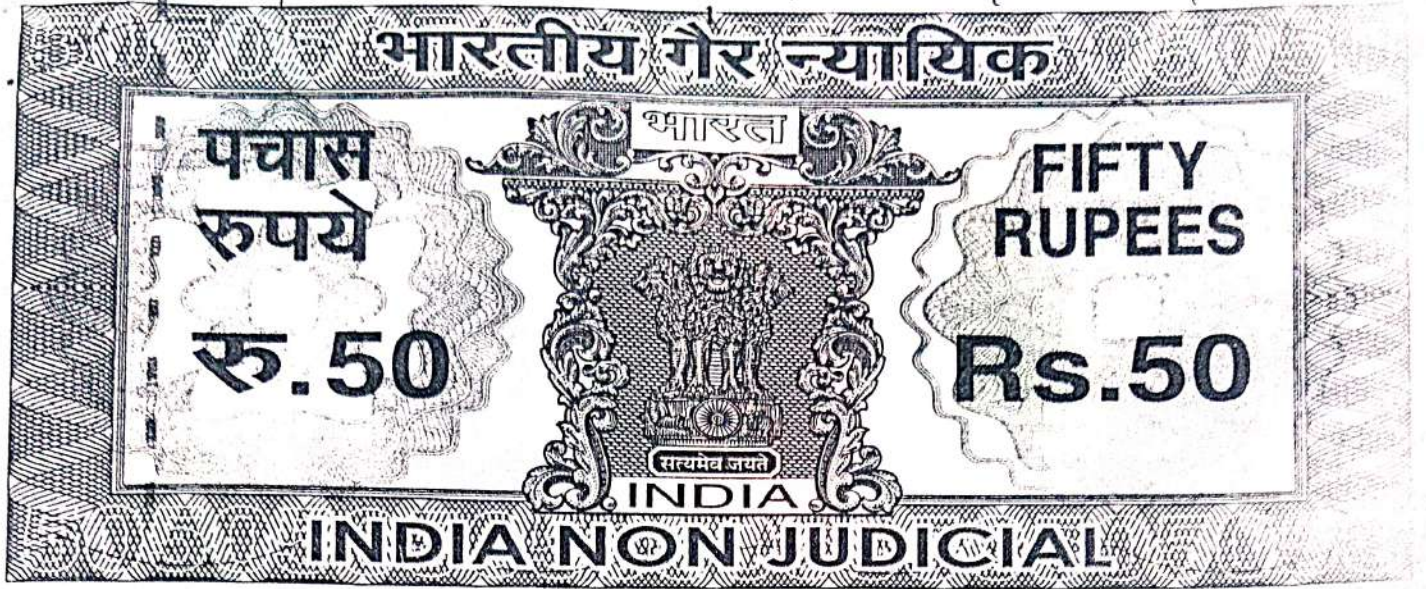


2181/23

I-24642/23 2142/23



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

AG 728144

18/2/23
G-24391915

Certification of the document is required to
register the same in the office of the
Registrar of the District of Alipore and
the document is to be registered in the
office of the Registrar.

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

AGREEMENT FOR DEVELOPMENT

15 FEB 2023

THIS AGREEMENT FOR DEVELOPMENT made this the 15th day of
February 2023 (Two Thousand Twenty Three)

BETWEEN

(1) **SRI SABYASACHI SEN** (PAN-ALAPS6689N, Aadhaar No.9285 9146 6572) Son of Late Prodosh Chandra Sen, by faith - Hindu, by occupation-Retired Person, by Nationality -Indian, (2) **SRI DEBASHISH SEN** (PAN-EYIPS0204Q, Aadhaar No.2516 0987 7214) Son of Late Prodosh Chandra Sen, by faith - Hindu, by occupation-Business, by Nationality -Indian and (3) **SRI AMIT KUMAR SEN** (PAN-AOHPS8511F, Aadhaar No.6183 3384 6173) Son of Late Prodosh Chandra Sen, by faith - Hindu, by occupation-Retired Person, by Nationality -Indian, all are residing at 19/1A, Baishnabghata Road, Post Office-Naktala, Police Station-Netaji Nagar, Kolkata-700047 hereinafter called the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

