  
Sonarpur, South 24 Parganas

### DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the

21 SEP 2022 21<sup>st</sup> Day of Sep:..... Two Thousands and Twenty Two (2022).



S.L. No. 620 Date 20/09/2022  
Name Bilal Kar Jyoti Das  
Address Mondalpara Sonarpur Kol 150  
Value 5000/-

Govt. Stamp Vender  
TAPAS HALDER  
Sonarpur A.D. S.R.O., Kol.-150

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MAIYA KARMAKAR  
Kamrabad Biswas para Sonarpur,  
24 parganas (South)  
Sonarpur Kol-700150



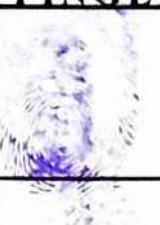

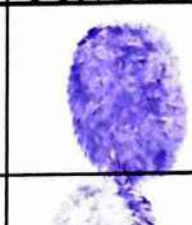


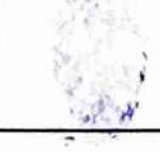

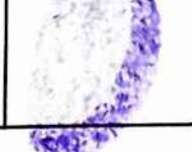
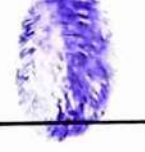
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Adl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas












21 SEP 2022

⊙ By cash

PRESENTANT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					












BHASKAR JYOTI DAS.

Bhaskar Jyoti Das

CLAIMENT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

SANGEETA SEN

Sangeeta Sen

CLAIMENT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					


DEBASISH DAS GUPTA.

Dasgupta Enterprise  
Debashish Das Gupta

CLAIMENT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

Proprietor



  
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Sangeeta Sen

Dasgupta Enterprise  
Debasish Dasgupta  
Proprietor

## BETWEEN

1. MR. BHASKAR JYOTI DAS, PAN-AQHPD 1941 Q, Son of Late Pranab Jyoti Das, 2. MRS. SANGEETA SEN, PAN - EGGPS 2860 J, Wife of Sri Sagar Sen, Daughter of Late Pranab Jyoti Das, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business & Housewife, No. 1 residing at Mondal Para, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. 2 residing at 6A6, New Town Action Area - 1B, Green Wood Park Extension, Rajarhat Gopalpur, Newtown, North 24 Parganas, Kolkata - 700 156, hereinafter called and referred to as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTY.**

## AND

**DASGUPTA ENTERPRISE**, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. - Subhasgram, P.S. - Sonarpur, Kolkata - 700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASISH DASGUPTA, PAN - AGCPD 8770 G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at C/144 Milian Pally, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, hereinafter called and referred to as the **"DEVELOPER/ PROMOTER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include it successors-in-office and administrators) of the **OTHER PART/SECOND PARTY.**



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Proprietor

**WHEREAS** The First Party herein is the possession holder/owner **ALL THAT** piece and parcel of Bastu land measuring more or less **2 Cottahs 3 Chittacks 5 Sq. Ft.** more or less which is lying and situated at Mouza- Sonarpur, J.L. No. - 39, R.S. No. - 13, Touji No. - 109, Pargana- Magura, P.S. - Sonarpur, A.D.S.R. office at Sonarpur, comprising in R.S. & L.R. Dag No. 665 appertaining to R.S. Khatian No. 493, L.R. Khatian No. - 5493, 5492 under the limits of Rajpur - Sonarpur Municipality, Ward No. 13, Holding No. 241, (Mondal para road) Kolkata - 700 150 which morefully and particularly described and mentioned in the first schedule hereunder written.

**AND WHEREAS** the said present owners became the absolute owner according to the aforesaid manner and enjoy their every right, title and interest over the said land by paying rent and taxes to the concerned authority regularly.

**AND WHEREAS** the present landlord being desires to develop the below schedule land by construction of building, being unable for want of funds expertise and man power approached the developer of the Second part for the development of the schedule land by construction of building comprising of flats/ units, covered space and garage and shop and other amenities, if any interms of Building Plan sanctioned by the Rajpur - Sonarpur Municipality.

**AND WHEREAS** The Developer being satisfied, with landlords right, title and Interest on the schedule land has agreed to enter into this agreement with the land lord to develop the Schedule land by construction of building under building plan to be sanctioned by the Rajpur - Sonarpur Municipality.





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South 24 Parganas

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Bhaskar Jyoti Das  
Sangeeta Sen

Das Gupta Enterprise  
Debasish Das Gupta  
Proprietor

**NOW THIS AGREEMENT WITNESSETH** :- and it is hereby agreed by  
and between the parties hereto and follows:-

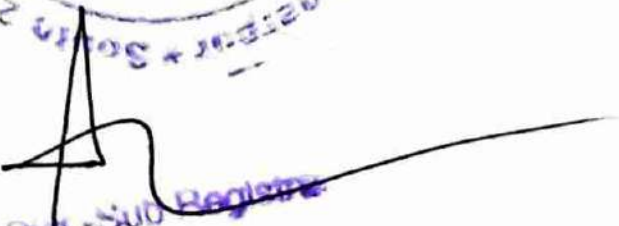
**1. DEFINITION** :- unless there is anything repugnant to the subject  
precontext.

