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अभिषेक पश्चिम बंगाल WEST BENGAL

AL 825597

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

Adml. Dist. Sub-Registrar
Alipore, South 24 Parganas

21 SEP 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on the 20th day of September
2022 (Two Thousand and Twenty Two) B E T W E E N

11 AUG 2022

8079

No. Rs. **100/-** Date

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Kajal Paul 4088.

Cr-77 Baghajatin.

P.S. - paluli. 201-86.

Sajal Paul

VCNO 2150

Sajal Paul

VCNO 2151

Rista Das.

VCNO 2152

Bina Basu



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata- 700027

Identified by

Dipal Roy Advocate
S/o Late Sukumar Roy
Alipore Police Court
Kol-27

1. **SRI KAJAL PAUL**, having his PAN - GZUPP8360M, Aadhaar No. 3779 8207 9450, son of Late Khagendra Kishore Paul, by Occupation - Retired Person, 2. **SRI SAJAL PAUL**, having his PAN - EGXPP3162H, Aadhaar No. 8790 6395 3965, son of Late Khagendra Kishore Paul, by Occupation - Retired Person, both are residing at G/77, Baghajatin, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, 3. **SMT. PUSPA DAS**, having her PAN - AVTPD8108L, Aadhaar No. 6780 1097 3490, wife of Late Bhabotosh. Das, daughter of Late Khagendra Kishore Paul, by Occupation - Housewife, residing at G/80, Baghajatin, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, and 4. **SMT. BINA BASU**, having her PAN - DFVPB5544B, Aadhaar No. 4242 1680 3246, wife of Sri Dipankar Basu, daughter of Late Khagendra Kishore Paul, by Occupation - Housewife, residing at G/77, Baghajatin, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District



VCMO 2153

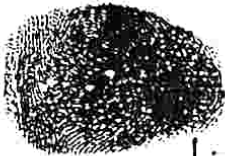
Parthiv Das



VCMO 2154

Suman Baski

VCMO 2155



L.T.G of Kajal Paul.
By the pen of Dipal Roy



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

Dipal Roy.

South 24 Parganas, all by Faith - Hindu, by Nationality - Indian, hereinafter jointly called and referred to as the **LAND OWNERS** (which terms or expression shall unless repugnant to the context shall deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. IGNITE CONSTRUCTION, PAN - AAJFI3419E, a Partnership Business, having its Office at 15B, Baghajatin Place, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, being represented by its Partners namely 1. **SRI PARTHA DAS** son of ~~Anik Das~~, having his PAN - ARAPD0771C, Aadhaar No. 6829 1398 7836, residing at 92/1, Baghajatin Place, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas also of Birpara, P.O. Birpara, Police Station - Birpara Alipurduar, in the District of Jalpaiguri, Pin - 736121, State of West Bengal, 2. **SMT. SRABANI BAKSHI**



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata- 700027

wife of Sri Bidhan Bakshi, having her PAN - AZEPB4121G, Aadhaar No. 9559 0664 4033, residing at Bagula Purbapara (Uttar), P.O. Bagula, Police Station - Hanskhali, in the District of Nadia, Pin - 741502, State of West Bengal, both by Faith - Hindu, by Occupation - Business, by Nationality - Indian, hereinafter known and called as the **DEVELOPER** (which terms of expression shall unless repugnant to the context shall deemed to mean and include it's successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Deed of Gift bearing dated the 1st day of July, 1989 and registered at Additional District Sub-Registrar Alipore Office and entered in Book No.I, Volume No. 46, Pages 73 to 76, Being No. 3394, for the year 1989, (hereinafter called and referred to as the said Deed of Gift) **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 11.5 Chittaks 00 Sq.ft. be the same and/or a little more or less together with one storied building standing thereon comprising in C.S. Dag No. 153(P) of Mouza - Bademasur, J.L. No. 31,



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

Enumeration Plot No. 77, Survey Plot No. 613, within P.S. Jadavpur now Patuli, lying and situated within the Ward No. 101, of the Kolkata Municipal Corporation in the District 24 Parganas (now South 24 Parganas), hereinafter called and referred to as the said landed property was gifted by the Refugee, Relief and Rehabilitation Department Govt. of West Bengal to Lila Paul, since deceased, wife of Late Khagendra Kishore Paul.

AND WHEREAS the said Lila Paul, since deceased, wife of Late Khagendra Kishore Paul, got the said land measuring 3 Cottahs 11.5 Chittaks 00 Sq.ft. be the same and/or a little more or less together with one storied building standing thereon comprising in C.S. Dag No. 153(P) of Mouza - Bademasur, J.L. No. 31, Enumeration Plot No. 77, Survey Plot No. 613, within P.S. Jadavpur now Patuli, lying and situated within the Ward No. 101, of the Kolkata Municipal Corporation, in the District of 24 Parganas (South) as a Refugee and a displaced person from East Pakistan now Bangladesh.



