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10 MAR 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 10th DAY OF MARCH, 2021 (TWO THOUSAND TWENTY ONE) ANNO DOMINI.

10 MAR 2021

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No.....Rs. **5000/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 PGS. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Bodhisatwa Basu

Advocate

Alipur Police Court

Kolkata - 27



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Alipore Police Court
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BETWEEN

1. **SRI GOUTAM MUKHERJEE**, (PAN DLMPM3972H) (AADHAR 480890938096), son of Late Harisankar Mukherjee alias Harisankar Mukhopadhyay, by Faith Hindu, by Nationality Indian, by Occupation Service, 2. **DR. UTTAM MUKHERJEE**, (PAN AVRPM9861H) (AADHAR 832025099176), son of Late Harisankar Mukherjee alias Harisankar Mukhopadhyay, by Faith Hindu, by Nationality Indian, by Occupation Medical Practitioner, both residing at Village Boral Majherpara, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District: South 24 Parganas AND 3. **SMT. SWAPNA BHATTACHARYA**, (PAN BMCPB7365J) (AADHAR 978653878566), wife of Sri Asit Baran Bhattacharya, by Faith Hindu, by Nationality Indian, by occupation Housewife, residing at R/32, Kamdahari, East. Post Office Garia, Police Station Bansdrani, Kolkata 700084, District : South 24 Parganas, hereinafter jointly known and referred to as the **LAND OWNERS / FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed shall mean and include their respective heirs, executors, administrators, legal representatives nominees and/or assigns) of the **FIRST PART**.

AND

M/S.SOUMYA CONSTRUCTION (PAN AYNPM6694H) Represented by **SRI SOUMYAJIT MAITI** (PAN: AYNPM6694H) (ADHAR NO. 411907354656), son of Sri Ranjit Kumar Maity, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at T-21, Subhas Pally, Garia, P. O.- Garia, P. S.- Bransdrani, Kolkata - 700084, District : South 24-Parganas, hereinafter called and referred to as the **DEVELOPER / SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its' respective heirs, successors-in-office, executors, administrators, legal representatives, and nominees and assigns) of the **OTHER PART**.

WHEREAS One Sri Umapati Mukhopadhyay, son of Late Hem Chandra Mukhopadhyay, was the absolute owner of ALL THAT piece and parcel of homestead land measuring more or less an area of 15 (Fifteen) Sataks, lying and situated at Mouza Boral, J.L. No. 61, Touzi No. 142, Khatian No. 258, Hal Khaitan No 520, corresponding to L.R. Khaitan No. 1077, 3479, 3480, 3481 comprising Dag No. 338, corresponding L.R Dag No. 456, Police Station Narendrapur (previously Sonarpur), Sub Registrar at Baruipur, in the District South 24 Parganas, by virtue of a registered Bengali "Saf Bikroy Kobala", dated 1st Jaistha 1341, B.S. corresponding to 15th May 1934 from the then Owner Shib Chandra Das, registered in the office of the Sub-Registrar of Alipore at Behala, recorded in Book No. 1, Volume No.13, Pages 165 to 167, Being No. 796, for the year 1934.

AND WHEREAS the said Sri Umapati Mukhopadhyay son of Late Hem Chandra Mukhopadhyay, while secured and possessed of the said landed property sold, transferred, conveyed, assigned and assured ALL THAT piece and parcel of homestead land measuring more or less an area of 7 1/2 Sataks out of 15 (Fifteen) Sataks, lying and situated at Mouza Boral, J.L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khaitan No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No 338, corresponding to

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L.R. Dag No 456, Police Station Narendrapur (previously Sonarpur), Sub Registrar at Baruipur, in the District South 24 Parganas, unto and in favour of Sri Krishna Mohan Chattopadhyay, son of Late Sashi Bhusan Chattopadhyay of Boral, Post Office Sonarpur, District South 24 Parganas, by virtue of a registered Bengali "Saf Bikroy Kobala", dated 6th Paus, 1347, B.S corresponding to 21/12/1940, which was duly registered in the office of Sub Registrar at Baruipur and recorded in Book No. 1. Volume No. 67. Pages No. 118 to 121, Being No. 5377 for the year 1940.