**OWNERS** :- Shall mean 1. **MR. BHASKAR JYOTI DAS, PAN-AQHPD 1941 Q**, Son of Late Pranab Jyoti Das, 2. **MRS. SANGEETA SEN, PAN - EGGPS 2860 J**, Wife of Sri Sagar Sen, Daughter of Late Pranab Jyoti Das, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business & Housewife, No. 1 residing at Mondal Para, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. 2 residing at 6A6, New Town Action Area - 1B, Green Wood Park Extension, Rajarhat Gopalpur, Newtown, North 24 Parganas, Kolkata - 700 0156.

**DEVELOPER/PROMOTER** :- Shall mean **DASGUPTA ENTERPRISE**, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. - Subhasgram, P.S. - Sonarpur, Kolkata - 700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASISH DASGUPTA, PAN - AGCPD 8770 G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at C/144 Milan Pally, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150.

**TITLE DEEDS** :- shall mean all the documents referred to herein above recital.



  
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Shashu Gupta Sr.  
Sangeeta Sen

D. Gupta Enterprise  
Debarshi Debbarh  
Proprietor

**PREMISES** :- ALL THAT piece and parcel of Bastu land measuring more or less 2 Cottahs 3 Chittacks 5 Sq. Ft. more or less which is lying and situated at Mouza- Sonarpur, J.L. No. - 39, R.S. No. - 13, Touji No. - 109, Pargana- Magura, P.S. - Sonarpur, A.D.S.R. office at Sonarpur, comprising in R.S. & L.R. Dag No. 665 appertaining to R.S. Khatian No. 493, L.R. Khatian No. - 5493, 5492, under the limits of Rajpur - Sonarpur Municipality, Ward No. 13, Holding No. 241, (Mondal para road) Kolkata - 700 150.

**BUILDING** :- shall mean the building or buildings to be constructed on the said premises as per the sanctioned building Plan.

**COMMON FACILITIES AND AMENITIES** :- shall include corridors, stairways, passage ways, driveways, common lavatories, ultimate vacate roof, pump room, tube well, ground water reservoir, overhead water tank, water pump etc.

**SALEABLE SPACE** :- shall mean be space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

**OWNERS' ALLOCATION** :- shall mean 40% of total constructed ( Cover Flat area & Shop & Garage, common area of Ground Floor) area of the said multi-storied building together with consideration money of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand) only as non refundable / non adjustable money.



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**DEVELOPER'S/PROMOTER'S ALLOCATION**:- shall mean remaining portion of the total constructed (Cover Flat area & Shop & Garage, common area of Ground Floor ) area of the said building to be constructed on the said premises excluding the owner's allocation.

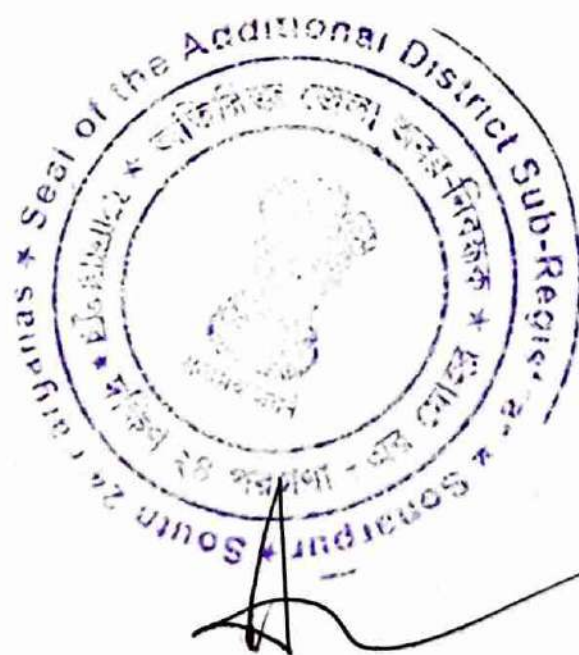
**THE ARCHITECT** :- shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said premises.

**BUILDING PLAN** :- the **Promoter** have an **approved or sanctioned** Building Plan from Rajpur - Sonarpur Municipality and/or more if the concerned authority permitted with the intention of the both parties.

**TRANSFER** :- with its grammatical variation shall include possession under a Agreement or part performance of a contract and by any other means according to Transfer Properties Act, 1882.

**TRANSFREE** :- shall mean and person, firm, limited Company, Association of persons or body of individuals to whom any space in the building has been transferred.

**SHIFTING** : - Shall mean at the time of delivery of the vacant possession of the "Said Property" as per requirement of the said Developer for construction the Developer should bound to Shift the owner in a rented accomodation with Two Bed rooms at his own cost untill hand over the possession of the owner allocation of the said New building to the First Party. 6,000/- ( per month) For Rent.