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata-700027

AND WHEREAS by virtue of the said Deed of Gift the said Lila Paul, since deceased, wife of Late Khagendra Kishore Paul while seized and possessed of the said land died intestate on 22.12.2010 leaving behind his two sons namely Kajal Paul and Sajal Paul and two daughters namely Puspa Das and Bina Basu, as her only surviving legal heirs to inherit the said land under the provision of the Hindu Law of Succession Act., 1956, then in force. Be it mentioned that the said husband of the said Lila Paul namely Khagendra Kishore Paul predeceased for a considerable period.

AND WHEREAS after demise of the said Late Lila Paul her surviving legal heirs and successors namely Kajal Paul, Sajal Paul, Puspa Das and Bina Basu jointly became the absolute lawful owners of **ALL THAT** piece and parce of land measuring more or less **3 Cottahs 11.5 Chittaks 00 Sq.ft.** be the same and/or a little more or less together with one storied building standing thereon, **comprising in C.S. Dag No. 153(P) of Mouza - Bademasur, J.L. No. 31, Enumeration Plot No. 77, Survey**



Adtl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

Plot No. 613, within P.S. Jadavpur now Patuli, lying and situated within the Ward No. 101, of the Kolkata Municipal Corporation, in the District of 24 Parganas (South) and accordingly the owners herein duly mutated their names in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 408, Baghajatin G Block, P.S. Jadavpur now Patuli, Kolkata - 700086** and they have been paying corporation taxes in their names in the records of **KMC Assessee No. 31-101-06-1012-0**.

AND WHEREAS the Present owners hereto thus became entitled to the absolute sixteen annas owner and have been enjoying all rights, title and interest free from all sorts of encumbrances.

AND WHEREAS with a view to develop the land, as described in the Schedule below and to erect multistoried building over the same and to that effect the land Owners herein have invited the developer to undertake the charge of such



Addl. Dist. Sub-Registrar
Alibore
20 SEP 2022
South 24 Parganas
Kolkata- 700627

constructional and/or development works of the schedule property at its costs, expenses and efforts.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land Owners and agreed to develop the Schedule property and to erect building thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the Parties herein have entered into this Agreement in between them on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSES :

ARTICLE : 1.

DEFINITIONS – for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY – shall always mean and include of **ALL THAT** piece and parce of land measuring more or less **3 Cottahs 11.5 Chittaks 00 Sq.ft.** be the same and/or a little more or less



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2020
South 24 Parganas
Kolkata-700027

TOGETHER WITH one single storied building, having an area more or less 1130 Sq.ft. covered under R.C.C. Roof with cemented floor finished, now standing thereon, **comprising in** C.S. Dag No. 153(P) of Mouza - Bademasur, J.L. No. 31, Enumeration Plot No. 77, Survey Plot No. 613, within P.S. Jadavpur now Patuli, being KMC Premises No. 405, Baghajatin G Block, Kolkata - 700086 lying and situated within the Ward No. 101 vide KMC Assessee No. 31-101-06-1012-0 of the **Kolkata Municipal Corporation**, in the District of 24 Parganas (South), A.D.S.R. & D.S.R. Office at Alipore, as morefully and particularly described in the Schedule "A" hereunder written.

PROPOSED BUILDING MEANS - the proposed Straight Three storeyed building to be constructed upon the said property, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

FLAT/APARTMENT MEANS : The unit of a self contained accommodation of the said Building for residential purpose having one or more rooms along with Kitchen, exclusive user of both and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2020
South 24 Parganas
Bachchan-700027

from others, along with free access and right to ingress and egress to and from the main entrance and public road.

PLAN OR MAP SHALL MEAN : The building to be sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such modification or alternation as may be made by the developer from time to time when required.

OWNERS MEAN : 1. SRI KAJAL PAUL, son of Late Khagendra Kishore Paul, by Occupation - Retired Person, 2. SRI SAJAL PAUL, son of Late Khagendra Kishore Paul, by Occupation - Retired Person, both are residing at G/77, Baghajatin, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, 3. SMT. PUSPA DAS, wife of Late Bhabotosh Das, daughter of Late Khagendra Kishore Paul, by Occupation - Housewife, residing at G/80, Baghajatin, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, and 4. SMT. BINA BASU, wife of Sri Dipankar Basu, daughter of Late Khagendra Kishore Paul, by Occupation



Asst. Dist. Sub-Registrar
Alipore
20 SEP 2022
Sudin Z. Fariqas
Kolkata-700027

- Housewife, residing at G/77, Baghajatin, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian.

DEVELOPER MEANS : M/S. IGNITE CONSTRUCTION, a Partnership Business, having its Office at 15B, Baghajatin Place, P.O. Baghajatin, Police Station - formelry Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas, being represented by its Partners namely 1. SRI PARTHA DAS son of Anik Das, residing at 92/1, Baghajatin Place, P.O. Baghajatin, Police Station - formerly Jadavpur now Patuli, Kolkata - 700086, in the District South 24 Parganas also of Birpara, P.O. Birpara, Police Station - Birpara Alipurduar, in the District of Jalpaiguri, Pin - 736121, State of West Bengal, 2. SMT. SRABANI BAKSHI wife of Sri Bidhan Bakshi, residing at Bagula Purbapara (Uttar), P.O. Bagula, Police Station - Hanskhali, in the District of Nadia, Pin - 741502, State of West Bengal, both by Faith - Hindu, by Occupation - Business, by Nationality - Indian.