AND WHEREAS the said Sri Krishna Mohan Chattopadhyay, son of Late Sashi Bhusan Chattopadhyay, while seized and possessed of the said landed property transferred, conveyed, assigned and assured ALL THAT piece and parcel of homestead land measuring more or less an area of 7 $\frac{1}{2}$ Sataks out of 15 (Fifteen) Sataks, lying and situated at Mouza Boral, J.L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Sonarpur, Sub Registrar at Baruipur, in the District South 24 Parganas, unto and in favour of 1. Sri Harisankar Mukhopadhyay, son of Late Khudiram Mukhopadhyay. 2. Sri Gourishankar Bandyopadhyay, son of Late Chandi Charan Bandyopadhyay, by virtue of a registered Deed of Settlement, dated 17/04/1961, which was duly registered in the office of District Registrar at Alipore and recorded in Book No. 1. Volume No.17, Pages 289 to 294, Being No. 977 for the year 1961 and accordingly therein marked as "Schedule Ka" property for the said Sri Harisankar Mukhopadhyay, son of Late Khudiram Mukhopadhyay, and marked as "schedule Kha" property for the said Sri Gouri shankar Bandyopadhyay, son of Late Chandi Charan Bandyopadhyay.

AND WHEREAS the said Sri Harisankar Mukhopadhyay, son of Late Khudiram Mukhopadhyay is the absolute owner of ALL THAT piece and parcel of homestead land measuring more or less an area of 02 (Two) Cottahs 08 (Eight) Chataks and 28 (Twenty Eight) Sq. Ft. along with structure lying and situated at Mouza - Boral, J.L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Narendrapur (previously Sonarpur), Sub Registrar at Baruipur, in the District South 24 Parganas, by virtue of a registered Deed of Settlement, dated 17/04/1961, which was duly registered in the office of District Registrar at Alipore and recorded in Book 1. Volume No.17, Pages 289 to 294. Being No. 977 for the year 1961.

AND WHEREAS the said Gourishankar Bandyopadhyay, son of Late Chandi Charan Bandyopadhyay is the absolute owner of ALL THAT piece and parcel of homestead land measuring more or less an area of 02 (Two) Cottahs 01 (One) Chittak and 01(One).Sq. ft, along with structure lying and situated at Mouza Boral, J. L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Narendrapur (previously Sonarpur), Sub Registrar at Baruipur, in the District South 24 Parganas, by virtue of

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a registered Deed of Settlement, dated 17/04/1961 which was duly registered in the office of District Registrar at Alipore and recorded in Book 1, Volume 17, Pages 289 to 294, Being No. 977 for the year 1961.

AND WHEREAS the said Sri Gauri Shankar Bandhopadhyay, son of Late Chandī Charan Bandyopadhyay seized and possessed of the said landed property sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of homestead land measuring more or less an area of 02 (Two) Cottahs 01 (One) Chittak and 01(One) Sq. ft. along with structure, lying and situated at Mouza Boral, J.L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Narendrapur (previously Sonarpur), Sub Registrar at Baruipur,, unto and in favour of Sri Harishankar Mukhopadhyay, son of Late Khudiram Mukhopadhyay, of Boral Majherpara, Police Station-Narendrapur (previously Sonarpur), District South 24 Parganas, by virtue of registered Bengali "Saf Bikroy Kobala", dated 17/03/1972 which was registered in the office of District Registrar at Alipore and recorded in Book No.1. Volume No. 34, Pages 42 to 45, Being No. 868, for the year 1972.

AND WHEREAS the said Sri Harisankar Mukhopadhyay, son of Late Khudiram Mukhopadhyay, after purchasing the said landed property and also got the said landed property by the settlement Deed is being the absolute owner of **ALL THAT** piece and parcel of homestead land measuring more or less an area of 04 (Four) Cottahs 09 (Nine) Chataks and 29 (Twenty Nine) Sq.ft. along with structure, lying and situated at Mouza Boral, J.L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Narendrapur (previously Sonarpur), Sub Registrar at Baruipur, in the District South 24 Parganas and accordingly he mutated his name before the Rajpur Sonarpur Municipality and the property know as Holding No.182, Boral-A and paying tax regularly.

AND WHEREAS by a Bengali Nirupan Patra dated 19th Jaistha, 1398 B.S. corresponding to 03/06/1991 and registered in the office of the District Sub Registrar at Alipore and recorded in Book No.1, Volume No.105, Pages No.397 to 408, being No. 8082, for the year 1991, the said Sri Harisankar Mukhopadhyay settled his properties **ALL THAT** piece and parcel of homestead land measuring more or less an area of 04 (Four) Cottahs 09 (Nine) Chataks and 29 (Twenty Nine) Sq. ft. along with structure, lying and situated at Mouza Boral, J.L. No.61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Narendrapur (previously Sonarpur), Ward No.34, within Rajpur Sonarpur Municipality, District Sub Registrar IV at Alipore, in the District South 24 Parganas amongst his legal heirs and representatives namely 1. Manju Rani Mukherjee, 2. Sri Gautam Mukherjee, 3. Sri Uttam Mukherjee, 4. Smt. Swapna Bhattacharya. After demise of the said Harishankar Mukhopadhyay dated 27/09/2011 by virtue of the said Bengali Nirupan Patra, all of his aforesaid legal heirs and representatives became the joint owner of the said properties. Subsequently the said Smt. Manju Rani Mukherjee died intestate on 07.02.2018, leaving behind her two sons