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Dasgupta Enterprise  
Debarshi Dasgupta  
Proprietor

**Maintenance** :- shall mean maintenance of the common facilities and shall be joint responsibilities of the flat owners time to time in good and habitable condition by the all occupiers.

**2. THIS AGREEMENT** shall be deemed to have commenced on and with effect from the date of execution by the both parties.

**3. THE OWNER DECLARE AS FOLLOWS :-**

**THAT** owner/First party are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.

**THAT** the said premises is free from all encumbrances and the owner has a marketable title in respect of the said premises.


**THAT** there is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act. 1976.

**4. THE OWNERS AND THE DEVELOPER/PROMOTER** declare and covenant as follows:-

**THAT** the owner hereby grants, exclusive right to Developer to under take new construction on the said premises in accordance with the plan or plans to be sanctioned by the authority of Rajpur - Sonarpur Municipality.

**THAT** all applications plans and other papers and Original copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owner at the Developer's cost and expenses.



  
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**THAT** upon completion of the new buildings the Developers shall put the owner in undisputed possession of the owner allocation **TOGETHER WITH** the rights in common facilities and amenities.

**THAT** the owner and the developer shall be exclusively entitled to their respective share of allocation the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right , claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

**THAT** the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan duly sanctioned by the authority of Rajpur - Sonarpur Municipality and confirming to such specification as are mentioned in the Annexure "A" hereunder written.

**5. THE OWNERS HEREBY AGREED AND COVENANT WITH THE DEVELOPER as follows :-**

- i) **NOT** to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.



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Proprietor

ii) **NOT** to do any act deed or things whereby the developer may be prevented from selling assigning and or disposing or any of the Developer's allocation portion in the building at the said premises.

iii) **TO** remain bound to execute all agreement for sale or transfer concerning Developer's allocation of sanction area and other areas shall remain bound to execute such agreement for sale or transfer for and on behalf of the owners concerning Developer's allocation of the building at the said premises provided owners' allocation is satisfied.

iv) That the Owners both hereby undertake to pay the municipal taxes and other taxes and outgoings upto date and make the property free from all taxes and liabilities upto the date of execution of this presents.

v) That at the time of execution and registration of this agreement the owners simultaneously shall excute and register General Power of Attorney in favour of the Developer for smooth construction of the New building in accordance with sanction building plan of the Rajpur - Sonarpur Municipality in favour of the Developer, till completion of the project of construction of the new building as well as transfer and transaction in respect of Developer's Allocation specified in the Third Schedule property.





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Sangeeta Sen

Dasgupta Enterprise  
Debaraj Dasgupta  
Proprietor

vi) The owners also agrees to handover the copies of all the original title deed and other documents to the Developer simultaneously with the execution and registration of this agreement and the same shall be retained by the Developer until completion of the entire building provided however the owners shall have the right of inspection of the original documents and/or title deeds from the developer.

vii) The Owners shall be entitled only to deal with the Owner's allocation at their own discretion including entering into Agreement for sale with third Party etc. without any obstruction from the Developer and the Developer shall be entitled only to deal with his allocation at his own discretion including entering into **Agreement for sale / Sale / Gift / Lease / Mortgage** and / or any other nature of transfer with Third Party etc. without any obstruction from the owners.

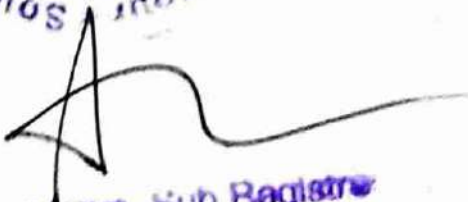
**6. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS as follows :-**

i) **TO** complete the construction of the building within **30 months** from the date of sanctioning of building plan (as early as possible) from the authority of Rajpur - Sonarpur Municipality Corporation failing which more **6 SIX months** time will be extended on mutual consent by the both parties.

ii) **NOT** to transfer and/to assign the benefits of this agreement or any portion thereof without the consent of the owners.

iii) **NOT** to violate or contravenes any of the provision or rules applicable for construction of the said building.



  
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iv) **NOT** to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of any of the owners' allocation in the said building.

v) **TO** keep the owners indemnified against all third party claims and actions arising out of any sorts of act or commission of the developer in relation to the construction of the said building.


vi) **TO** keep the owners indemnified against all actions suits costs proceedings and claims that may be arise out of the developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

vii) **TO** complete the construction of the building within **30 months** from the date of sanctioning of plan (as early as possible) from the Rajpur - Sonarpur Municipality.

viii) The Developer hereby agrees and covenants with Owners not to violate or contravenes any of the provisions or rules applicable for construction of the said building.

ix) The Developer hereby agrees and covenant with the Owners to complete the construction of the new building within 30 months from the date of sanction of the building plan and of the permission or commencement of construction of the Rajpur - Sonarpur Municipality with a extension of further 6 (six) months after the expiry of the statutory period mentioned above without any interruption.