ARCHITECT - shall mean any qualified person or persons or



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

firm or firms of LBS appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.

SPECIFICATIONS AND AMENITIES - materials and specifications as its recommended by the Architect for the construction of the building amenities means - All fittings as described in the annexure and will be provided by the developer in those flats under Reserve portion.

COMMON/SERVICE AREA SHALL MEAN :

- i) Staircase on all floors.
- ii) Staircase landing on all floors.
- iii) Common passage and lobbies on the ground floor.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common conceal electrical wiring, fittings and fixtures, (excluding those as is installed for any particular unit)
- vi) Drainage and sewers.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings,



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units it common and as may be specified and/or terrace and areas.

ix) Entire Roof on the top floor.

OWNERS' ALLOCATION : Owners shall get 50% of Total F.A.R. of construction area of the building that means Entire Ground Floor and 50% of Entire Second Floor Flat in the Eastern Side of the proposed Straight Three Storied building and if the Owner herein shall get proportionate share of Car Parking Space on the Ground Floor in that event same will be adjusted on the Second Floor from 50% of the Developer's Area of the proposed Straight Three Storied Building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and after completion of the proposed Straight Three Storie building known as "LILA BHAVAN", morefull and particularly described in the Schedule "B" hereunder written.

The Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakhs) Only towards non refundable amount out of which sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) Only already paid at the time of Memo of Understanding and remaining of Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand)



Adol. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas

Sub. No. 700027

Only shall be paid (Bank Draft and/or R.T.G.S.) by the Developer to the Owners date of execution of this Agreement.

TAX LIABILITIES : the Owners shall not be liable to pay the tax liability in respect of selling the flats, space/spaces and spaces under developer allocation.

INSPECTION OF THE CONSTRUCTION : The Owners shall have the every right and liberty in all aspect to inspect the construction work of the project building. If any inferior quality of the building materials to be rejected by the Owners, the same shall be replaced as per Article - VI by the standard good quality by the developer.

DELIVERY OF THE ORIGINAL COPY : After completion of proposed Straight Three Storied Building the Developer herein shall be delivered all original documents in related of the Schedule "A" property. And as per requirement of other co-owners of the Flats Owners shall produce the original documents and/or phtocopy of the said Original Documents before the competent authority as and when require the same in terms of this Agreement.

RESERVED PORTION SHALL MEAN : Owners' allocation.

DEVELOPER'S ALLOCATION : shall mean the remaining 50% of Total F.A.R. that means Entire First Floor and 50% of Entire



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata-700027

Second Floor Flat in the Western side of the proposed Straight Three storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the Owners' allocation and after completion of the proposed Straight Three Storie building known as "LILA BHAVAN."

INTENDING BUYERS SHALL MEAN : all the persons firm, organizations who is interested to purchase any flat/flats and any other space of the said building particularly from the developer's allocation.

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : Unnatural calamities, earthquakes, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

AREA OF A FLAT MEANS : the remaining Flats and Space/ Spaces of the said premises in the different floors out side the said flats under the Owners' Allocation of the said premises.

ARTICLE : II

DEVELOPER'S OBLIGATIONS : That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchaser any flat in the said building or by borrowing finance from any bank and/



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

or financial institutes by mortgaging the Flat of the Developer Allocation in question for development provided the developer fulfill the following the following obligations towards the land Owners.

- a) That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation.
- b) That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and owners' allocation including Anti-Termite Treatement and DPC (Damp Proof Course) of construction.
- c) That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings. Be it mentioned that after full consent of the Present Land Owner herien, the Developer shall submit the sanction plan before the Kolkata Municipal Corporation in terms of this Agreement.
- d) That the entire cost and expenses for the construction of the building will be borne by the developer and the developer shall not claim or demand in any part of the said expenses from the land Owners.
- e) That after completion of the proposed building the developer shall deliver the flats under the owner's allocation to the Owners along with completion certificate issuance of the KMC with their satisfaction thereafter the developer shall

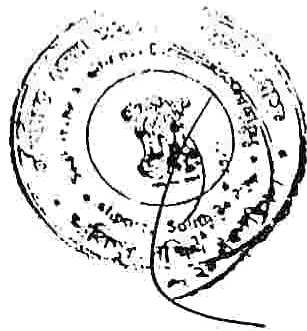


Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700327

acquire right to sell the Flats and Space/Spaces of the proposed building under his allocation to the different buyers together with proportionate interest of the land. It is to be categorically mentioned that the land Owners shall bear no expenses in the matter of construction of the building and shall have no liability in any manner whatsoever in the matter of constructional work of the said building as well as development works of the said land as described in the schedule below.

- f) That after giving lawful physical possession of the Flats under the owners' allocation in favour of the land Owners the developer shall have the right to sell the other Flats and Space/Spaces including Car Parking Spaces of the proposed building of the said building in the favour of the buyer or buyers and to fix-up consideration value for the same in favour of such buyers and to enter into agreement for sale with such buyers, to receive part price or full consideration money from such buyers under the terms and conditions as the developer shall think fit and proper and on receipt of the full payment for the concerned flat/flats from the purchaser/purchasers,





Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata- 700027

the developer shall execute deed of sale in favour of the purchaser transferring the flat/flats, in his favour or in his favour and in such deed the Developer shall join as a confirming party.

