



पश्चिम बंगाल WEST BENGAL

N 563248

06/03/23

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

06 MAR 2023

### DEVELOPMENT AGREEMENT

**THIS AGREEMENT FOR DEVELOPMENT** is made on this the 6<sup>th</sup> day of, March Two Thousand Twenty-three (2023) A.D.

**BETWEEN**

**RIGHT CHOICE**  
[Signature] - H. Jm Partner  
**RIGHT CHOICE**  
Tapes Blownice Partner  
Samavesh chandra Sur Partner

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
- 6 MAR 2023

Jyoti Chatterjee  
D/o Late Anil Chatterjee  
w/o Arore Chatterjee  
18/2, K.S. Road  
K-1-75



03 MAR 2023

03 MAR 2023

NAME: 25/A Avenue  
ADD: 25/A Avenue  
RS: 95  
- 3 MAR 2023  
S. CHATTERJEE  
283, N. S. Roy Road, Kol-1



499397  
M/S Right Choice



(1) **MR. RATANLAL DAS**, PAN AFDPD8202P, AADHAAR NO. 740219436476, Mob: 9674001115 son of Late Sukhlal Das (2) **MR. KIRON DAS**, PAN ASMPD1472D, AADHAR 694846659497, Mob 8017004916, son of Late Shuklal Das, both by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at – 4, Avenue North Road, P.S –survey park, P.O Santoshpur, Kolkata – 700075 hereinafter referred and called as **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heir's executors, administrators, legal representatives, and/or assigns) of the **ONE PART**.

**AND**

**M/S. RIGHT CHOICE**, PAN AAYFM0754D, C.E. No. 0004-1610-0330 (17-18) G.S.T. No. 19AAYFM0754D1ZY a Partnership Firm, having its office at 25/A, Avenue First Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, represented by its Partners (1) **BAPPA DAS**, PAN AGFPD9976R, AADHAAR NO.: 5750 6897 9347, MOB 9830086328, son of Late Satyaranjan Das, by faith – Hindu, by occupation – Business, by Nationality- Indian, residing at 28, Lake Terrace, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (2) **TAPAS BHOWMICK**, PAN AIZPB5944K, AADHAAR NO. 880306905041, MOB: 9830248583, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, Nationality- Indian, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (3) **SAMARESH CHANDRA DAS**, PAN AORPD8605D, AADHAAR NO. 968446755599, MOB 9433756662, son of Late Suresh Chandra Das, by faith – Hindu, by occupation – Business, Nationality -Indian, residing at 25/A, Avenue First Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075 hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context

RIGHT CHOICE  
Bappa Das  
Partner

RIGHT CHOICE  
Tapas Bhowmick  
Partner


Samaresh Chandra Das  
Partner

be deemed to mean and include its successors, successors in office executors, administrators, legal representatives, and/or assigns) of the **OTHER PART**.

**WHEREAS** by virtue of a Deed of sale dated 21.02.1957, registered in the office of Sub Registrar Alipore Sadar, recorded in Book No. I, Volume No. 39, Pages 23 to 28, being Deed No. 1584 for the year 1957 one Smt. Giribala Dasi (Alias Giribala Das) , Mr. Sukharanjan Dutta and Mr. Monoranjan Dutta, jointly purchased 2 cottah 2 sq ft bastu Land at Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. dag No 222, P.S – Tollygunge, District – South 24 Pargana from Modern House And Land Development Company and they became joint Owners of the said property and seized and possessed the same.

**AND WHEREAS** by virtue of a **DEED of PARTITION dated 03.03.1964** registered in the office of Sub Registrar of Alipore District 24 Parganas recorded in Book No I, Volume No 31, Pages 187 to 192, Being Deed No 1489 in the year 1964 said **Smt. Giribala Dasi (Alias Giribals Das) , Mr. Sukharanjan Dutta and Mr. Monoranjan Dutta** partitioned their said joint property being 2 cottah 2 sq ft bastu Land at Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. dag No 222, P.S – Tollygunge, District – South 24 Pargana and said **Giribala Dasi (Alias Giribals Das)** became the Owners of 13 chittak 12 sqft land with structure and **Mr. Sukharanjan Dutta and Monoranjan Dutta** became the joint Owners of 14 chittak 29 sqft land area with structure standing thereon.

**AND WHEREAS** by virtue of a **Deed of Conveyance dated 13/06/1984,** registered in the office of **DSR Alipore 24 parganas.** recorded in Book No I, **volume no 47, pages 79 to 86,** Being No – 7643 in the year 1984 Mr. Sukharanjan Dutta and 2) Mr. Monoranjan Dutta sold their 14 chittak 29 sqft land property to **Mr. Suklal Das** and after purchasing the said property, **Mr. Suklal Das** became the Owners of aforesaid 14 chittak 29 sqft land at

RIGHT CHOICE  
  
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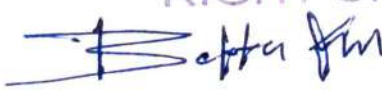


Mouza- Santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. Dag No 222, P.S – Tollygunge, District – South 24 Pargana.

**AND WHEREAS** said **Giribala Dasi (alias Giribala Das)** who was a childless Hindu during her life time and at the time of her death governed by Dayabhaga School Of Hindu law died intestate on 06.05.1992 vide death certificate Reg. No. 781, issued on 22.06.1992, leaving behind her husband **Mr. Motilal Das as her only legal heirs of her property..** After the demise of **Giribala Dasi (alias Giribala Das)** her husband **Mr. Motilal Das** sold conveyed and transferred said 13 chittack 12 sqft. Land at Mouza santoshpur , touzi no 151, J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. Dag No 222, P.S – Tollygunge, District – South 24 Pargana on 03/08/1992 to **Mr. Suklal Das and Mrs. Bimala Das** along with common passage of west side which was registered in the office of District sub registrar south 24 parganas recorded in Book No I , volume no 240, pages 302 to 310, **Deed No 13014** in the year 1992.