A N D

M/S. S.D. CONSTRUCTION, (PAN-ADSPD8699K) a sole proprietorship firm having its office at 8/50, Bijoygarh, Police Station - Jadavpur, now Golf Green, Kolkata- 700 032, represented by its sole proprietor, **SRI SUBHAS DUTTA**, (PAN-ADSPD8699K, Aadhaar No.6455 7811 6947, Mobile No. 9831520973) son of Late Basudev Dutta, by faith - Hindu by occupation - Business, residing at 3/8A, Bijoygarh, Post Office-Jadavpur

University, Police Station- Jadavpur, Kolkata – 700 032, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assignee) of the **OTHER PART.**

WHEREAS Sudin Chandra Ghatak Chatterjee, a Hindu governed by the dayabhaga School of Hindu Law, since deceased was seized and possessed of and was at all material times absolutely entitled to amongst other lands a plot of land measuring about 0.41 decimals more or less in Mouza-Baishnabghata, C.S Plot No.37, J.L.No.28 being part of Premises No. 19, Baishnabghata Road, within the Municipal limits of the then Corporation of Calcutta.

AND WHEREAS said Sudin Chandra Ghatak Chatterjee while in peaceful possession, amongst others, of the aforesaid property on due payment of rent and other outgoing charges and otherwise enjoying the usufructs thereof, continuously, peacefully and adversely to all for more than twelve years, died intestate on 09.07.1951, leaving his widow and four sons as his only legal heirs to inherit the estate left by him.

AND WHEREAS the widow inherited widow's estate in respect of the estate left by her husband late Sudin Chandra Ghatak Chatterjee according to Hindu Women's Right to property Act. 1937.

AND WHEREAS after the passing of the Hindu Succession Act 1956, the right, title & interest of the Widow in the estate of her husband was transformed into an absolute interest.

AND WHEREAS Debi Pada Ghatak Chatterjee one of his sons and four others were entitled to undivided 1/5th shares in the entire estate left by said Sudin Chandra Ghatak Chatterjee.

AND WHEREAS said Debi Pada Ghatak Chatterjee and other four co-owners and co-sharers by a deed bearing date 19th day of October 1970 and registered in Book No.1, Volume No.79, pages 250 to 290, being No.4488 for the year 1970 in the office of the Sub-Registrar, Alipore, 24 Parganas, partitioned the paternal immovable properties jointly owned and possessed by them and described in Schedule "A" to the aforesaid deed.

AND WHEREAS in pursuance of the said deed of partition said Debi Pada Ghatak Chatterjee was allotted in absolute right property described in the Schedule "D" out of "A" Schedule property of the above referred partition deed and was in exclusive possession thereof.

AND WHEREAS the aforesaid "D" Schedule property included amongst other two plots of vacant land being plot Nos.2 and 3 of the partition plan in C.S.Plot No.37 of Mouza Baishnabghata, J.L.No.28 measuring in total 6 Cottahs 6 Chittacks and 4 Square feet, which was fully described in the

above recited deed of partition and shown in the plan attached thereto including all easement rights on the 20 feet wide Road in the South.

AND WHEREAS by an indenture of Lease dated 14th October 1974 said Debi Pada Ghatak Chatterjee granted Lease of his allotted portion in favour of his wife Smt Pushpa Ghatak Chatterjee for a period of 999 years and the said deed of Lease was registered at the Office of the Sub-Registrar, Alipore 24 Parganas in Book No.1, Volume No.178 in pages 287 to 290 being No.7252 for the year 1974 and by virtue of the said deed of Lease said Smt Pushpa Ghatak Chatterjee absolutely seized and possessed of and otherwise well and sufficiently entitled to more or less 6 Cottahs 6 Chittacks 4 Square feet of vacant land being plot Nos.2 and 3 in C.S.Plot No.37, of Mouza Baishnabghata, J.L.No.28, Police Station-Jadavpur, presently Netaji Nagar in the District 24 parganas.