- g) That the developer shall start the constructional works of the building and sanction of building plan by the Kolkata Municipal Corporation authority and shall complete the same in terms of the sanctioned building plan to be sanctioned by Kolkata Municipal Corporation within next **18 months** from the execution of this Agreement and to hand over lawful physical possession of the flats under owner's allocation in favour of the land over within the said period of **18 months** without any more delay in any manner whatsoever. It is to be noted herein that the time as mentioned in this paragraph shall be the essence of this contract.
- h) That the developer shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the owner's allocation.



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

- i) That the developer shall act as an independent contractor in constructing the building and under take to keep the land Owners indemnified from time to time all 3rd party claims and actions arising out of any act of commission or accident such as loss of life of labourers, mistries and allied natures or things or relating to the construction of the building.
- j) That developer shall be responsible to fulfil all the abovementioned obligations towards the land Owners, failing which the land Owners shall have every option to claim and/or cancel, rescind, the present agreement.
- K) That the developer if and when the circumstances demand shall install separate electric meter in the name of the Owners at the proposed building for the flats under the developers allocation. The meter installation charges and security deposit if any for the same will be borne by the Developer.
- l) That the Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

- m) That the Owners with the execution of the said Development Agreement the Land Owners agree to execute a Registered Development Power of Attorney in favour of the Developer appointing the Developer as his lawful Constituted Attorney empowering and entrusting him upon all the rights, liberties and authorities in respect of the Schedule property (together with the right of selling of the flats and/or any other spaces of the proposed construction except Owner's allocation) so that the Developer shall carry on the proposed Development and/or constructional work of the Schedule property peacefully and smoothly.
- n) The Developer herein borne all materials of construction of the proposed building in his custody.
- o) However, if there is any genuine cause for delay in completion of the building, the time period of handing over the possession may be extend for further 6 (six) months



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata- 700027

upon request of the "Developer" No further time beyond 6 (six) months shall be allowed beyond Construction Period.

- p) That the Land Owners already paid all due taxes of the Schedule mentioned Property at their own costs, expenses and efforts to the concern authority and liable to cancel all previous Development Agreement and Power of Attorney in related to the Schedule mentioned, landed property at their own costs and efforts in terms of this Agreement.
- q) That the developer shall pay a sum of Rs.6,000/- each totalling Rs.12,000/- for 2(two) families per month to the owner herein towards monthly rent for their two numbers of alternative residential accommodations from the date of handing over physical possession of the schedule property in favour of the developer for the purpose of constructional work till hand over lawful finished Flat physical possession of the owners' allocation in favour of



Adcl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

the owner. Such alternative residential accommodation shall be arranged by the owner. Be it mentioned that if any security deposit shall demand to the owners for their alternative accommodation in that event Developer shall pay the same on the behalf of the Land Owners herein to the landlord in terms of this Agreement.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER.

- a) That save and except those portion which shall be kept reserved for the land Owners, the developer shall be entitled to sell and/or transfer all the flats/Spaces of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer.
- b) That the developer shall be entitled to receive the entire consideration money in respect of the developer allocation



Add. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata-700027

only from the intending buyers against issuing proper receipt thereof.

- c) That the land Owners shall have no right and /or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner/whatsoever and further the landowner shall not be entitled to claim the profit of the said venture of part thereof on the contrary the Developer shall have no right, interest, ownership, possession whatsoever over the flats under the Owner's Allocation.
- d) That the developer shall have every right to disclaim and / or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper.
- e) That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/ buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata- 700027

of the flat/space of the building under the developer's allocation only, after handing over the possession of the Owners to him and further shall be entitled to be present before the Registration office or officers for the registration of all those Deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for that purpose the land Owners will execute a registered Development Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the under marketed impartible proportionate share of the entire land under Schedule "A" property in favour of the flat buyers and the land Owners shall ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers. That it is expressly mentioned here that the Developer shall have to give possession of the flats under the Owner's Allocation immediate after completion of the building before giving possession of any flats in favour of any purchaser or



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata-700027

purchasers who intend to purchase flats under Developers' Allocation.

- f) That during the period of construction of the proposed building the developer shall be in absolute possession of the said property and the land Owners shall not be entitled to disturb the possession of the developer in any manner whatsoever.
- g) That the Developer after completion of the building will handover the possession certificate in respect of the share of the Owners excluding super built-up measurement and completion certificate for building to the Owners.

ARTICLE - IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

- a) That the land Owners do hereby declare that he has absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of Kolkata Municipal



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
Souin 24 Parganas
Kolkata-700027

Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.

- b) That the landowner shall at the time of execution of this presents deliver all the original documents regarding the title of the land. Other papers and documents against proper receipts/certified copies from the developer.
- c) That the Landowner shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces including Car Parking Space of the building to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as construction of owner's portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the developer.
- d) That the land Owners shall not be required to share or pay any portion of costs for construction of the proposed



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata- 700027

building including the cost of construction of the land owner's allocation which will be solely borne by the developer.