  
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Proprietor

x) If the Developer violate any clause or conditions of the sanctioned plan or permission of this agreement or does any deviation variation from the sanctioned plan in constructing the building on the said property in that event Developer shall regularizes the said construction through the Rajpur - Sonarpur Municipality of other authorities as may be necessary.

xi) The Developer shall be entitled only to deal with the Developer's allocation at his own discretion including entering into Agreement for sale with third Party etc. without any obstruction from the owner and the Owners shall be entitled only to deal with their allocation at their own discretion including entering into **Agreement for sale / Sale / Gift / Lease / Mortgage** and / or any other nature of transfer with Third Party etc. without any obstruction from the Developers.

xii) That the owner shall do any kind of trnasfer like gift, sale, mortgage etc to any intending person / persons or to his family member after completing the construction of the said building according to the building plan.

## **7. MUTUAL COVENANT AND INDEMNITIES :-**

The owner hereby under take that the developer shall be entitled to the said constructions and shall enjoy its allocated space without interference or disturbance provided the developer performs and fulfils all terms and conditions herein containing and/or on its part to be observed and performed.





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Debarshi Datta  
Proprietor

#### 8. LIQUIDATED DAMAGES AND PENALTY :-

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the **FORCE MAJESURE** conditions, i.e. Flood, earthquake, riot, war, stomp, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties.

If due to pay willful act on the part of the developer the construction and completion of the building is delayed therein that event' the developer shall be decided by the parties hereto or shall be determined by the Arbitrators to be appointed by both the parties according to Arbitration and conciliation Act, 1996.

**9. JURISDICTION:-**all courts with in the limits of appear Sub ordinate court, Kolkata High court shall have the jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents.

**10. FORCE MEJURE :** - i) Force majeure shall mean Flood, Earth quake, Riot, war, storm, tempest, civil commotion, strike, lock out and / or any other acts or commission beyond the control of the parties hereto.

ii) That the Developer shall not be trated in default if the construction work is delayed due to the reasons amounting to force majeure like earth quake, civil commotion etc. and / or conditions beyond its control.



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Bibek Dasgupta  
Proprietor

**NB.** The parties hereby agreed that if any addition and / or construction can be made as per further plan duly modified by Rajpur - Sonarpur Municipality the owner shall not raise any objection.

**NB.** Construction area to be allocated in same proportional 40% & 60%.

**To be notified that** both the parties shall take or get Bank Loan from Any reputed Bank.

### **THE FIRST SCHEDULE REFERRED TO ABOVE**

(Description of the land and Premises)

**ALL THAT** piece and parcel of Bastu land measuring more or less 2 **Cottahs 3 Chittacks 5 Sq. Ft.** more or less which is lying and situated at Mouza- Sonarpur, J.L. No. - 39, R.S. No. - 13, Touji No. - 109, Pargana- Magura, P.S. - Sonarpur, A.D.S.R. office at Sonarpur, comprising in R.S. & L.R. Dag No. 665 appertaining to R.S. Khatian No. 493, L.R. Khatian No. - 5493, 5492, under the limits of Rajpur - Sonarpur Municipality, Ward No. 13, Holding No. 241, (Mondal para road) Kolkata - 700 150.

### **BUTTED AND BOUNDED**

- ON THE NORTH :- 6 Ft. wide common passage with drain.
- ON THE SOUTH :- R.S. Dag No. - 666.
- ON THE EAST :- Dakshin Ghosh Para Road.
- ON THE WEST :- Plot No. - B (Land of Swapan Kumar Purkait).



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South 24 Parganas District Sub-Registrar's Office  
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Debarshi Dasgupta  
Proprietor

### THE SECOND SCHEDULE REFERRED TO ABOVE

(Owners allocation and consideration)

The Owners shall get 40% of total constructed ( Cover Flat area & Shop & Garage, common area of Ground Floor) area of the construction area of the said multi-storied building also consideration money of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand) only as Non refundable / non adjustable money excluding the Developer allocation together with proportionate share of land forming out of the First Schedule property together with all right title and interest and rights of easement thereto together with common amenities and facilities attached hereto.

### THE THIRD SCHEDULE REFERRED TO ABOVE

(Developer's allocation and consideration)

The Developer shall get remaining portion of the total constructed of (Cover Flat area & Shop & Garage, common area of Ground Floor ) area of the available as per sanctioned plan of the said building to be constructed on the said premises excluding the owner's allocation together with proportionate share of land forming out of the First Schedule property together with all right title and interest and rights of easement thereto together with common amenities and facilities attached hereto.





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Pas Gupta Enterprise  
Debanath Dasgupta  
Proprietor

**ANNEXTURE-A (Specification)**

**-: CONSTRUCTION :-**

1. The Developer / Builder shall at his own costs raise and erect and construct a building complex as per Building sanction Plan of the Rajpur - Sonarpur Municipality utilizing the maximum total F.A.R. as granted by the Rajpur - Sonarpur Municipality without any variation at the full responsibility and risk of the Developer / Builder.

2. The Developer / Builder shall bear all costs of sanction and other incidentals and shall protect the said property at his own cost till completion of the project.