**AND WHEREAS** said **Mr. Suklal Das and Mrs. Bimala Das**, became the joint owners of the total 2 cottah 2 sqft. Land area along with common passages of west side at Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. Dag No 222, P.S – Tollygunge, District – South 24 Pargana and they duly mutated their name in the records of Kolkata Municipal Corporation in respect of said property which is numbered as KMC Premises No 5, Avenue North Road, Mailing Address 4, Avenue North Road, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075.


**AND WHEREAS** said **Mr. Suklal Das** who was a Hindu during his life time and at the time of his death governed by Dayabhaga School Of Hindu law died intestate on 17.02.2012 vide death certificate Reg. No HG011/2012/002509 (Old Reg. No 2590) issued on 17.02.2012 leaving behind his wife **Bimala Das** and his two sons **Mr. Ratanlal Das and Mr. Kiron Das**, as his only legal heirs of his property.

RIGHT CHOICE  
 Partner  
RIGHT CHOICE  
Tapas Bhownick Partner  
RIGHT CHOICE  
Samarsh chandra Partner

**AND WHEREAS** said **Bimala Das**, the mother of **Mr. Ratanlal Das** and **Mr. Kiron Das**, who was a Hindu during her life time and at the time of her death governed by Dayabhaga School Of Hindu law died intestate on 03.10.2018 vide Death Certificate Reg. No HG011/2018/013294 (Old Reg. No 13552) issued on 04.10.2018 leaving behind her two sons 1) Mr. Ratanlal Das and 2) Mr. Kiron Das as her only legal heirs of all property. And after the death of both parents , **Mr. Ratanlal Das and Mr. Kiron Das** become the joint owners of the total 2 cottah 2 sqft. Land be the same a little more or less with structure at Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. Dag No 222, P.S – Tollygunge now survey Park, District – South 24 Pargana , KMC Premises No 5, Avenue North Road, Mailing Address 4, Avenue North Road, Kolkata 700075, vide Assessee No 311030700057 under Ward No 103 District – South 24 Pargana , each of them have undivided  $\frac{1}{2}$  share therein and they duly mutated their name in the records of Kolkata Municipal Corporation in respect of said property..

**AND WHEREAS** the owners/first party have jointly decided to develop their property by constructing a New Building upon the aforesaid land but being unable to implement their said desire due to shortage of fund and technical knowledge, sought for the help of developer/second party. And the Developer herein in response to the announcement, agreed to cause Development in the said **ALL THAT piece** and parcel of land measuring more or less 2 cottah 2 sqft land, be the same a little more or less with structure at Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. DAG No 222, P.S – Tollygunge thereafter Purba Jadavpur now Survey Park, District – South 24 Parganas , KMC Premises No 5, Avenue North Road, Kolkata 700075, vide Assessee No 311030700057 under Ward No 103 District – South 24 Pargana, at its own cost on terms and conditions as appearing hereinafter, according to building plan .

**NOW THIS AGREEMENT WITNESSETH** that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing

RIGHT CHOICE  
  
 Partner Partner

RIGHT CHOICE  
   
 Partner Partner



hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following.

**OWNER: MR. RATANLAL DAS & MR. KIRON DAS,**

**DEVELOPER: M/S. RIGHT CHOICE,** a Partnership Firm, having its office at 25/A, Avenue First Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, represented by its Partners (1) Bappa Das, (2) Tapas Bhowmick, (3) Samaresh Chandra Das.

**PROPERTY: ALL THAT** piece of parcel of land measuring 2 cottah 2 sq ft land, be the same a little more or less with two storied old dilapidated structure having 1125 sq ft pucca structure and 158 sq ft asbestos shed structure standing thereon Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. DAG No 222, P.S – formerly Tollygunge thereafter Purba Jadavpur now survey Park, District – South 24 Pargana , KMC Premises No 5, Avenue North Road, mailing Address 4, Avenue North Road, Kolkata 700075, vide Assessee No 311030700057 under Ward No 103 District – South 24 Parganas .

**DEVELOPMENT AGREEMENT:** The instant agreement made between the Owners and the Developer.

**BUILDING:** Proposed G+3 storied building to be constructed by the Developer on the said property in accordance with the sanctioned building plan.

**PLAN:** The building plan for construction of the said building at the said property.

**ARCHITECT:** The person and/or firm to be appointed by the developer for supervising the said building during the construction period.

RIGHT CHOICE

RIGHT CHOICE





Partner

Partner

Partner

Partner

**OWNER'S ALLOCATION.**

Owners **1) Mr. Ratanlal Das and 2) Kiron Das** will get -

- (1) Total Rs 57, 00000/- ( Rupees fifty seven lakh) only (after deducting TDS) will be paid as follows:-
- a) within one week from the date of execution of this agreement Rs.24,02,000/-
  - b) within May 2023 Rs.10,00,000/-
  - c) within October 2023 Rs.10,00,000/-
  - d) before handing over possession of owner's allocation Rs.12,98,000/-
- (2) A shop measuring 60 sqft at ground floor North Side (front side) of the proposed building.
- (3) A flat on 1<sup>st</sup> floor North East side , measuring 629.37 sq ft super built up area.
- Together with proportionate share of land along with right to use common portion of the proposed building
- (4) Developer shall bear the rent of One residential flat of 2(Two) BHK rented for **RATAN LAL DAS** and One residential flat of 1(One ) BHK rented for **KIRON DAS** from the date of handing over vacant possession of the first schedule property to the Developer by the Owners till handing over owner's allocation to the owners by the Developer .