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Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Police Station Narendrapur (previously Sonarpur), Ward No.34, within Rajpur Sonarpur Municipality, District Sub Registrar- IV at Alipore, in the District South 24 Parganas, as morefully and particularly described in the first schedule hereunder written.

PROPOSED BUILDING MEANS: For the proposed G + III Storied Building to be constructed upon the said property as per Sanctioned building Plan to be sanctioned by Rajpur- Sonarpur Municipality. .

FLAT/APARTMENT MEANS: The unit of self-contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and public road.

BUILDING PLAN OR MAP SHALL MEAN: The building plan to be sanctioned by the Rajpur- Sonarpur Municipality in respect of the proposed building/buildings and shall include all such modification or alteration as may be made by the developer from time to time as and when required and the Developer shall modified or revised plan and that at all risk and liabilities of the Developer and in case of major change/ changes to be made in the building plan, same may be informed to owners.

OWNER MEANS: 1. SRI GOUTAM MUKHERJEE, son of Late Harisankar Mukherjee alias Harisankar Mukhopadhyay, 2. DR. UTTAM MUKHERJEE, son of Late Harisankar Mukherjee alias Harisankar Mukhopadhyay, AND 3. SMT. SWAPNA BHATTACHARYA, wife of Sri Asit Baran Bhattacharya.

DEVELOPER MEANS: M/S.SOUMYA CONSTRUCTION(PAN AYNPM6694H) Represented by SRI SOUMYAJIT MAITI (PAN: AYNPM6694H) (ADHAR NO. 411907354656), son of Sri Ranjit Kumar Maity, by Faith Hindu, by Nationality Indian, by Occupation Bussiness, residing at T-21, Subhas Pally, Garia, P. O.- Garia, P. S.- Bransdroni, Kolkata - 700084.

ARCHITECT MEANS: Shall mean any qualified person or persons of firm or firms or LBS or of appointed or nominated by the Developer as the architect of the building/buildings to be constructed upon the said property.

SPECIFICATION AND AMENITIES: materials and specification as is recommended by the architect for construction of the building. Amenities means: All fittings as described in the annexure and will be provided by the developer in those flats including the Flat /Unit and/or constructed areas of the Land owner hereinafter called Reserved portion.

COMMON/ SERVICE AREA SHALL MEAN:

- i) Staircase on all floors.
- ii) Staircase landings on all floors.
- iii) Common passage and lobbies on the ground floor.

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- iv) Water pump, water tanks, reservoir, water pipes, septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring fittings and fixtures.
- vi) Drainage and sewerage.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipment, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and cover and uncovered space and areas.
- ix) Roof of the Top Floor in the proposed building

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

OWNERS' ALLOCATION: Two numbers of 2BHK flats on 2nd floor one at front side (South-East-West side) and other at back side (North-East side) and one number of 2BHK flat on 3rd floor at back side (North-West side) and two shops measuring more or less 150 and 120 Sq. ft. covered area respectively on the ground floor at front side and one store room measuring more or less 120 Sq. ft. covered area on the ground floor of the proposed G+III building including all common easement right in common area and the proportionate share and the land as per sanctioned plan to be sanctioned by the Rajpur-Sonarpur Municipality morefully and particularly described in the Second Schedule hereunder written.

DEVELOPER'S/ PROMOTERS ALLOCATION: shall mean entire 1st floor and one number of 2BHK flat on 2nd floor at back side (North-West side) and two numbers of 2BHK flats on 3rd floor one at front side (South-East-West side) and other at back side (North-East Side) in the building and remaining ground floor area after giving the shops and store room to the land owners which is mentioned in the Owners' Allocation in the building to be constructed on the said premises which is fully described in the Third schedule hereunder written is rest portion after given owner's allocation fully described in the Third Schedule.

THE ARCHITECT: shall mean any qualified person/ persons of firm or firms of Lbs who may be appointed by the Developer for both designing and planning the building on the said premises.

TAX LIABILITY: the owners shall not be liable to pay any tax or take liability in respect of selling flats under developer allocation.