- e) That in the event, if a co-operative society and/or Association be formed, the Landowner shall become the member of the said society and/or Associations the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.
- f) The land Owners shall have the right to sell, transfer, the flats under their allocation to any third party to their own discretion. The developer shall have no interference to that effect in any manner whatsoever.
- g) This agreement is a contract between this owners and the Developer and it is not a partnership.
- h) That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said Premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's Allocation as the Developer shall think fit and proper for the beneficial of his/their firm and also for those project.

ARTICLE - V

CANCELLATION AND ARBITRATION

- a) All communication in the form of letter, notice, correspondence from/to either of the parties will be made



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata- 700027

to the address written in the 1st page of this present and will be communicate by postal service or personal peon services and letter, notice served upon either of the parties by other.

- b) The court within District 24 Parganas (South) shall have the jurisdiction to entertain and try in accordance with the law, suit and proceedings arising out of this Agreement.
- c) Both the parties do hereby undertake to co-operate with each other in all respect to materials the said development project within the stipulated time of **18 months** from the execution of this Agreement, failing which the agreement will be cancelled subject to any reasonable unavoidable circumstances as stated above.

ARTICLE - VI

(DETAILS OF SPECIFICATION OF MATERIALS FOR CONSTRUCTION WORK)

- 1. Cement within 3 months of Manufacturing date - Ambuja/ Ultratech, ACc - Foundation, Tie Beam, Pillar & Roof, Stair, Wall, Pluster, Water Reserver & Safety Tank - for all building.
- 2. Steel - Shyam/Captain TMT Bar (for all building).
- 3. Stone Chips - Pachani (3/4)
- 4. Sand - Elambajar.
- 5. Brick - 1st Class Picket - (Nelco/Stone) - for all building.
- 6. Grill - 12 mm sq bar (windows, Balcony - cover box grill) for Land Owner with Berger Paint/Asian Paint. -



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata-700027

7. Aluminium Window - 1.5 cm (ILKA) - 5'4' - (with Glass) - Landowner.
8. Wooden Door (Main) - Gamar 7' / 4' (Frame - Shall) - within polish Land owner Flat.
9. Flash Door (Others) - Kit Ply & Century Ply - 7' / 4' (Frame - Shall with frame beat for all door) - with Berger Paint Landowner Flat.
10. Collapsible Gate (Main) Door - Land owner Flat with Berger Paint/Asian Paint.
11. Floor Marble (White) - 4/2 (Marwar - @ 90/-) Granite Polish finished for land owner Flat.
12. Door Lock (Main) - Godrej lock (2500/- per pc.) Landowner Flat.
13. Flash Door Lock (Others) - Godrej lock (1000/- per pc.) - hashbol (150/- per pc.) - with handle (100/- per pc.) per flat - chitkani (100/- per pc.) - Landowner Flat.
14. Kitchen - Granite marble (Ruby Red)/Black/Green with black stone (slab 4) and tiles - 1' / 1.5' (Johnson) in floor to high door height inside wall finish - Land owner Flat.
15. Kitchen Basin (Steel) - 20'' / 17'' (2500-) - Landowner Flat.
16. Bathroom (Two), - Marble/Floor and wall tiles - 1' / 1.5' (Johnson) in floor to door height wall finish - Landowner flat.
17. Bathroom (Two) - one Loft - per Flat - Landowner.
18. Bathroom (Two) - Hand Flash & Two urinial sink - Landowner Flat.



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata- 700027

19. Bathroom (Two) – Shower – Landowner Flat (ESSCO).
20. Water Tap (Kitchen) – ESSCO (original) - 2 pcs. Landowner Flat.
21. Water Tap (Two Bathroom) - ESSCO (original) – 10 pcs. Landowner Flat.
22. Water Tap (Dining Basin) – Jaguar – 1300/per Flat – Floor to door height wall tiles finish dining place.
23. Basin - Hindware white set - 2 Pcs. (22"/16") – 1 pc Pedestal & 1 Pcs. normal – Landowner Flat.
24. Comot – Hindware white set – 2 pcs. (Big dia) – Landowner Flat.
25. Electric Wire – Finolex (as per land lord's electric materials schedule) – for Landowner Flat.
26. Wall Putti & Oil Primer (Berger/Asian Paint) in inside wall (for Landowner Flat).
27. Plumbing Pipe – Ashirbad (water line/Prince (Black) – waste water for all building.
28. Stairs - white Marble finishing and wall with putti (Berger/Asian Paints) & with marble finish and railing with iron grill with paint (ground to top floor).
29. Main Collapsible gate in Ground Floor & M. S. Flat Iron Door in Top Floor with paint.
30. Water Tank in top floor – with concrete with capacity of 5000 Ltr.
31. All roof thickness – 5" with IPS finish.



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

32. Ceiling Height per floor – 10' per Flat (as per KMC rules).
33. Outside Weather coat Berger paint of total building wall/ Asian Paints).
34. Boundary Wall – 6' height & 5" thickness with both side plaster & paint.
35. Ground Floor open area - finishing with checkers tiles.
36. Separate Electric Meter (meter 3 kw load) – Landowner Flat, Electric Main Meter Line CESC 440 volt.
37. Pump & Motor Set (Crompton Greaves) – Rs.13,000/-
38. Concrete Wall Almirah – Three pcs. (as per KMC rules).