**DEVELOPER'S ALLOCATION:**

Developer will get -The Rest constructed area in the proposed **G+3** storied building i.e. (1) Entire second floor, (2) rest portion of First floor excluding owner's allocation (3) Entire Third Floor (4) rest portion of ground floor excluding owner's allocation

  
Saifur Rahman  
Partner

  
Tapas Bhownick  
Partner

  
Samarth Chandra San  
Partner



together with proportionate share of land along with right to use common portion of the building fully and particularly described in the Third Schedule hereunder written.

If excess FAR available in the proposed building, said excess portion will be allotted to the allocation of the Developer.

**SALEABLE PORTION:** All the portion in the building except Owners' allocation as described in the third schedule.

**COMMON SERVICE AREAS:** All the common service facilities to be enjoyed by both the Owners and the Developer of the building (more fully and particularly described in the fourth schedule hereunder written).

**TRANSFERORS:** In context of this agreement the Owners herein in respect of the undivided proportionate share of land pertaining to the Developer's allocation after completion of construction of proposed building as per sanctioned plan.

**TRANSFeree:** The Purchaser who will purchase flat/space in the building.

**TRANSFER:** Transfer of proportionate undivided share/interest of land in property by the Owners attributable to the Developer's allocation and Owner's allocation against which Developer will pay the agreed consideration within stipulated period to the owners herein

**DELIVERY OF POSSESSION OF LAND:** In the context shall mean, the Owners will hand over to the Developer the peaceful well demarcated physical possession within six months from the date of this execution of the agreement.

**TIME:** The Developer will complete the building within **24 months** from the date of sanction the building Plan.

**POWER OF ATTORNEY:** The Owners will execute a Development power of attorney appointing the Developer or its nominee/s as their lawful constituent attorney to do the acts stipulated hereunder.

RIGHT CHOICE  
 Batta  
 Partner

RIGHT CHOICE  
 Tapas Bhowmick  
 Partner

RIGHT CHOICE  
 Samarendra Chandra Das  
 Partner

**MANNER OF WORK AND SPECIFICATIONS:** The materials and accessories which are to be used for construction of the building more fully and particularly described in the Seventh Schedule hereunder written.

**PROJECT:** The work of development of the said property undertaken by the Developer.

**UNIT:** Any independent flat/car parking space/shop, in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.

**UNIT OWNERS:** Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the Owners and the Developer for the units held by them from time to time.

## **ARTICLE-II**

OWNERS represent as follows: -

- a) The Owners are the sole and absolute joint Owners in respect of the property entirely more fully described in the First Schedule hereunder written.
- b) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.
- c) The right, title and interest of the Owners in the property is free from all encumbrances and the Owners have a marketable title thereto.
- d) The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or

<p>RIGHT CHOICE</p> <p></p> <p>Partner</p>	<p>RIGHT CHOICE</p> <p>Tarapras Bhowmick</p> <p>Partner</p>	<p>RIGHT CHOICE</p> <p>Samarendra Chandra San</p> <p>Partner</p>
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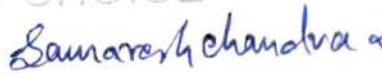


intimation about any such proceedings has been received by the Owners.

- e) Neither the property nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.
- f) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- g) The Owners shall have no difficulty in producing income tax clearance certificate or any permission, if required, for completion of transfer of the Developer's allocation to the Developer and/or their nominee/s.
- i) The Owners has mutated their names in the record of the Kolkata Municipal Corporation in respect of 2 cottah 2 sq ft land with two storied building at Mouza Santoshpur, J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. DAG No 222, P.S – formerly Tollygunge now survey Park, District – South 24 Pargana, KMC Premises No 5, Avenue North Road, Kolkata 700075, vide Assessee No 311030700057 under Ward No 103 District – South 24 Parganas. The Developer will cause mutation of said premises in the present Owner's name and the cost will be borne by the Owners herein and/or will be adjusted from the Owner's allocation.

### **ARTICLE – III OWNERS' RIGHT**

The Owners will get the Owner's allocation described in the second schedule hereunder written without any hindrance from the Developer **within 24 months** from the date of sanction the building Plan from KMC.

RIGHT CHOICE      RIGHT CHOICE  
    
 Partner      Partner      Partner      Partner

- a) The owners shall have right to cancel this Development Agreement if the developer fails to fulfill any terms and conditions of this agreement. In that case the Owners shall have liberty to terminate this agreement after refunding all the moneys and expenses which are invested by the Developer in the premises with Bank rate interest.
- b) If the Owners shall cancel this development agreement, in that case the Owners shall have liberty to make any new Development agreement with other Developer subject to refund entire invested amount with Bank rate interest to the present developer .

#### **ARTICLE - IV OWNERS' OBLIGATION**

- a) The Owners shall answer and comply with all requisitions made by the advocate of the Developer for establishing the title of the Owners in respect of the property and shall make out a marketable title, if encumbered any manner. The Owners shall remain liable to rectify all latent defects in the title, if any at their own costs and expenses. The Owners will make delivery of the said property to the Developer within 1 month from the date of sanction of the building plan.
- b) After due searching, the Developer herein is fully satisfied with the documents of the title of the said Owners to the said property and having desirous to develop the said property of the Owners herein.
- c) The Developer shall be authorized to construct and complete the building in accordance with the building plan at its cost and as per specification as mentioned herein without any interference or hindrance from the side of the Owners subject to the developer fulfilling its obligation .