INSPECTION OF THE CONSTRUCTION: the Owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the standard good quality by the developer, failing which the Owners shall take legal steps against the developer.

RESERVED PORTION SHALL MEAN: Owner's allocation.

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INTENDING BUYERS SHALL MEAN: all or any person/persons, firms, organisations who are interested to purchase any flat/flats and any other spaces of the said to be constructed building particularly from the developer's allocation.

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

AREA OF FLAT MEANS: the built-up area of a flat and also as per measurement of approved plan.

ARTICLE : II

DEVELOPER'S OBLIGATION:

That it is agreed by and between the parties herein that the developer shall be entitled to construct 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 purchase a flat and/ or other spaces, in the said building by mortgaging his/their flat together with undivided proportionate share of land in question for development provided the developer fulfil 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 to be sanctioned by the Rajpur-Sonarpur Municipality and sanctioned revised plan from time to time, if required.
- b. That the developer shall have to maintain the proper sizes/specification as per building plan and also as per advice of the Architect.
- 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.
- d. That the entire cost and expenses for the construction of the building will be borne by the Developer and the developer shall have no claim or demand in any part of the said expenses from the land owners.
- e. That the developer shall have the right to sell the Developer's Allocation of the proposed building in the favour of the buyer or buyers having the right 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, the developer shall execute deed of sale in favour of the purchaser transferee the flat/flats, Car Parking Spaces, Shop/s in his favour and in such deed the Developer shall join as a confirming Party and also shall act as Vendor as Attorney on behalf of the Land owner.
- f. That the Developer shall construct the building as per sanction of the building plan by the Rajpur-Sonarpur Municipality authority and shall complete the same in terms of the said sanction building plan and hand over the lawful physical possession of the Owner's allocation in favour of the land owner within the period of 15 months of the date of Sanction of the Building Plan, failing which a grace period of 6 (Six) months shall be given



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and there after no more further delay in any manner whatsoever. This grace period also includes the period of suspension or stop of work, if any happens due to unavoidable circumstances, such as natural calamities, earthquake, civil disorder etc. It is to be noted herein that the time mentioned in the paragraph shall be the ESSENCE of the contract/agreement.

- g. That the developer shall have no right or shall not be entitled to sale, transfer and/or otherwise encumbered the flats, shops under the owners' allocation in any manner whatsoever.
- h. That the developer shall act as an independent contractor in construction the building and under take to keep the land Owners indemnified from time to time, all 3rd parties claims and actions arising out of any act of commission or accident such as loss of life of labour, mistries and allied natures of things of relating to the construction of the building.
- i. That developer shall be responsible to fulfil all the above mentioned obligations towards the land owner, failing which the land owner shall have every option to claim.
- j. That the owner 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.
- k. That the Developer Shall install main meter in the name of Developer at the proposed building. The meter installation charges and security deposit if any, will be borne by the Developer.
- l. That the owner with the execution of the said development Agreement, the Land Owner agree to execute a registered General Power of Attorney or Development Power of Attorney immediately or within 07 days from the date of execution of this Agreement immediately, 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 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.
- m. That the Owners shall provide all original documents in respect of schedule "A" mentioned landed property in favour of Developer herein at the time of execution of this Agreement.
- n. That the developer shall pay 02 (Two) shifting charge @ Rs. 7,000/(Rupees Seven Thousand) only per month as Shifting Charges to Owner No. 1 and 2 each till handing over the Owner's Allocation.
- o. It is to be mentioned here that the land owners' shall be under strict obligation to take the possession of Land Owner's allocation within 60 days from the date of intimation by the Developer.

ARTICLE : III

RIGHT AND PRIVILEGES OF THE DEVELOPER

- A. The save and except those portion which will be kept reserve to the land owners, the developer shall be entitled to all and/or transfer rest of the flats, car parking spaces, shop of the said building to any intending buyer/buyers in such a price and in 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 from the intending buyers against issuing proper receipt thereof.

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- C. That the land owners shall have no right and/or liberty to interfere in those transactions made between the developer and the intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit of the said venture or 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 of the flat/space of the building under the developer's allocation only and after handing over the possession of the owners allocation to the Owners, the Developer shall handover its allocation to its intending Purchaser/s and further shall be entitled to be presented before the Registration office or offices 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 General Power of Attorney/Development Power of Attorney in favour of the developer to do all such acts deeds and things required for the proposed construction and registration of the Deed of Transfer against Flat/unit Constructed area together with impartible proportionate share of the entire land under Schedule "A" property in favour of the intending buyers and the land owners will ratify in favour of the intending owners and the land owners will rectify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the buyers.
- F. That it is expressly mentioned here that the Developer shall have to give possession of the flats under owner's Allocation immediately after completion of the building to the Owners, before giving possession of any flats in favour of any purchaser or purchasers who intended to purchase flats under Developers Allocation.
- G. That during the period of construction of the proposed building the developer shall be in absolute possession of the said property and the land owner shall not be entitled to disturb the possession of the developer in any manner whatsoever. Provided if the Developer construct the building as per sanctioned building plan and also specification of works.