**-: STRUCTURE AND FOUNDATION :-**

Building designed on R.C.C. foundations confirming to national Building Code Rules of

**-: FLOOR & SKIRTING :-**

All bed rooms dining room/ verandah and dining will have vitrify tiles finished ( as per builders choice).



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Joint Dist. Sub Registrar  
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Bhaskar Singh  
Sangeeta Sen

Dasgupta Enterprise  
Debarshi Dasgupta  
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#### -: TOILETS :-

Toilets will be provided with CPVE pipe for general water supply from over – head tank with water connection from reasonable source. One standard white commode with low down cistern for toilet and walls have glaze tiles up to 6'-0" height around will with low down cistern for toilet and flooring will be marble with skirting as per choice of the developer and one exhaust fan point / connection, shower point, one light point and One Geyser point etc.

#### -: KITCHEN :-

The floor of the Kitchen will have tiles with skirting all around , kitchen will have one Tiles table with one steel sink, walls have glaze tiles upon 2'-6" height from the top of black stone kitchen table with top.

#### -: DOORS & DOORS FREMS :-

All doors will have sal wooden frame and flash door. Main entrance door shall be provided with sal wood framed with flash door with magic eye and lock and other door are offbent quality Ply-wood.



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Sangeeta Pen

Dasgupta Enterprise  
Proprietor  
Debarshi Dasgupta

**-: WINDOWS FRAME & GRILLS :-**

All windows frames shall be made of Aluminum Channel sliding and shutter with M.S. grills with sliding Glass window of suitable design with 3 mm smoke sheet glass.

**-: INTERNAL WALLS :-**

Plaster walls finished with commercial plaster of paris, Bricks works will be done with standard thickness to be used for walls and all wooden / iron surface will be primed paint with two coats.

**-: EXTERNAL WALLS :-**

External walls to be furnished with water proof paint with colour (as per builders choice).

**-: WIRING :-**

All concealed wiring in every room, toilet, kitchen, living cum – dining and verandah.

**-: BED ROOM :-**

1. One bracket light point.
2. One tube – light point.
3. One ceiling fan point.
4. One 5 pin plug point on switch board with extra plug point.
5. One A.C. Point.



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Bhadrachari  
Sangeeta Sen

Passupia Enterprise  
Debarshi Kumar  
Proprietor

**-: LIVING / DINING :-**

1. Two tube – light point. (if required )
2. One bracket light point.
3. One ceiling fan point.
4. One 5AMP point.
5. One 5 pin plug 15 AM point on switch Board.
6. One T.V. Antenna concealed pipe line lay out only.
7. One Electric Calling bell attached at Flat entrance.

**-: KITCHEN :-**

1. One CLF light point.
2. One Exhaust point.
3. One 5 AM plug point.
4. One Acquagurd point.
5. One Chimny point.

**-: LIVING & DINING :-**

1. Water connection in living and dining.
2. White basin with water supply line fittings.


**-: VERANDAH :-**

1. Baricade with M.S. Grill (height should be 3 Ft.)

**-: STAIR CASE :-**

1. Fixed Baricade with M.S. Grill.
2. Floor should be Marble furnished (as per choice of the said Developer).



  
Adityapur District Sub-Registrar  
Sonarpur  
South 24 Parganas

21 SEP 2022

- : (20) : -

Blashu Gupta an

Sangeeta Sen

Dasgupta Enterprise  
Debarash Dasgupta  
Proprietor

**-: BOUNDARY WALL :-**

1. Boundary wall will be standard high or finished (inside and outside) by cemented Plaster and painting will be with cement base paint (approve colour).

**MAIN ELECTRIC METER INSTALLATION COST EXTRA**


**THE FOURTH SCHEDULE REFERRED TO ABOVE**

**(Common Areas and Liabilities)**

- i) The land on which the building is located all easements rights and appurtenances belonging to land and building.
- ii) The foundation, columns, girders, beams, supports, main wall, lobbies, corridors, stair, staircase, ways, entrances and exits of the building.
- iii) The easements, wards, storage space.
- iv) Installation of common services such as powers, lights, water sewerages etc.
- v) Tanks, pumps meters, compressors, pipes and tubes and general apparatus and installation existing for common use and passage and paths etc.
- vi) All other parts of this property necessary for convenience to the existence maintenance and safety of the building and common enjoyment or normally in common use.
- vii) Boundary walls.
- viii) Electrical meters room, main electric meters, pump and switches fixed in the common areas.





  
Addl. Dist. Sub-Registrar  
Sonarpur  
South 24 Parganas

21 SEP 2022

- : (21) : -

Blaker Goto Sen  
Sangeeta Sen

Dasgupta Enterprise  
Debarash Dasgupta  
Proprietor

ix) One toilet.

x) Roof right and parapet wall common with all flat owners.

xi) The Developer will arrange the initial security and extend all kind of co-operation to form the new association.

xii) Lighting arrangement in open area.

xiii) Proper drainage & outlets.

xiv) Electric Transformer or generator if required for the interest of all flat owner of the said building, the cost will be bear by the all purchasers.