Electrical Goods (For Land Owners' Flat) :-

1. Electric Switch (50/-) & Others – Anchor – Calling Bell), Main Switch – Flora 32 Amp.
2. CESC Main Meter Line 440V with Proper Earthing by Copper Plate/Salt/Coal in 4'ft. depth on Ground.
3. Electric Meter : 3 KW Per Pc : (Four Pcs((for four flats).
4. Main Switch : 32 Amp. (Flora) per pc (for four flats).
5. Main Switch to D.P. Box Wire 6 mm (Finolex) (for four flats). Main Switch to D.P. Box Wire Earthing 4 mm (Finolex) (for four flats).
6. D. P. Box to switch Board Wire 4 mm. (Finolex) Earthing 2.5 mm. (for four flats). Position of Switch Board would be Owner choice.
7. D. P. to Main Line 4 mm Wire (Finolex) Earthing 2.5 mm only 15 Amp. Plug and Switch (Geiger/Micro-Oven/



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

Washing Machine/A.C. Machine/Freeze per Flat. (for four Flats).

8. Point Wire 1 mm. (Finolex) Light, Fan, 5 Amp. Plug and Switch Per Flat, (for four flats).
9. Per Bed rooms and Balcony - (5 Light points, 2 Fan point, 6 Plug Point, 1 A.C. Point per room).
10. Per Drawing cum Dining - 2 Fans, 4 Lights, 5 Pcs, 5 Amp. Plug, 2 Pcs 15 Amp.
11. Plug and Switch per flat (for four Flats). Per Kitchen and Toilet (3 Fan Points, 4 Light Points, 3 Plug 5 Amp, 2 Plug 15 Amp. & Switch. (Anchor) per Flat (For Four Flats).
12. MCB and RCCB (Havells) - 5 Pcs. per Flat (For Four Flats).
13. Main Switch (Havells) 4 Pcs. (For Four Flats).
14. Door Bell - 4 Pcs. (Havells) (For Four Flats).
15. Fan Regulator - 4 Pcs. (Havells) - Per Flat (For Four Flats).
16. 5 Amp. Switch and Plug Anchor Per pc. @60/- (For Four Flats).
17. 15 Amp. Switch and Plug Anchor per pc. @250/- (For Four Flats).
18. Out side of Ground Floor vacant area - 4 Light points & one Plug Point.
19. Ground Floor to top Floor - 1 Light point per floor.
20. Roof Point - 2 Light Points and 1 Plug Point.
21. A.C. Point 4 mm wire (Finolex) 2.5 mm wire earthing 2 Bed Rooms (For Four Flats).



Addl. Dist. Sub-Registrar
Alipore

20 SEP 2022

South 24 Parganas
Kolkata-700027

SCHEDULE "A"

ALL THAT piece and parce of land measuring more or less 3 (three) Cottahs 11.5 (eleven point five) Chittaks 00 (zero) Sq.ft. be the same and/or a little more or less TOGETHER WITH one single storied building, having an area more or less 1130 Sq.ft. covered under R.C.C. Roof with cemented floor finished, now standing thereon, **comprising in C.S. Dag No. 153(P) of Mouza - Bademasur, J.L. No. 31, Enumeration Plot No. 77, Survey Plot No. 613, within P.S. Jadavpur now Patuli, being KMC Premises No. 405, Baghajatin G Block, Kolkata - 700086 lying and situated within the Ward No. 101 vide KMC Assessee No. 31-101-06-1012-0 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), A.D.S.R. & D.S.R. Office at Alipore, and the same is butted and bounded as follows :-**

On the North : 12 ft. wide KMC Road.

On the South : Land under S.P. No. 629.

On the East : Land under E.P. No. 81.

On the West : Land under E.P. No. 76.



Additional Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

SCHEDULE "B"
(Owners' Allocation)

The Owners shall get 50% of Total F.A.R. of construction area of the building that means Entire Ground Floor and 50% of Entire Second Floor Flat in the Eastern Side of the proposed Straight Three Storied building and if the Owner herein shall get proportionate share of Car Parking Space on the Ground Floor in that event same will be adjusted on the Second Floor from 50% of the Developer's Area of the proposed Straight Three Storied Building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and after completion of the proposed Straight Three Storied building known as "**LILA BHAVAN**".

The Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakhs) Only towards non refundable amount out of which sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) Only already paid at the time of Memo of Understanding and remaining of Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand) Only shall be paid (Bank Draft and/or R.T.G.S.) by the Developer to the Owners date of execution of this Agreement.

SCHEDULE "C"
(Developer Allocation)

The Developer shall get remaining 50% of Total F.A.R. that means Entire First Floor and 50% of Entire Second Floor Flat in the Western side of the proposed Straight Three storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the Owners' allocation and after completion



Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

of the proposed Straight Three Storied building known as "LILA BHAVAN."