ARTICLE: IV

LAND OWNER OBLIGATION AND PRIVILEGES:

- a. That the Land owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully 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 the Rajpur-Sonarpur Municipality 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 agreed to enter this Agreement.



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- b. That the land owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the manner matter of transfer of the flats or 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 the construction on Owners portion from time to time and also get it checked by any Engineer or Specialised person and any defect or deviation would be removed by the second party/developer without hampering any time of the Developer.
- c. That the land owners shall not be required to share or pay any portion of costs for construction of the proposal building including the cost of construction of the land owner's allocation which will be solely borne by the developer.
- d. 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 also for maintenance of the common areas, facilities etc.
- e. The land owners shall have the right to sell, transfer, the flat/ flats under his allocation to any third party to his own discretion and with the possession of land owner's allocation rendered the developer shall execute a proper possession letter. The developer shall have no interference to that effect in any manner whatsoever.

MUTUAL COVENANT AND INDEMNITIES:

- a. The owner hereby undertake that the developer shall be entitled to the developer's allocation to the said construction and shall enjoy its allocated space without interference or disturbance, provided, the developer performs and fulfils all terms and conditions herein contained and/or on its part to be observed and performed.
- b. The Developer being fully satisfied after examining all the documents, right, title, interest and possession of the Owners with marketable title in respect of the said premises, is entering into this development agreement.
- c. That be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money executing agreement/final document for transfer of property as per provisions laid down in the said documents as Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/ Final Documents for transfer of property between the owner and the developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

LIQUIDATED DAMAGES AND PENALTY:

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



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- B. That during the stipulated period if any Land Owner out of the all Owners as stated in First Part dies then the deceased person's all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heirs of the present OWNERS if required in favour of the DEVELOPER as and when they shall be informed, On the contrary, if the Promoter / Developer dies during the stipulated period as within mentioned the legal heirs of the deceased promoter/Developer along with the other partners if any, of the firm shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

ARTICLE: V

CANCELLATION AND ARBITRATION:

- All communication in the form of letter, notice, correspondence, form/to either of the parties will be made to the address given herein in this agreement and will be communication by postal services or personal peon services and letter, notice, served upon either of the parties by other.
- The Court within District South 24 Parganas shall have the jurisdiction to entertain and try in accordance with the law, suits and proceedings arising out of this agreement.
- Both the parties do hereby undertake to co-operate with each other in all respect to materialise the said Development project within the stipulated time of 15(Fifteen) months from the date of the Sanction of the Building Plan and subsequently.

THE FIRST SCHEDULE REFERRED TO ABOVE

(DESCRIPTION THE LAND PROPERTY)

ALL THAT piece and parcel of homestead land measuring more or less an area of 04 (Four) Cottahs 09 (Nine) Chataks and 29 (Twenty Nine) Sq. ft. along with a katcha structure measuring about 700 sq.ft. tiles shed cement flooring lying and situated at District South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub Registrar at Garia, Mouza Boral, J.L No. 61, Touzi No.142, appertaining to Khatian No. 258 corresponding to Hal Khatian No.520 and L.R. Khatian No. 1077, 3479, 3480, 3481, comprising to Dag No.338, corresponding to L.R. Dag No. 456, Ward No.34, within Rajpur-Sonarpur Municipality and the said property has been known and numbered as the Holding No. 182, Boral A(Boral Majher Para), Kolkata 700154 and the same is butted and bounded in the manner follows:

ON THE NORTH : By land of Kali Charan Ghosh;

ON THE SOUTH : By 23 Feet wide road;

ON THE EAST : By land under part Dag No. 338;

ON THE WEST : By land of Nirmal Chandra Mukhopadhyay;



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 MAR 2021

THE SECOND SCHEDULE REFERRED TO ABOVE

OWNER'S ALLOCATION

Two numbers of 2BHK flats on 2nd floor one at front side (South-East-West side) and other at back side (North-East side) and one number of 2BHK flat on 3rd floor at back side (North-West side) and two shops measuring more or less 150 and 120 Sq. ft. covered area respectively on the ground floor at front side and one store room measuring more or less 120 Sq. ft. covered area on the ground floor of the proposed G+III building including all common easement right in common area and the proportionate share and the land as per sanctioned plan to be sanctioned by the Rajpur-Sonarpur Municipality.