AND WHEREAS said messuage land hereditaments and premises was in the record of the Corporation of Calcutta numbered portion of 19, Baishnabghata Road.

AND WHEREAS while thus seized and possessed of the aforesaid property said Smt Pushpa Ghatak Chatterjee as Vendor and her husband Debi Pada Ghatak Chatterjee as Confirming party sold, transferred and conveyed a portion of the said vacant land measuring more or less 3 Cottahs 4 Chittacks being portion of C.S.Plot No. 37, of Mouza Baishnabghata, J.L.No.28, Police Station-Jadavpur, presently Netaji

Nagar, in the District 24 parganas, being part of premises No.19, Baishnabghata Road unto and in favour of the father of the Land Owners herein Prodosh Chandra Sen, since deceased on valuable consideration of Rs.13,000/-by a registered Indenture of Sale, duly executed registered on 28th day of September 1977 in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No.183, pages 265 to 277, being No.6460 for the year 1977.

AND WHEREAS by virtue of the said registered deed of Indenture said Prodosh Chandra Sen became the sole and absolute owner and absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 4 Chittacks being portion of C.S.Plot No37, of Mouza Baishnabghata, J.L.No.28, Police Station-Jadavpur, presently Netaji Nagar in the District 24 parganas, being part of premises No.19, Baishnabghata Road, Calcutta-700047.

AND WHEREAS thus being in possession of the aforesaid property said Prodosh Chandra Sen mutated his name in the record of the Corporation of Calcutta vide Assessee No. 211000301661 and after mutation of his name said property is renumbered as 19/1A, Baishnabghata Road, Calcutta-700047.

AND WHEREAS being the lawful owner of the aforesaid property said Prodosh Chandra Sen, constructed a pucca structure over the said

Premises and started to reside therein with his family members peacefully without any hindrance till his death.

AND WHEREAS while thus seized and possessed of the aforesaid property said Prodosh Chandra Sen died intestate on 22.06.2005 leaving behind his widow Smt Archana Sen and three sons namely Sabyasachi Sen, Debashish Sen and Amit Kumar Sen as his legal heirs and successors to inherit the aforesaid property according to the Hindu Succession Act 1956.

AND WHEREAS by way of inheritance said Smt Archana Sen, Sabyasachi Sen, Debashish Sen and Amit Kumar Sen became the joint owners and co-sharers in respect of the aforesaid property in equal 1/4th share each.

AND WHEREAS while thus seized and possessed of the aforesaid property said Smt Archana Sen died intestate on 20.08.2018 leaving behind her three sons namely Sabyasachi Sen, Debashish Sen and Amit Kumar Sen, the Land Owners herein as her legal heirs and successors to inherit her 1/4th share in the aforesaid property and thus her three sons have become the joint owners and co-sharers in respect of aforesaid property.

AND WHEREAS by way of inheritance the Land Owners herein have become the absolute owners of **ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 4 Chittacks being portion of C.S.Plot No37, of Mouza Baishnabghata, J.L.No.28, Police Station-Jadavpur, presently -Netaji Nagar, in the District 24 parganas, now within the

Municipal limits of the Kolkata Municipal Corporation, Ward No.100, being KMC Premises No.19/1A, Baishnabghata Road, Kolkata-700047.

AND WHEREAS being thus in possession of the aforesaid property the Landowners have decided to develop the said Premises No.19/1A, Baishnabghata Road, Kolkata-700047 morefully and particularly described in the Schedule - 'A' hereunder written and hereinafter called the said property by raising construction of a G+3 storied building according to the sanctioned building plan after demolishing the old structure there from, but having no such experience, requisite fund and workmanship the Landowners have decided to place the responsibility upon a competent developer having enough knowledge, workmanship and goodwill in the business of development.