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

WITNESSES:

- 1) Jyoti Dutta
Gr/2, Baghejatin
Gr-Block, P.S. Patuli
Kolkata-86
- 2) Dilip Kanti Ray
G/78 Baghejatin
P.S. Patuli
Kolkata-86

1. L.T. Iqbal Paul
by the pen of Shreyas Paul
Dipal Roy
2. Sajal Paul
3. Rishi Das
4. Bina Basu

Dipal Roy

SIGNATURE OF LAND OWNERS

Drafted by me :

Dipal Roy
WB/258/1995

Advocate
Alipore Police Court
Kolkata - 700027

Computerised Printed by :
Kuntal Mukherjee

IGNITE CONSTRUCTION

Parthiv Das
Partner

Srinani Baski
Partner

SIGNATURE OF DEVELOPER



Adcl. Dist. Sub-Registrar
Aiiipore

20 SEP 2022

South 24 Parganas
Kolkata- 700027

NOTIFICATION

Page No.

Page No.

MEMO OF THE CONSIDERATION

RECEIVED sum of Rs.10,00,000/- (Rupees Ten Lakhs) Only non refundable by Owners in terms of this agreement in presence of the following witnesses and in the following manners :-

- :: MEMO :: -


Sl. No.	Cheque / Draft/ Transaction No./	Date.	Drawn on	Amount (Rs.)
1.	Cash IMPS 226311912819 in favour Puspa Das	20.09.22	ICICI Bank Patuli Br.	50,000/-
2.	IMPS 226311979957 in favour Kajal Paul	20.09.22	- Do -	3,00,000/-
3.	IMPS 226311999664 in favour Bina Basu	20.09.22	- Do -	2,00,000/-
4.	IMPS 226311988555 in favour of Sajal Paul		- Do -	3,00,000/-
5.	Cash	20.09.22		1,50,000/-
Total				Rs.10,00,000/-

(Rupees Ten Lakhs) Only

WITNESSES:

1) Sumit Datta

2) Dipal Roy

1.  L. T. I. Kajal Paul
by Pen of the Shreya
Dipal Roy Paul.

2. Sajal Paul

3. Puspa Das

4. Bina Basu

Dipal Roy












SIGNATURE OF LAND OWNERS



Addl. Dist. Sub-Registrar
Alipore












20 SEP 2022

South 24 Parganas
Kolkata-700027

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












Name.....PARTHA DAS.....

Signature.....Partha Das.....

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

Name.....SRABANI BAKSHI.....

Signature.....Srabani Bakshi.....

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

Name.....L.T.I by the Pen of Shreyas Patel.....












Signature.....Dipal Roy.....

L.T.I of Kajal Patel

Dipal Roy.














Addl. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata-700027

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












Name... SAJAL PAUL

Signature... Sajal Paul

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

Name... PUSPA DAS

Signature... Puspa Das

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

Name... BINA BASU

Signature... Bina Basu



Andi. Dist. Sub-Registrar
Alipore
20 SEP 2022
South 24 Parganas
Kolkata- 700027









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052002770392/2022






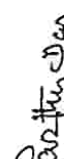


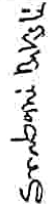



I. Signature of the Person(s) admitting the Execution at Private Residence.

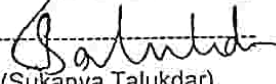
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KAJAL PAUL G/77 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord		 L.T.9 of	L.T.9 of KAJAL PAUL By the pen of Dipal Roy 20.09.22
2	Mr SAJAL PAUL G/77 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			Sajal Paul 20.09.22
3	Smt PUSPA DAS G/80 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			Puspa Das 20.09.22

Q-101



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt BINA BASU G/77 BAGHAJATIN, City:-, P.O:- BAGHAJATIN, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			 20.09.22
5	Mr PARTHA DAS 92/1 BAGHAJATIN PLACE, City:-, P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Representative of Developer [IGNITE CONSTRUCTION]			 20.09.22
6	Smt SRABANI BAKSHI BAGULA PURBA PARA, City:-, P.O:- BAGULA, P.S:-Hanskhali, District:- Nadia, West Bengal, India, PIN:- 741502	Representative of Developer [IGNITE CONSTRUCTION]			 20.09.22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DIPAL ROY Son of Late SUKUMAR ROY ALIPORE POLICE COURT, City:-, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr KAJAL PAUL, Mr SAJAL PAUL, Smt PUSPA DAS, Smt BINA BASU, Mr PARTHA DAS, Smt SRABANI BAKSHI		 2156	 20/9/22


(Sukanya Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR



OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



11-28





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

GRN Details

GRN: 192022230124381661
GRN Date: 19/09/2022 16:50:34
BRN : IK0BWVLZH3
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/09/2022 16:51:33
Payment Ref. No: 2002770392/3/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: PARTHA DAS
Address: 92/1 BAGHAJATIN PLACE 700086
Mobile: 9230023400
Depositor Status: Others
Query No: 2002770392
Applicant's Name: Mr DIPAL ROY
Identification No: 2002770392/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002770392/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2002770392/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				16942

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1605-02009/2022	Date of Registration	21/09/2022
Query No / Year	1605-2002770392/2022	Office where deed is registered	
Query Date	15/09/2022 3:18:10 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAL ROY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831024464, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 52,14,096/-		
Rs. 7,021/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 10,021/- (Article:E, E, B)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 405, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 11.5 Chatak		44,51,346/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.1359Dec	0 /-	44,51,346 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1130 Sq Ft.	0/-	7,62,750/-	Structure Type: Structure