RIGHT CHOICE

*[Signature]*

Partner

Partner

RIGHT CHOICE

*Tapas Bhownick*

Partner

*Samresh chandra Das*

Partner



- d) During the continuance of this agreement the Owners will not let out a fresh, grant, lease, mortgage and/or create any charge in respect of the Developer's allocation.
- e) The Owners will, if required, execute all deeds of conveyance for conveying the undivided proportionate share of land attributable to any unit relating to the Developer's allocation in the building subject to the developer fulfilling its obligation. The Owners will obtain, if required, necessary certificate and/or permission from Income Tax and/or any other competent authority for conveying the undivided any unit proportionate share of land in the said premises attributable to any unit appertaining to the Developer's allocation or part thereof in favour of the Developer and/or nominee/s.
- f) The Owners will appoint partners of **M/S. RIGHT CHOICE**, namely **(1) BAPPA DAS**, son of Late Satya ranjan Das, by faith – Hindu, by occupation – Business, residing at 28, Lake Terrace, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, **(2) TAPAS BHOWMICK**, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, **(3) SAMARESH CHANDRA DAS**, son of Late Suresh Chandra Das, by faith – Hindu, by occupation – Business, residing at 25/A, Avenue First Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075 as their true and lawful attorney for the followings :-
- i. To appear before the Kolkata Municipal Corporation for mutation, water connection, sanction the building plan, obtain completion certificate, and appear before the CESC for electric connection.

**RIGHT CHOICE**  
  
 Partner

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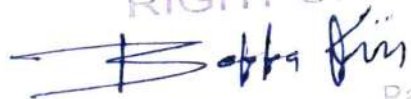
**RIGHT CHOICE**  
  
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- ii. To sign all the relevant papers in respect of the said property and present the same to the Kolkata Municipal Corporation and/or any other competent authority for the sole purpose of developing the first schedule property.
- iii. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for constructing the said building with consent of the landowners.
- iv. To obtain clearances from all government departments and authorities including Fire Brigade K.M.D.A. Police and the Authorities of Urban Land & Ceiling and other Departments, as may be necessary.
- v. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience and enjoyment of the building standing on the land of the said premises.
- vi. To appear before any officer of the Kolkata Municipal Corporation or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- vii. To appear and to act in all courts, civil, criminal and tribunal whenever required with further written approval of owners.
- viii. To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law, in connection with the development of the first schedule property.

RIGHT CHOICE

  
Partner Partner

RIGHT CHOICE

   
Partner Partner



- ix. To engage and appoint any advocate or counsel wherever required.
- x. To negotiate on terms for and to agree to and enter into and conclude any Agreement for sale in respect of Developer's Allocation in the said premises and/or part thereof to any purchaser or purchasers at such price the said attorney, in their absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
- xi. To receive from the intending purchaser any earnest money and/or advance or advances and also the balance of purchase money against the Developer's allocation of the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchaser without seeing the application of the money.
- xii. To present any such agreement or agreements, sale deed, declaration in respect of the said premises and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority/s for and to have the said Agreement registered and to do all things which the said attorney shall consider necessary for Agreement for Sale of the said premises and/or part thereof as aforesaid to the purchaser as full) and effectually in all respects as the Owners done the same by themselves.
- xiii. To enter into any agreement with other person/persons in respect of Developer's allocation and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds and take consideration money thereof in connection with sale of the property in

RIGHT CHOICE



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respect of Developer's allocation only and present the same before the Learned Registering Authority for admit and complete registration on owner's behalf.

**AND GENERALLY,** to do all the lawful acts necessary for the above-mentioned property and Owners hereby agree that all acts and things lawfully done by the said Attorney shall be considered as the acts, deed and things done by their, provided that all such acts and things done by the said Attorney in conformity with law. Owners undertake to rectify and confirm all and whatsoever that owner's said Attorney shall lawfully do or cause to be done for Owners by virtue of the power hereby given.

- g) The Owners shall, if required, execute Deed of Conveyance, in respect of sale of undivided proportionate share of land attributable to the units pertaining to the Developer's Allocation and present the same before the registration authority in respect of Flat and car parking space/spaces/shop pertaining to the Developer's allocation for registration at the cost of the Developer and/or Owners may execute fresh Power of Attorney for granting sale power after getting the possession Owners' allocation after fulfillment of developer's obligation ..
- h) The Owners, with the execution of this agreement, will hand over original certified copy of title deeds documents relating to the said property to the Developer.
- i) The Owners will extend all reasonable co-operation to the Developer for effecting construction of the said building.
- j) The Owners will vacate the premises within 1 month from the date of sanction of the building plan.