AND WHEREAS the developer herein is engaged in the business of development for a long time with goodwill and reputation in the locality and on coming to know of such intention of the Landowners contacted them and upon going through the proposal of the Landowners has agreed to take the responsibility to raise construction of a G+3 storied building consisting of six self contained flats at his own costs and responsibility.

AND BOTH PARTIES HAVING ACCEPTED THE PROPASAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS. :-

(1) The Landowners declare that the Landowners are absolute owners of **ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 4 Chittacks being portion of C.S.Plot No37, of Mouza Baishnabghata, J.L.No.28, Police Station-Jadavpur, presently-Netaji Nagar, in the District 24 parganas, now within the Municipal limits of the Kolkata Municipal Corporation, Ward No.100, being KMC Premises No.19/1A, Baishnabghata Road, Kolkata-700047, morefully and particularly described in the Schedule "A" hereunder written. The Landowners further declare that the Landowners have now good right full power and absolute authority to enter into this agreement for development with the developer and the said property is not the subject matter of any suits or proceeding, attachment, liens, lispendens, charges, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

(2) The Landowners upon going through the proposal of the Developer, placed the responsibility to raise construction of a G+3 storied building consisting of six self contained flats and the Developer has accepted the responsibility so entrusted by the Landowners to raise construction of a G+3 storied building according to the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation at his own cost and responsibility under the terms hereunder contained.

(3) That the Landowners with the execution of this agreement grant license to the Developer to enter upon the said property more fully described in the schedule "A" hereunder written and to demolish the existing old structure and shall proceed with the construction of a new

G+3 storied building and for the purpose of construction shall appoint engineer, architect, labour, mason, plumber, electrician and all other expert as would be required for the purpose of construction of the building.

(4) The Landowners undertake to mutate their names in the record of the Assessment Register of the Kolkata Municipal Corporation in respect of the aforesaid property and the necessary expenses will be borne by the Developer.

(5) The Developer shall demolish the existing old structure at his own costs and responsibility and shall retain the sale proceeds of the debris without any claim of the Landowners.

(6) The Developer shall pay rent for 3 BHK flat to Land Owner No.1 Sabyasachi Sen and 2 BHK flat for Land Owner No.2 Debashish Sen and for Amit Kumar Sen. till the delivery of possession of the Landowners' allocation in the proposed new building.

(7) The developer shall be under obligation to pay all Municipal tax, electricity charges and all other outgoing expenses payable in respect of the said property during the period of construction till the delivery and possession of Owners' allocations.

(8) That the Developer shall complete the construction of the new building in all manners at his own cost and responsibility within 24 months from the date of obtaining sanctioned building plan and/or vacant possession of the aforesaid premises, whichever is later. In spite of due diligence, if

the developer is prevented due to natural calamity or act of god such as flood, earthquake and /or civil war, riot, epidemic or any other unnatural acts in completion of the building within the period of 24 months, then in that event the developer should be allowed extension of time by another 12 months to complete the construction of the building.

(9) The Developer shall also complete the common areas and facilities as would be attached to the said building at his cost.

(10) The Developer shall pay all fees, remuneration, wages, carriage and salary to the contractor, labour, mason, and plumber etc as required and the Landowners shall have no liability to pay any such expenses.

(11) The Developer shall procure all building materials of good quality at his own choice and discretion and shall pay all cost and dues of such materials without creating any liability upon the Landowners.