THE THIRD SCHEDULE REFERRED TO ABOVE

DEVELOPER'S ALLOCATION

shall mean entire 1st floor and one number of 2BHK flat on 2nd floor at back side (North-West side) and two numbers of 2BHK flats on 3rd floor one at front side (South-East-West side) and other at back side (North-East Side) in the building and remaining ground floor area after giving the shops and store room to the land owners which is mentioned in the Owners' Allocation in the building to be constructed on the said premises.

THE FORTH SCHEDULE REFERRED TO ABOVE

COMMON FACILITIES

1. The right in common with the other purchaser for the use of the common parts for egress and ingress and right in undivided proportioned share of land
2. The right of passage in common with other purchaser to get electricity, water connection, gas connection, from and to any other in it or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary beneficial use and occupation of the other parts, of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.
5. Common area, the stair case and its landing passage, outer wall, roof, over head tank, reservoir, common pump machine, entrance, all vacant portions.

THE FIFTH SCHEDULE REFERRED TO ABOVE

[TECHNICAL SPECIFICATION OF THE BUILDING]

1. Foundation : As per Rajpur-Sonarpur Municipality Structural Sanction Plan.
2. Plinths : As per Rajpur-Sonarpur Municipality Structural Sanction Plan.
3. Super Structure : As per Rajpur-Sonarpur Municipality Structural

OFFICE OF THE DIST. SUB-REGISTRAR-III



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
1.0 MAR 2021

Sanction Plan.

4. Walls : As per Rajpur-Sonarpur Municipality

Structural Sanction Plan.

5. Floor Finishing Skirting Dado etc. : Marble flooring 4" skirting and margin and 6'-4" Dado to bath and privy and 3' ft. Height glazed tiles above cooking platform and at toilet marble flooring to 6' from the floor height.

6. Plaster : the outside of the building wall have cement plaster (1:6) ¾ (Average) where at the inside and the ceiling plaster will be 1/2 "thick.

(Average) in 1:4 with plaster of paris finishing inside and outside plaster shall be of cement and sand.

7. Outside Painting : Weather Coat

8. Doors : (a) Wooden Form (Sal Wood) of each door.

(b) Commercial flash door painted both side.

(c) Aluminium Tower Bolt

(d) Hasbold Handle for door for bedroom

(e) Electrical bell point

9. Windows : Aluminium Sliding windows with (3mm) white clear glass and grill of good quality.

10. Toilet & Kitchen Fitting : Modular Kitchen

(a) One W.C. and white commode with white P.V.C. cistern.

(b) One white porcelain washbasin.

(c) One Shower.

(d) Two Taps.

(e) Geyser input output waterlines (in main toilets only)

11. Kitchen : The Modular Kitchen will have a cooking platform with Granite, sink(stainless steel) with water connection, two points with bib-cocks, will be provided in the kitchen, glazed tiles will be in front of cooking base (6'0"-2'6") with marble flooring with chimney.

12. W.C. : (a) One European White commode with white P.V.C., cistern,

(b) One Tap

13. Stair Case & Floor : (a) Stair Case marble floor will be provided with R.C.C. jal , fro light and ventilation.

(b) Cabin for electric metre.

(c) 4" thick (average) lime tracing will be provided roof slab/or tiles.

(d) 3' height parapet wall will be provided all round the roof.

(e) The staircase and the floor of the flat will be by marble finishing.



(f) False ceiling at top floor's flat.

15. Sanitation & Cleanliness : Proportioned expenses of all owners/occupiers after completion of construction.

16. Electricals : Concealed wiring with copper wires wiring for installation.

- a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp) and 1 AC point
- b) Living/Dining : 2 light points, 2 fan point, 2 plug points (5 amp)
- c) Kitchen : 1 light, 1 exhaust fan point (5 amp), 1 power point (15 amp).
- d) W.C. : 1 light point (5 amp), 1 exhaust fan point.
- e) Toilet : 1 light, 1 exhaust fan point (5 amp), 1 plug point (15 amp), 1 Geyser point.
- f) Each Balcony : 1 light point (5 amp)
- g) Required points for pump, stair, common passage and roof.

18. Water Supply : One R.C.C. Overhead Reservoir provided on the top of the last roof as per design.

The suitable electric pump with motor will be installed at the ground floor to deliver water to overhead reservoir from R.S.M. Supply.