**-: EXTRA WORK :-**

All extra works for fittings can be provided subject to approval of the engineer with extra cost on writing instruction of the First party on mutual discussion by and between the First Party and Second Party.

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

**SIGNED, SEALED AND DELIVERED**

In Presence OF WITNESSES:-

1. *Mama Karmakar*  
Karmakar Bilal Sen  
KOL-700150

2. *Sagar Sen*  
New Town  
KOL-156

*Blaker Goto Sen*

*Sangeeta Sen*

**SIGNATURE OF THE OWNERS /FIRST PARTY**

*Debarash Dasgupta*  
Dasgupta Enterprise  
Proprietor

**SIGNATURE OF THE DEVELOPER/PROMOTER**


Prepared and Drafted by me :-

*Debarash Dasgupta*  
Advocate

WB/107/02/2009

Alipore Judge Court.  
Kolkata.



  
Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

21 SEP 2022



- : (22) : -

Bhaskar Hazra  
Sangeeta Sen

Dasgupta Enterprise  
Debnath  
Proprietor

### Money Receipt

Date	Bank	Branch	Ch. No.	Amount
21/09/2022	S.B.I	SONARPUR	091611	25,0000/-
21/09/2022	S.B.I	SONARPUR	091612	25,0000/-
21/09/2022	S.B.I	SONARPUR	091614	75,0000/-

TOTAL- 1,25,000/- ( ONE LAKH TWENTY FIVE THOUSAND ONLY)

Witnesses : --

1. Manna Karmakar,  
Kandubad Bazar para  
Sonarpur. Kol-150

2. Sagar Sen  
New Town  
Kol-156

Bhaskar Hazra  
Sangeeta Sen  
SIGNATURE OF THE OWNER

Printed by me :-

Debrath Hazra,  
Sonarpur.



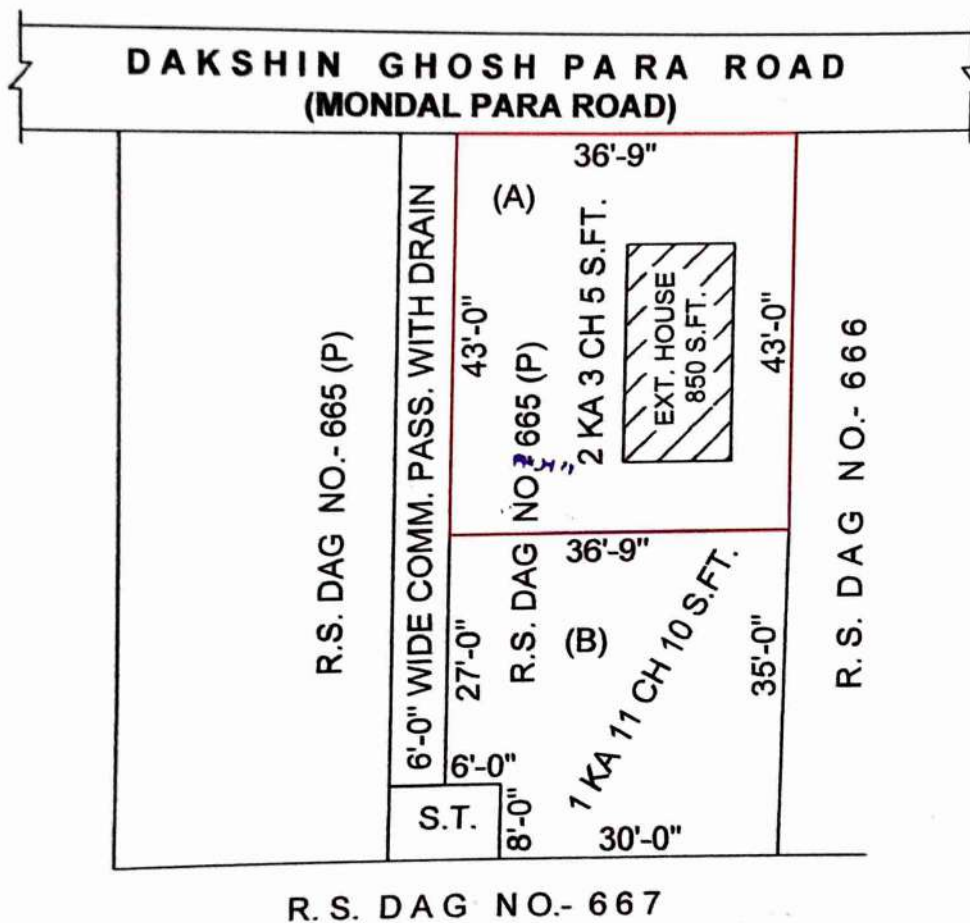
Addl. Distl.-Sub Registrar  
Sonarpur  
South 24 Parganas