(12) Upon completion of construction of the new building in all manners the Developer shall deliver 50% of the built up area i.e 2000 square feet more or less flat area and one shop room and car parking space within the 50% share in the ground floor according to the sanctioned building in the proposed new G+3 storied building to the Landowners at first instance as Owners' allocation out of which Landowner No.1, will get 1,000 square feet built up area on first floor, Landowner No. 2 will get 500 square feet built up area and Landowner No.3 will get 500 square feet built up on the third floor area and Rs.9,00,000/-non refundable money consideration,

which will be paid at the time of delivery of vacant land to the Developer morefully described in the Schedule "B" hereunder written.

(13) Save and except the Owners' allocation as stated hereinabove the Developer shall retain the remaining 50% constructed areas of the new building, the description of which is morefully and particularly described in the Schedule - 'C' hereunder written.

(14) The Developer shall have all right and liberty to sell its allocated 50% portion in the newly constructed building to any intending purchaser/s and also collect the consideration money, booking money, earnest money from the prospective purchaser/purchasers without any claim or demand of the Landowners of such booking money, consideration money and earnest money.

(15) The Developer shall have right and liberty to publish any advertisement in the News paper and to fix any board or hoarding at the site to invite the intending purchaser or purchasers to sell the Developer's allocation in the proposed new buildings.

(16) Inspite of due diligence in completion of the construction of the building within 24 months, (save & except force majeure as mentioned in the paragraph No.8 hereinbefore written) if the Developer is prevented due to sufficient cause beyond his control in that event the Landowners shall allow or grant an extension of 3 months from the expiry of the said period of 24 months. Inspite of such extension of three months if the developer

fails or neglects to complete the construction of the building in all manners and deliver possession of the Owners' allocation, in that event, the Developer may be allowed a further extension of 3 months with a penalty of Rs. 5,000/- (Rupees Five Thousand) per month to each Land Owner for the said extended three months or till completion of building/possession.

(17) The Landowners undertake to sign and execute all agreement for sale to be executed by and between the Developer and his prospective purchaser / purchasers in respect of Developer's allocation as confirming party with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the developer and the Landowners further undertake to execute and register all Deed of Conveyances in favour of the nominee or nominees, purchaser or purchasers in respect of the Developer's allocated flats and Car parking space as Vendors to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/nominees, purchaser/ purchasers of the Developer's, without any claim or demand of consideration money as would be paid by the purchaser/ purchasers to the Developer and the Developer shall join in such Deed of conveyance/conveyances as the Confirming Party to admit and acknowledge the receipt of the consideration money in respect of the Developer's allocation.

(18) The Developer shall be entitled to receive, collect appropriate or utilize all booking money, earnest money consideration money from any intending purchaser or purchasers in respect of his allocation in the proposed building without creating any liability upon the Landowners towards the refund of such consideration money or against any third party claim.

(19) The Landowners shall sign, execute and register a Development Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also to sell any flat or flats of the Developer's allocation to any intending purchaser/ Purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers in respect of the Developer's allocation and also to execute and register necessary Deed of conveyance in favour of the prospective purchaser/purchasers in respect of the Developer's allocation.

(20) The Landowners shall have right and liberty to use the owners' allocation and the common parts of the building along with other co-owners of the property jointly.

(21) That after completion of the project in all manners and after delivery of possession of the owners' allocation as well as Developer's allocation in

the proposed project an Association of owners will be formed to run and maintain the day to day affairs of the said project.

(22) The Landowners with execution of these presents handover to the Developer all Original Deeds and documents in respect of the said property on acknowledgement from Developer.

(23) Name of the building will be NIHAR NALINI, as per the Landowners' choice.

(24) One room & toilet for Caretaker will be provided on the Ground Floor.

(25) The shop on the ground floor will be provided with electrical connections i.e for ceiling fan, lights, switch board, plug point etc.

(26) Any damages arising due to negligence in construction both internally/ and or externally within 12 months after completion/ and or possession the Developer shall repair the same at his own cost.