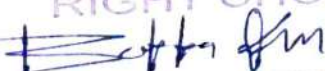
RIGHT CHOICE		RIGHT CHOICE	
			
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**ARTICLE V: DEVELOPER'S RIGHT**

- a) The Developer shall have the exclusive right to build and complete the building at its cost within the stipulated time as aforesaid.
- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer shall have the exclusive right to commercially exploit the Developer's allocation if consideration money fully paid by the Developer without any obstruction and/or claim from the Owners. The Developer will have full right and absolute authority to enter into any sale agreement with any purchaser in respect of the Developer's portion of the said property at any price of its discretion and receive advance/consideration in full thereof after getting the sanctioned building plan from the Kolkata Municipal Corporation.
- d) The Developer shall be entitled to occupy and use the property SUBJECT TO the terms of this agreement, for the duration of the project. The Developer shall be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement in the project and post its watch and ward staffs after getting possession of the said property from the Owner.
- e) Upon being inducted into the premises, the Developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

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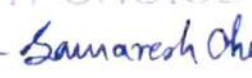
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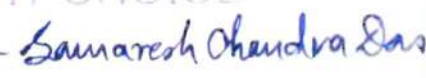
Tapas Bhownick Samarendra chandra Das

- f) The Developer will be entitled to receive, collect and realize all money out of the Developer's allocation from the intending purchaser in respect of the units/spaces/car parking spaces appertaining to the Developer's allocation without creating any personal and/or financial liability upon the Owner.
- g) The Developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.
- h) The developer power will be ceased after construction and sale of developer's allocation in the said newly constructed building.
- i) The Developer will be entitled to deliver unit pertaining to the Developer's allocation to the purchaser simultaneously and/or after delivery of the Owners' allocation to the Owner.
- j) The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats/units etc. attributable to the Developer's allocation by virtue of the Power of Attorney to be given by the Owners to the Developer or its nominee/s after getting the possession of Owners' allocation in the newly constructed building.
- k) The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developer's allocation.
- l) The Developer will be entitled to acquire the materials of the existing building at its discretion without any claim whatsoever of the Owner.

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- m) The Owners shall give such co-operation to the Developer and sign all papers, confirmation and/or authorities as may be reasonably required by the Developer from time to time, for the development of the property as per this agreement, at the cost and expenses of the Developer.

#### **ARTICLE VI: DEVELOPER'S OBLIGATION**

- a) Time is the essence of this Agreement. Time may be extended for another 6 (Six) months by mutual written consent of the both parties. In the event of any disputes, both the parties will amicably settle the matter according to situation and/or refer the matter to the Arbitrator. If the Developer fails to complete the project within stipulated time, the Owners are entitled to terminate this agreement and refund all the moneys and expenses which are invested by the Developer in the premises with Bank rate interest.
- b) All costs, charges, expenses and responsibility for construction of the building and/or the development of the said premises shall be borne and paid by the Developer exclusively.
- c) The Developer shall construct the building with standard materials available in the market.
- d) The Developer will bear all cost arising out of the construction of the building.
- e) The Developer will bear all liabilities and impositions in respect of the premises and/or part thereof from the date of taking possession of the premises for development till it delivers to the Unit Owners.

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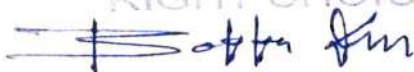
RIGHT CHOICE

  
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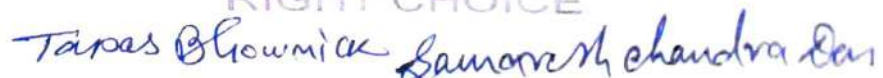
### **ARTICLE - VII: OWNERS' INDEMNITY**

- a) The Developer indemnify the Owners against all claims, accidents actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- b) The Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, liabilities, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.
- c) The Developer shall keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all claims or demand that may be made due to any thing done by the Developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The Developer indemnifies the Owners against all claim and demands of the suppliers, contractors, workmen, intending purchaser of the proposed building and agents of the Developer on the account whatsoever including any accident or other loss. The Developer indemnifies the Owners against any demand and/or claim made by the unit holder in respect of the Developer's allocation.
- f) The Developer indemnifies the Owners against any action taken by the Municipality and/or other authority for any illegal or faulty or unsafe construction or otherwise of the building.

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- g) The Developer hereby agrees with the Owners not to do any act deed or things whereby the Owners will be prevented from enjoying, selling, disposing, assigning of any of Owners' allocation in the property.

### **ARTICLE VII: COMMON UNDERSTANDINGS**

- a) In case if it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owners hand over the vacant and peaceful possession of the premises to the Developer, for development of the property, then the Developer shall pay such dues and bear the costs and expenses thereof and the Developer shall be liable for the subsequent period, if any. In other word, the Developer shall pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owners' allocation to the Owners.
- b) The Owners shall be solely and exclusively entitled to the Owners' allocation and the Developer shall be solely and exclusively entitled to the Developer's allocation in the newly constructed building along with common service area as per sanctioned plan.
- c) The Owners and the Developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper **SUBJECT TO HOWEVER** the general restrictions for mutual advantage inherent in the Ownership

*[Signature]*  
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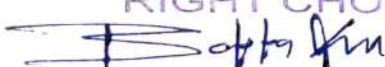
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schemes. Developer will also be at liberty to enter into agreement for sale of their respective allocation.

- d) The Developer shall be entitled to all such monies receivable in respect of the Developer's allocation **PROVIDED HOWEVER** that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owners till formation of the society or any Owners association. Joint account may be operated by the owners and developer until formation of society or owner's association.
- e) The Developer will provide electricity connection for the entire building and all the Unit Owners and/or their nominees shall reimburse the Developers, proportionately, the total of deposits and expenses as be required to obtain electricity from the C.E.S.C or otherwise.
- f) Upon completion of the building and/or floors therein, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by all the owners/ occupier's developer and as in conformity with other buildings containing Ownership flats. The Developer and all the Unit Owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management. The Developer will cooperate to form an association.
- g) If so, required by the Developer, the Owners shall join and/or cause such persons as may be necessary to join as a confirming party in any document's conveyance and/or any other documents of transfer that the Developer may enter into with any person who

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desire to acquire units comprised in the Developer's allocation and similarly, the Developer shall join in respect of the Owners' Allocation.