Gr. Floor, Area of floor : 1130 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1130 sq ft	0 /-	7,62,750 /-	
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Lord Details :**Name,Address,Photo,Finger print and Signature****Mr KAJAL PAUL**

Son of Late KHAGENDRA KISHORE PAUL G/77 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District: South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, GIR No.: GZxxxxxx0M, Aadhaar No: 37xxxxxxx9450, Status :Individual, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence

2 Mr SAJAL PAUL (Presentant)

Son of Late KHAGENDRA KISHORE PAUL G/77 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District: South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: EGxxxxxx2H, Aadhaar No: 87xxxxxxx3965, Status :Individual, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence

3 Smt PUSPA DAS

Wife of Late BHABOTOSH DAS G/80 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx8L, Aadhaar No: 67xxxxxxx3490, Status :Individual, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence

4 Smt BINA BASU

Wife of DIPANKAR BASU G/77 BAGHAJATIN, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DFxxxxxx4B, Aadhaar No: 42xxxxxxx3246, Status :Individual, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2022

, Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Pvt. Residence

Developer Details :**SI No Name,Address,Photo,Finger print and Signature**

1 IGNITE CONSTRUCTION
15B BAGHAJATIN PALCE, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.: AAxxxxxx9E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :**SI No Name,Address,Photo,Finger print and Signature**

1 Mr PARTHA DAS
Son of ANK DAS 92/1 BAGHAJATIN PLACE, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx1C, Aadhaar No: 68xxxxxxx7836 Status : Representative, Representative of : IGNITE CONSTRUCTION (as AS PARTNER)

Smt SRABANI BAKSHI

Wife of BIDHAN BAKSHI BAGULA PURBA PARA, City:-, P.O:- BAGULA, P.S:-Hanskhali, District:-Nadia,
West Bengal, India, PIN:- 741502, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of:
India, , PAN No.:: AZxxxxxx1G, Aadhaar No: 95xxxxxxxx4033 Status : Representative, Representative
of : IGNITE CONSTRUCTION (as AS PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAL ROY Son of Late SUKUMAR ROY At: IPORE POLICE COURT, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr KAJAL PAUL, Mr SAJAL PAUL, Smt PUSPA DAS, Smt BINA BASU, Mr PARTHA DAS, Smt SRABANI BAKSHI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KAJAL PAUL	IGNITE CONSTRUCTION-1.53398 Dec
2	Mr SAJAL PAUL	IGNITE CONSTRUCTION-1.53398 Dec
3	Smt PUSPA DAS	IGNITE CONSTRUCTION-1.53398 Dec
4	Smt BINA BASU	IGNITE CONSTRUCTION-1.53398 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KAJAL PAUL	IGNITE CONSTRUCTION-282.50000000 Sq Ft
2	Mr SAJAL PAUL	IGNITE CONSTRUCTION-282.50000000 Sq Ft
3	Smt PUSPA DAS	IGNITE CONSTRUCTION-282.50000000 Sq Ft
4	Smt BINA BASU	IGNITE CONSTRUCTION-282.50000000 Sq Ft

On 20-09-2022

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

Presented for registration at 18:45 hrs on 20-09-2022, at the Private residence by Mr SAJAL PAUL, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,14,096/-

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

Execution is admitted on 20/09/2022 by 1. Mr KAJAL PAUL, Son of Late KHAGENDRA KISHORE PAUL, G/77 BAGHAJATIN, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person, 2. Mr SAJAL PAUL, Son of Late KHAGENDRA KISHORE PAUL, G/77 BAGHAJATIN, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person, 3. Smt PUSPA DAS, Wife of Late BHABOTOSH DAS, G/80 BAGHAJATIN, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 4. Smt BINA BASU, Wife of DIPANKAR BASU, G/77 BAGHAJATIN, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife Identified by Mr DIPAL ROY, , Son of Late SUKUMAR ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-09-2022 by Mr PARTHA DAS, AS PARTNER, IGNITE CONSTRUCTION (Partnership Firm), 15B BAGHAJATIN PALCE, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr DIPAL ROY, , Son of Late SUKUMAR ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-09-2022 by Smt SRABANI BAKSHI, AS PARTNER, IGNITE CONSTRUCTION (Partnership Firm), 15B BAGHAJATIN PALCE, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr DIPAL ROY, , Son of Late SUKUMAR ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2022 4:51PM with Govt. Ref. No: 192022230124381661 on 19-09-2022, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWVLZH3 on 19-09-2022, Head of Account 0030-03-104-001-16

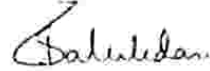
ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by
Online = Rs 6,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 8079, Amount: Rs.100/-, Date of Purchase: 11/09/2022, Vendor name: Subhanka
Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2022 4:51PM with Govt. Ref. No: 192022230124381661 on 19-09-2022, Amount Rs: 6,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BWVLZH3 on 19-09-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2022, Page from 70410 to 70460
being No 160502009 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2022.09.22 18:37:33 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/09/22 06:37:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)