All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owner/Purchaser.

Anything extra if demanded by the Owners or intending Purchaser apart from the technical specification given in the fifth Schedule that shall be made or done by the cost of the Owner/Purchaser.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES :-

1. Asit Baran Bhattacharya
R-32, Kamdhari East, Garia,
Kolkata-700084.

2. Debajit Mukherjee
Beral Majher Para,
Kolkata-700154

Drafted by:-

Advocate,
Alipore Police Court,
Kolkata-700027

Encl No. W 122138/2009

Goutam Mukherjee

Uttam Mukherjee

SWAPNA Bhattacharya

SIGNATURE OF LAND OWNERS

SOUMYA CONSTRUCTION

Soumyajit Hatti

Proprietor

SIGNATURE OF DEVELOPER



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALKORE
1.0 MAR 2021

2021/03/01

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...GAUTAM MUKHERJEE

Signature ...Gautam Mukherjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...UTTAM MUKHERJEE

Signature ...Uttam Mukherjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...SWAPNA BHATTACHARYA

Signature ...S. Swapna Bhattacharya



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
10 MAR 2021

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name Soumyajit HAITI

Signature Soumyajit HAITI

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DLMPM3972H



नाम / Name
GOUTAM MUKHERJEE

पिता का नाम / Father's Name
HARISANKAR MUKHERJEE

जन्म की तारीख / Date of Birth
24/10/1960

Goutam Mukherjee
हस्ताक्षर / Signature



DLMPM3972H

Goutam Mukherjee

यदि कार्ड खोने/पाने पर कृपया सूचित करें/नोट करें:
आपकी पिन कोड प्रमाण, एन एस डी यू
5th फ्लोर, मूवर्स स्टोर्स,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप इन्स्टीट्यूट चर्च,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Service Unit, NSDL,
5th Floor, Movers Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Institute Church,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: help@nsdl.com



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

DR UTTAM MUKHERJEE
 HARISANKAR MUKHERJEE

07/11/1970

Permanent Account Number
 AVRPM9861H

Dr Uttam Mukherjee
 Signature




In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTTSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने की सूचना अवगत करवाएं।
 आयकर पैन सेवाएँ यूनिट, ए.टी.एस.एल.
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.

Uttam Mukherjee



आयकर विभाग
INCOME TAX DEPARTMENT
SWAPNA BHATTACHARYA
HARI SANKAR MUKHERJEE
07/11/1962
Permanent Account Number
BMCPB7365J
Signature

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

18062012

Swapna Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Soumyajit Maiti
RANJIT MAITI

21/09/1978
Permanent Account Number
AYNPM6694H

Soumyajit Maiti
Signature



094209

Soumyajit Maiti

आयकर विभाग / Income Tax Department
आयकर विभाग / Income Tax Department
आयकर विभाग / Income Tax Department
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आयकर विभाग / Income Tax Department

If the card is lost/stolen, please report it to the
Income Tax Department / Income Tax Department
Income Tax Department / Income Tax Department
Income Tax Department / Income Tax Department
Income Tax Department / Income Tax Department

Tel: 011-2322 2000 / 2322 2001
e-mail: info@nsdl.co.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

উপস্থাপিত আই ডি/Enrollment No.: 1040/19542/36274

To
বোধিসত্ত্ব বসু
Bodhisattwa Basu
V-54/23 BRAHMAPUR, GHOSH PARA
GARIA, Kolkata
Garia South Twenty Four Parganas
West Bengal 700094

886345



MN185850459DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8863 4878 8209

আধার - সাধারণ মানুষের অধিকার



সার্বভৌম
GOVERNMENT OF INDIA



বোধিসত্ত্ব বসু
Bodhisattwa Basu
পিতা : প্রদীপ কুমার বসু
Father : PRADIP KUMAR BASU
জন্ম বর্ষ / Year of Birth : 1985
লিঙ্গ / Male



8863 4878 8209

আধার - সাধারণ মানুষের অধিকার

Deed No
Query
Quer
App
&



Major Information of the Deed

Deed No :	I-1603-01780/2021	Date of Registration	10/03/2021
Query No / Year	1603-2000485138/2021	Office where deed is registered	
Query Date	03/03/2021 11:00:16 AM	1603-2000485138/2021	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status :Advocate		
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. 2/-	Rs. 65,38,825/-		
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 :