- h) If any of the parties herein shall expired during the continuance of this agreement, his/her legal heir will be substituted in that case, and the agreement will be continued substituting with new Party or Parties.

**ARTICLE VIII: COMMON RESTRICTIONS:**

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.
- d) Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building till a formal society is formed. But when the Developer sell major parts of their allocation, the Developer will cooperate with the owners to form an association.
- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the

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building or part thereof which may be hazardous explosive or be generally unsafe.

- f) Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.
- g) Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation after completion and delivery of possession of the building.

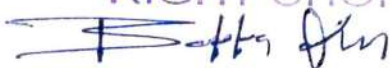
#### **ARTICLE IX: MISCELLANEOUS**

- a) The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Save and except this agreement no agreement and/or oral representation between the portions hereto exists or will have any validity.

#### **ARTICLE X: FORCE MAJURE**

The Developer will complete the Building within the stipulated period subject to the circumstances which may be found beyond control of the Developer or reasonable estimation like natural calamities, strike, non-availability of materials and other unforeseen reasons viz. war then the **DEVELOPER** shall not be liable for any interest or damages thereof.

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## **ARTICLE XII: JURISDICTION**

The Alipore Court and High Court at Calcutta under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

## **ARTICLE XIII: ARBITRATION**

All the disputes and differences between the parties hereto in any way relating to this Agreement and/or arising out of the provisions hereof shall be referred to Arbitration to such person or persons as may be mutually accepted, failing which Two Arbitrators, one to be appointed by each of the parties to settle the matter. If they fail then two Arbitrators as appointed by the parties shall be entitled to appoint an umpire. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act 1996, as amended up to date.

## **FIRST SCHEDULE ABOVE REFERRED TO**

### **(ENTIRE PROPERTY)**

**ALL THAT** piece of parcel of land measuring 2 cottah 2 sq. ft. land with dilapidated structure measuring about 1283 sq. ft. ( 1125 Sq. ft. Pucca Structure and 158 Sq. ft. Asbestos) standing thereon lying and situated at Mouza santoshpur , J.L. No 22, R.S. No 18, R.S. Khatian No 240, R.S. DAG No 222, P.S – formerly Tollygunge thereafter Purba Jadavpur now Survey Park, District – South 24 Pargana , KMC Premises No 5, Avenue North Road, Mailing Address 4, Avenue North Road, Kolkata 700075, vide Assessee No 311030700057 under Ward No 103 District – South 24 Parganas together with all easement right and appurtenances thereto which is butted and bounded as follows :-

<b>ON THE NORTH</b>	: 30 ft wide Road
<b>ON THE SOUTH</b>	: Plot No 2/3
<b>ON THE EAST</b>	: Plot No 22
<b>ON THE WEST</b>	: Plot No 24

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*Tapes Bhoomica Samareh chandra Das*

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

Owners will get -

(1) Total Rs 57, 00000/- (Rupees fifty seven lakh) only (after deducting TDS) will be paid as follows:-

- |   |                |
|---|----------------|
| a) within one week from the date of execution of this agreement | Rs.24,02,000/- |
| b) within May 2023  | Rs.10,00,000/- |
| c) within October 2023  | Rs.10,00,000/- |
| d) before handing over possession of owner's allocation         | Rs.12,98,000/- |

(2) A shop measuring 60 sq ft at ground floor North Side ( Front Side)

(3) A flat on 1<sup>st</sup> floor North East side , measuring 629.37 sq ft super built up area together with proportionate share of land of the first schedule property along with right to use common portion of the proposed **G+3** storied building.

(4) Developer shall bear the rent of One residential flat of 2(Two) BHK rented for **RATAN LAL DAS** and One residential flat of 1(One) BHK rented for **KIRON DAS** from the date of handing over vacant possession of the first schedule property to the Developer by the Owners till handing over owner's allocation to the owners by the Developer

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Developer will get the Rest constructed area in the newly constructed G+3 storied building i.e. (1) Entire second floor, (2) rest portion of First floor

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*Tapas Ghosh* *Samant Mohanta Das*



excluding owner's allocation (3) Entire Third Floor (4) rest portion of ground floor excluding owner's allocation along with proportionate share of first schedule land together with right to use the common portion of the proposed G+3 storied building excluding the owner's allocation and all other easement and appurtenances thereto as well as in the said premises will be used by the Developer and/or it's nominees in common with the Owners and/or her nominee/s. shall be treated as Developer's allocation.

If any excess FAR /Floor area available beyond G+3 Storied as per KMC Building Rules, said portion will be treated as Developer's allocation.

#### **FOURTH SCHEDULE ABOVE REFERRED TO**

##### **(COMMON AREA AND FACILITIES)**

- a) Stairs, staircase and landings, common passage.
- b) Lift, Lift Well
- c) Egress and ingress from and to the said flat and building as well as premises.
- d) Pump room, electric meter room.
- e) User right of roof of the top-floor.
- f) Caretaker room, Common toilet.
- g) Underground and overhead reservoir.
- h) Common plumbing and other common relations.
- i) Electrical wiring, connections, installations and equipment's.
- j) Motor pump room, fittings including those are installed for particular unit.

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- k) Boundary wall, Main Gate , back side open space, front side open space, and side open space of the building, drainage, sewerage system of the premises and the building.