21 SEP 2021

**SITE PLAN OF R.S. DAG NO.- 665 (P), AT MOUZA- SONARPUR,  
J.L. NO.- 39, P.S.- SONARPUR, DIST.- SOUTH 24 PARGANAS,  
UNDER RAJPUR- SONARPUR MUNICIPALITY.**

LAND AREA MARKED BY RED BORDER

1"= 20'-0"



**Dasgupta Enterprise**  
*Debasish Dasgupta*  
Proprietor

TRACED BY:-

*Blashe 2/20 on*  
*Sangeeta Sen*

*Somnath Mukherjee*  
**SOMNATH MUKHERJEE**  
CIVIL ENGINEER  
791/RJPSONESS





  
Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas  
21 SEP 2022

**Stamp Duty**

that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, online = Rs 21/-

Description of Stamp

Stamp: Type: Impressed, Serial no 620, Amount: Rs.5,000/-, Date of Purchase: 20/09/2022, Vendor name: Tapas

holder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/09/2022 1:46PM with Govt. Ref. No: 192022230125596901 on 21-09-2022, Amount Rs: 20/-, Bank:  
Central Bank of India (CBIN0280107), Ref. No. CBI210922931375 on 21-09-2022, Head of Account 0030-02-103-003-02

Online on 21/09/2022 2:16PM with Govt. Ref. No: 192022230125621261 on 21-09-2022, Amount Rs: 1/-, Bank:  
Central Bank of India (CBIN0280107), Ref. No. CBI210922931386 on 21-09-2022, Head of Account 0030-02-103-003-02

AZ

**Arindam Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

**Endorsement For Deed Number : I - 160807924 / 2022**

**On 21-09-2022**

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

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

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

Presented for registration at 13:54 hrs on 21-09-2022, at the Office of the A.D.S.R. SONARPUR by Mr Bhaskar Jyoti Das , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,73,601/-

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

Execution is admitted on 21/09/2022 by 1. Mr Bhaskar Jyoti Das, Son of Late Pranab Jyoti Das, Mondal Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mrs Sangeeta Sen, Wife of Mr Sagar Sen, 6A6, New Town Action Area - 1B, Green Wood Park Extension Park, P.O: Rajarhat, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife

Indetified by Mr Manna Karmakar, , , Son of Mr Binay Karmakar, Kamrabad, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 21-09-2022 by Mr Debasish Dasgupta, Proprietor, Dasgupta Eterprise (Sole Proprietoship), 204, Bagui Paera Road, Natun Pally, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147

Indetified by Mr Manna Karmakar, , , Son of Mr Binay Karmakar, Kamrabad, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

**Payment of Fees**



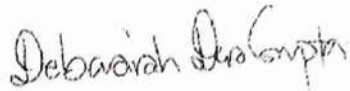
Certified that required Registration Fees payable for this document is Rs 1,271/- ( B = Rs 1,250/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,271/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/09/2022 1:46PM with Govt. Ref. No: 192022230125596901 on 21-09-2022, Amount Rs: 21/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI210922931375 on 21-09-2022, Head of Account 0030-03-104-001-16

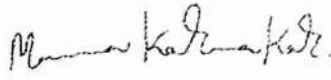
Online on 21/09/2022 2:16PM with Govt. Ref. No: 192022230125621261 on 21-09-2022, Amount Rs: 1,250/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI210922931386 on 21-09-2022, Head of Account 0030-03-104-001-16



## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Debasish Dasgupta</b> Son of Late Subir Dasgupta Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office	 Sep 21 2022 4:52PM	 LTI 21/09/2022	 21/09/2022
C/144, Milan Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx0G, Aadhaar No: 20xxxxxxxx9836 Status : Representative, Representative of : Dasgupta Eterprise (as Proprietor)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Manna Karmakar</b> Son of Mr Binay Karmakar Kamrabad, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 21/09/2022	 21/09/2022	 21/09/2022
Identifier Of Mr Bhaskar Jyoti Das, Mrs Sangeeta Sen, Mr Debasish Dasgupta			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Jyoti Das	Dasgupta Eterprise-1.81042 Dec
2	Mrs Sangeeta Sen	Dasgupta Eterprise-1.81042 Dec

## Transfer of property for S1



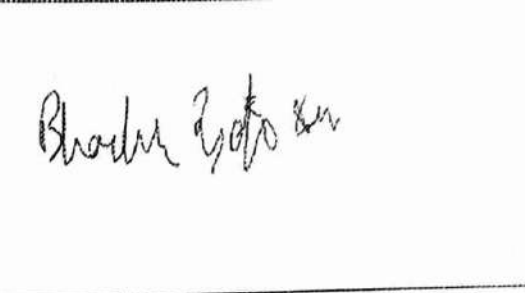


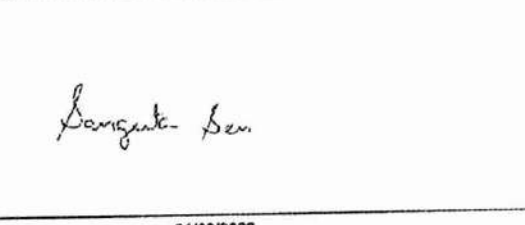
Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Jyoti Das	Dasgupta Eterprise-425.00000000 Sq Ft
2	Mrs Sangeeta Sen	Dasgupta Eterprise-425.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: MONDALPARA ROAD, Mouza: Sonarpur, JI No: 39, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 665, RS Khatian No:- 493		Mr Bhaskar Jyoti Das