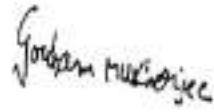
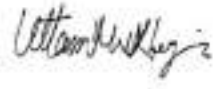
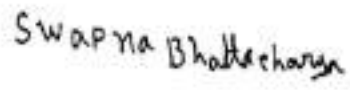
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Majherpara (Boral), Mouza: Boral, , Ward No: 34, Holding No:182 JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-456 (RS :-)	LR-1077	Bastu	Bastu	4 Katha 9 Chatak 29 Sq Ft	1/-	63,28,825/-	Width of Approach Road: 23 Ft.,
Grand Total :					7.5946Dec	1 /-	63,28,825 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	2,10,000 /-	

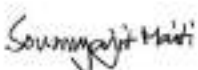
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri GOUTAM MUKHERJEE Son of Late Harisankar Mukherjee Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	10/03/2021	LTI	10/03/2021	
Village Boral Majherpara, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: DLxxxxxx2H, Aadhaar No: 48xxxxxxxx8096, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office				
2	Name Dr UTTAM MUKHERJEE Son of Late Harisankar Mukherjee Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	10/03/2021	LTI	10/03/2021	
Village Boral Majherpara, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AVxxxxxx1H, Aadhaar No: 83xxxxxxxx9176, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office				
3	Name Smt SWAPNA BHATTACHARYA Wife of Shri Asit Baran Bhattacharya Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	10/03/2021	LTI	10/03/2021	
R/32, Kamdahari, East, P.O:- Garla, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMxxxxxx5J, Aadhaar No: 97xxxxxxxx8566, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office				

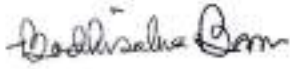
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SOUMYA CONSTRUCTION T-21, Subhas Pally, Garia, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No:: AYxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SOUMYAJIT MAITI (Presentant) Son of Shri Ranjit Kumar Maity Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office			
	Mar 10 2021 12:03PM	LTI 10/03/2021	10/03/2021	
T-21, Subhas Pally, Garia-, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxxx4H, Aadhaar No: 41xxxxxxxx4656 Status : Representative, Representative of : SOUMYA CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Mr P.K BASU ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
10/03/2021	10/03/2021	10/03/2021	10/03/2021
Identifier Of Shri GOUTAM MUKHERJEE, Dr UTTAM MUKHERJEE, Smt SWAPNA BHATTACHARYA, Shri SOUMYAJIT MAITI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri GOUTAM MUKHERJEE	SOUMYA CONSTRUCTION-2.53153 Dec
2	Dr UTTAM MUKHERJEE	SOUMYA CONSTRUCTION-2.53153 Dec
3	Smt SWAPNA BHATTACHARYA	SOUMYA CONSTRUCTION-2.53153 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri GOUTAM MUKHERJEE	SOUMYA CONSTRUCTION-233.33333300 Sq Ft
2	Dr UTTAM MUKHERJEE	SOUMYA CONSTRUCTION-233.33333300 Sq Ft
3	Smt SWAPNA BHATTACHARYA	SOUMYA CONSTRUCTION-233.33333300 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Majherpara (Boral), Mouza: Boral, , Ward No: 34, Holding No:182 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 456, LR Khatian No:- 1077	Owner:হরিশংকর মুখোপাধ্যায়, Gurdian:শ্রীমত মুখোপাধ্যায়, Address:দিহা , Classification:বঙ্গ, Area:0.02000000 Acre,	Shri GOUTAM MUKHERJEE

On 10-03-2021

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 11:08 hrs on 10-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SOUMYAJIT MAITI ,.

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 65,38,825/-

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

Execution is admitted on 10/03/2021 by 1. Shri GOUTAM MUKHERJEE, Son of Late Harisankar Mukherjee, Village Boral Majherpara, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 2. Dr UTTAM MUKHERJEE, Son of Late Harisankar Mukherjee, Village Boral Majherpara, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Others, 3. Smt SWAPNA BHATTACHARYA, Wife of Shri Asit Baran Bhattacharya, R/32, Kamdahari, East, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, 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 10-03-2021 by Shri SOUMYAJIT MAITI, SOLE PROPRIETOR, SOUMYA CONSTRUCTION (Sole Proprietorship), T-21, Subhas Pally, Garia,, P.O:- Garia, P.S:- Bansdrani, District-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2021 1:23PM with Govt. Ref. No: 192020210242143848 on 09-03-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1685879512413 on 09-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no F686703, Amount: Rs.5,000/-, Date of Purchase: 10/03/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2021 1:23PM with Govt. Ref. No: 192020210242143848 on 09-03-2021, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1685879512413 on 09-03-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 64853 to 64881

being No 160301780 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR

Date: 2021.03.26 12:58:23 +05:30

Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/26 12:58:23 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)