**FIFTH SCHEDULE ABOVE REFERRED TO**

**(COMMON EXPENSES)**

- 1) All expenses of maintenance operating replacing white washing, painting, rebuilding, reconstructing decorating redecorating and lighting the common parts, roof and the outer walls of the said building, after handover the newly constructed complete building in all respect to the owners and purchasers.
- 2) All charges and deposits for supplies of common.
- 3) Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- 4) Costs and charges of establishment for maintenance of the said building.
- 5) All other expenses and outgoings as are deemed by the Owners and the purchaser to be necessary or incidental for and regulating, interest, the right of the Purchaser.
- 6) All expenses referred above shall be borne and paid proportionately by the Owners and Developer and/or their respective nominees on and from the date of making over possession of the entire completed building in all respects.


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**SIXTH SCHEDULE ABOVE REFERRED TO****(SPECIFICATION)**

- BUILDING** : R.C.C. framed building.
- WALLS** : Brick masonry 8" thick, Partition 5" and 3" thick with wire netting cement plaster both side plaster of putty inside surface and outside surface finished with cement base paints.
- WINDOWS (Box)** : Aluminium Panel windows with integrated Grills painted with synthetic enamel paint with sliding glass door.
- DOORS** : Sal frames and commercial solid flush door shutters, front flush door with one side sequin, Bath room door covered inside by P.V.C. Door. (Synthetic door of Ultramodern)
- FLOORING** : Vitrified Tiles/ Marble
- KITCHEN** : Marble floor, Black stone slab top, Steel sink, 4 feet high with glaze tiles over the kitchen platform top and sink, two taps water.
- TOILETS** : Marble floor one western type commode, basin, shower, 2 (Two) Tap water, geyser point (Separate) at wall seven feet high glaze tiles.
- One wash basin in living-cum-dining room.
- W.C.** : Marble floor, one western type, commode, tap water at 7' height glaze tiles/one shower.

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## ELECTRICITY

: Fully concealed wiring 2(Two) light points, one fan points and 2(two) plug, points in each Bed room, two light points (5 Amp) 2(Two) fans point, 2(Two) plug points (5 Amp) in Living – Cum-Dining room, Two Light point, 2 (Two) plug point (15 Amp) one exhaust fan point in kitchen room, one light point, one exhaust point in each toilet and one light point one exhaust in W.C. one calling bell, One T.V. Point in Living /Dining/ freeze point /washing machine point/A.C. point/ P.C. /Aqua guard Point.

One light point, one fan point and one plug in verandah.

## OTHER WORK

: Extended sunset in all verandah and living-cum-dining room.

Mable finish staircase.

Godrej Latch in all main doors.

Cable lines in all living–cum-dining.

MCB (Miniature Circuit Breaker) (Havells) for every Electricity Connection.

Outside of the building weather Coat Colour.

Lift:

Laser Elevator.

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

**SIGNED, SEALED & DELIVERED**

at Kolkata in the presence of:

**WITNESSES:**

1. Bishnu Pade Das  
17/A, Kab; Sukanta 1st Lane  
East Rajapur. Kol-75.

2. Praymdu  
80 Ardrae South  
Kol-75

Rintul Das,

Rintul Das

**Signature of the Owners**

**RIGHT CHOICE**

—th—

Partner

Partner

**RIGHT CHOICE**

Tapas Bhownick Samresh chandra Das

Partner

Partner

**Signature of the Developer**

Drafted by:

Indira Chatterjee

Advocate

WB 166/99

High Court, Calcutta

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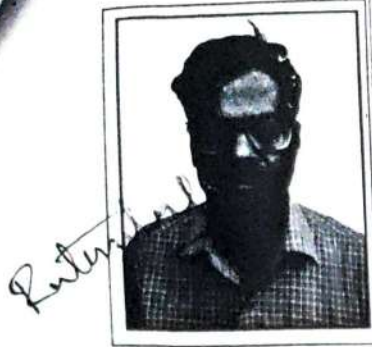
**RIGHT CHOICE**

Tapas Bhownick Samresh chandra Das

Partner

Partner

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Ruturaj Desai*  
9624001115

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Rajendra*  
8017004516

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Rajendra*  
9830086328

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Tapas Bhownick*  
9830248583

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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RIGHT CHOICE

*Tapas Bhownick* *Samarth chandran Desai*



# SPECIMEN FORM FOR TEN FINGERPRINTS



Samanesh Chandra Das  
9433756662

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

RIGHT CHOICE

RIGHT CHOICE

Tapas Bhownick Samanesh chandra Das



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



192022230320161211

GRN Details

GRN:	192022230320161211	Payment Mode:	Online Payment
GRN Date:	03/03/2023 14:21:01	Bank/Gateway:	Central Bank of India
BRN :	CBI030323974758	BRN Date:	03/03/2023 14:21:43
GRIPS Payment ID:	030320232032016120	Payment Init. Date:	03/03/2023 14:21:01
Payment Status:	Successful	Payment Ref. No:	2000580502/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	M S RIGHT CHOICE
Address:	25/A AVENUE 1ST ROAD, PURBA JADABPUR 700075
Mobile:	6291661412
Depositor Status:	Others
Query No:	2000580502
Applicant's Name:	Mr S GHOSH
Identification No:	2000580502/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	03/03/2023
Period To (dd/mm/yyyy):	03/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000580502/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	9520
2	2000580502/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9541

IN WORDS: NINE THOUSAND FIVE HUNDRED FORTY ONE ONLY.