<b>Mr. Bhaskar Jyoti Das</b> <b>(Presentant)</b> Son of Late Pranab Jyoti Das Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
21/09/2022	LTI 21/09/2022	21/09/2022		
Mondal Para, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx1q, Aadhaar No: 21xxxxxxx6893, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Mrs Sangeeta Sen</b> Wife of Mr Sagar Sen Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
21/09/2022	LTI 21/09/2022	21/09/2022		
6A6, New Town Action Area - 1B, Green Wood Park Extention Park, City:- , P.O:- Rajarhat, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: egxxxxxx0j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dasgupta Eterprise</b> 204, Bagui Paera Road, Natun Pally, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 , PAN No.:: agxxxxxx0g, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Major Information of the Deed

Deed No :	I-1608-07924/2022	Date of Registration	21/09/2022
Query No / Year	1608-3002833192/2022	Office where deed is registered	
Query Date	21/09/2022 11:32:41 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasish Dasgupta Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748422686, 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 : 1,25,000/-]		
Set Forth value	Market Value		
Rs. 1,25,000/-	Rs. 24,73,601/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,271/- (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: MONDALPARA ROAD,  
Mouza: Sonarpur, JI No: 39, Pin Code : 700150

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJ CR 301  
Mouza: Sonarpur, JI No: 39, 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	RS-665	RS-493	Bastu	Bastu	2 Katha 3 Chatak 5 Sq Ft	1,00,000/-	18,99,851/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					3.6208Dec	1,00,000 /-	18,99,851 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	25,000/-	5,73,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		850 sq ft	25,000 /-	5,73,750 /-	



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

GRN Details

GRN: 192022230125596901 Payment Mode: Online Payment  
GRN Date: 21/09/2022 13:45:51 Bank/Gateway: Central Bank of India  
BRN : CBI210922931375 BRN Date: 21/09/2022 13:46:48  
Payment Status: Successful Payment Ref. No: 3002833192/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DEBASISH DASGUPTA  
Address: 144 MILAN PALLY KOL 150  
Mobile: 9748422686  
Depositor Status: Seller/Executants  
Query No: 3002833192  
Applicant's Name: Mr Debasish Dasgupta  
Identification No: 3002833192/3/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002833192/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	3002833192/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.

Receipt  
1925, 000-00

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

**GRN Details**

GRN:	192022230125621261	Payment Mode:	Online Payment
GRN Date:	21/09/2022 14:15:15	Bank/Gateway:	Central Bank of India
BRN :	CBI210922931386	BRN Date:	21/09/2022 14:16:12
Payment Status:	Successful	Payment Ref. No:	3002833192/6/2022
			[Query No./Query Year]

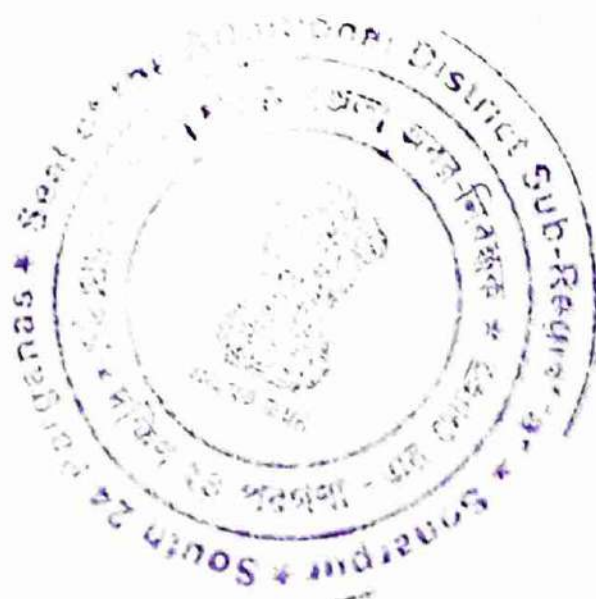
**Depositor Details**

Depositor's Name:	DEBASISH DASGUPTA
Address:	C/144 MILAN PALLY KOL 150
Mobile:	9748422686
Depositor Status:	Seller/Executants
Query No:	3002833192
Applicant's Name:	Mr Debasish Dasgupta
Identification No:	3002833192/6/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002833192/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	3002833192/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	1250
Total				1251

**IN WORDS: ONE THOUSAND TWO HUNDRED FIFTY ONE ONLY.**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 179114 to 179146  
being No 160807924 for the year 2022.



Digitally signed by ARINDAM  
CHAKRABORTY  
Date: 2022.09.23 17:51:23 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/09/23 05:51:23 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)