PAID



## Major Information of the Deed

Deed No :	I-1630-00584/2023	Date of Registration	06/03/2023
Query No / Year	1630-2000580502/2023	Office where deed is registered	
Query Date	02/03/2023 8:31:09 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291661412, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 92,99,204/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Avenue North Road, , Premises No: 5, , Ward No: 103 Pin Code : 700075







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	2 Katha 2 Sq Ft	1/-	85,16,812/-	Width of Approach Road: 30 Ft.,
Grand Total :				3.3046Dec	1/-	85,16,812 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1125 Sq Ft.	0/-	7,39,732/-	Structure Type: Structure
Gr. Floor, Area of floor :562.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 562.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	158 Sq Ft.	0/-	42,660/-	Structure Type: Structure
Gr. Floor, Area of floor : 158 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1283 sq ft	0 /-	7,82,392 /-	



and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RATANLAL DAS</b> Son of Late SUKHLAL DAS Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	06/03/2023	LTI 06/03/2023	06/03/2023	
4 AVENUE NORTH ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2P, Aadhaar No: 74xxxxxxxx6476, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				
2	<b>Name</b> <b>Mr KIRON DAS</b> Son of Late SUKHLAL DAS Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	06/03/2023	LTI 06/03/2023	06/03/2023	
4 AVENUE NORTH ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASxxxxxx2D, Aadhaar No: 69xxxxxxxx9497, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				










Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M S RIGHT CHOICE</b> 25/A, AVENUE 1ST ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



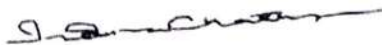


# Representative Details :

## Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>1 BAPPA DAS (Presentant )</b> Son of Late SATYA RANJAN DAS Date of Execution - 06/03/2023, , Admitted by: Self, Date of Admission: 06/03/2023, Place of Admission of Execution: Office	 <small>Mar 6 2023 11:55AM</small>	 <small>LTI 06/03/2023</small>	 <small>06/03/2023</small>
28, LAKE TERRACE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6R, Aadhaar No: 57xxxxxxxx9347 Status : Representative, Representative of : M S RIGHT CHOICE (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>2 TAPAS BHOWMICK</b> Son of GOUR GOPAL BHOWMICK Date of Execution - 06/03/2023, , Admitted by: Self, Date of Admission: 06/03/2023, Place of Admission of Execution: Office	 <small>Mar 6 2023 11:57AM</small>	 <small>LTI 06/03/2023</small>	 <small>06/03/2023</small>
9, KABI SUKANTO ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4K, Aadhaar No: 88xxxxxxxx5041 Status : Representative, Representative of : M S RIGHT CHOICE (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>3 SAMARESH CHANDRA DAS</b> Son of Late SURESH CHANDRA DAS Date of Execution - 06/03/2023, , Admitted by: Self, Date of Admission: 06/03/2023, Place of Admission of Execution: Office	 <small>Mar 6 2023 11:56AM</small>	 <small>LTI 06/03/2023</small>	 <small>06/03/2023</small>
25/A, AVENUE 1ST ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx5D, Aadhaar No: 96xxxxxxxx5599 Status : Representative, Representative of : M S RIGHT CHOICE (as PARTNER)			

Officer Details :

	Photo	Finger Print	Signature
<b>INDIRA CHATTERJEE</b> Wife of Late MIHIR CHATTERJEE Ch:- Not Specified, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			
	06/03/2023	06/03/2023	06/03/2023
Identifier Of BAPPA DAS, TAPAS BHOWMICK, SAMARESH CHANDRA DAS, Mr RATANLAL DAS, Mr KIRON DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr RATANLAL DAS	M S RIGHT CHOICE-1.65229 Dec
2	Mr KIRON DAS	M S RIGHT CHOICE-1.65229 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr RATANLAL DAS	M S RIGHT CHOICE-562.50000000 Sq Ft
2	Mr KIRON DAS	M S RIGHT CHOICE-562.50000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mr RATANLAL DAS	M S RIGHT CHOICE-79.00000000 Sq Ft
2	Mr KIRON DAS	M S RIGHT CHOICE-79.00000000 Sq Ft



On 06-03-2023

**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 11:52 hrs on 06-03-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by BAPPA DAS ..

**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 92,99,204/-

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

Execution is admitted on 06/03/2023 by 1. Mr RATANLAL DAS, Son of Late SUKHLAL DAS, 4 AVENUE NORTH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Mr KIRON DAS, Son of Late SUKHLAL DAS, 4 AVENUE NORTH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by INDIRA CHATTERJEE , , , Wife of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-03-2023 by BAPPA DAS, PARTNER, M S RIGHT CHOICE (Partnership Firm), 25/A, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Wife of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2023 by TAPAS BHOWMICK, PARTNER, M S RIGHT CHOICE (Partnership Firm), 25/A, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Wife of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2023 by SAMARESH CHANDRA DAS, PARTNER, M S RIGHT CHOICE (Partnership Firm), 25/A, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Wife of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2023 2:21PM with Govt. Ref. No: 192022230320161211 on 03-03-2023, Amount Rs: 21/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI030323974758 on 03-03-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty  
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs  
100.00/-, by online = Rs 9,520/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 479374, Amount: Rs.500.00/-, Date of Purchase: 03/03/2023, Vendor name: S  
Chatterjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/03/2023 2:21PM with Govt. Ref. No: 192022230320161211 on 03-03-2023, Amount Rs: 9,520/-, Bank:  
Central Bank of India ( CBIN0280107), Ref. No. CBI030323974758 on 03-03-2023, Head of Account 0030-02-103-003-  
02



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 17605 to 17646  
being No 163000584 for the year 2023.



Digitally signed by JAIDEB PAL  
Date: 2023.03.13 10:42:59 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/03/13 10:42:59 AM  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**