SCHEDULE "A" REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3 Cottahs 4 Chittacks together with 200 square feet pucca structure having Cemented floor being portion of C.S.Plot No.37, of Mouza Baishnabghata, J.L.No.28, R.S.No.11 and 38, C.S.Khatian No.353, Touzi No.56 and 151 Police Station-Netaji Nagar, in the District South 24 parganas, now within the Municipal limits of the Kolkata Municipal Corporation, Ward No.100,

being KMC Premises No.19/1A, Baishnabghata Road, Kolkata-700047
Which is butted and bounded by:-

ON THE NORTH: 87B/2A/2, Raja S.C Mullick Road

ON THE SOUTH: 20 feet wide Road

ON THE EAST: Premises No.19/1B, Baishnabghata Road

ON THE WEST: Premises No.19/1, Baishnabghata Road

SCHEDULE "B" REFERRED TO

(OWNERS' ALLOCATION)

ALL THAT 50% of the built up areas of the flats measuring more or less 2000 Square feet and one shop room and car parking space within the 50% share in the ground floor according to the sanctioned building in the proposed new G+3 storied building together with the Undivided proportionate share & interest in the land underneath the said Premises No.19/1A, Baishnabghata Road, Kolkata-700047 and all common rights over the common areas and facilities attached thereto.


SCHEDULE "C" REFERRED TO**(DEVELOPER'S ALLOCATION)**

ALL THAT the 50% constructed area of the building consisting of Flats & Car parking spaces of G+3 storied building (save and except the owners' allocation as mentioned in the Schedule B) together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No.19/1A, Baishnabghata Road, Kolkata-700047.

SCHEDULE "D" REFFERED TO**(Common areas and facilities)**

ALL THAT the following portions shall be treated as common areas and facilities:-

1. Stair, Staircase, Stair landings on all the floors and stair room.
2. Common Passage
3. Drainage system.
4. Roof of the said building and roof parapet.

5. Water reservoir, water pipes and other common plumbing installation including water meters if any and all electrical installation.
 6. Sewerage system with fittings.
 7. Boundary wall and entrance gate.
 8. Such other common parts, equipments, installations, fixtures, fittings and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.
 9. The foundation, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
 10. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, electric and telephone connection to the premises.
 11. Reservoir in the Ground Floor and the Top Floor of the building, pump, motor, pipes.
- 

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED. SEALED & DELIVERED

In the Presence of:

WITNESSES:

1. Jayanta Mondal
Alipore Judges Court.
Kolkata - 27.

- 1) Satyansachi Sen
- 2) Akashish Sen
- 3) Nitish Kumar Sen

SIGNATURE OF THE LANDOWNERS

2. Prasanta Pradeep Paul
D/68 Rangpurh
P.O. - Newtala
Kolkata - 700047

Subhas Datta

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared in my office

Debnath Saha
Debnath Saha 11/03/1997

Advocate

Alipore Judges' Court, Kolkata-700032

SPECIFICATION

General

: The Building shall be R.C.C, with earth quake prevention, Framed structure as per the design of the Architect and engineer, (Diploma/ Degree Holder).

Excavation

: Earth work in excavation of foundation trenches or drains in all sorts of soil including removing, spreading or stacking the spoils as directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete. Design of Septic Tank will be done on the basis of No. of users (4 No) per flat @ $\frac{1}{2}$ Cft per user.

Earth filling

: Earth work in filling in foundation, Trenches, plinth etc. with good earth in layers not exceeding 6" at a time Including watering and ramming etc. layer by layer complete.

Foundation Bedding	: P.C.C(1:3:6) 3" thick in leveling course For foundation bedding.
R.C.C. Work	: Providing and laying concrete mix (1:1 $\frac{1}{2}$: 3/ 1:2:4 with reinforcement as per design in foundation, tie-beams, lintels, columns floor beams, floor slabs, stair case, Chajja, drop wall etc. Over Brick flat Soling.
Brick Wall	: All exterior brick work shall be 8" thick with bricks of approved quality and C.M. (1:5). All partition walls shall be 3" thick with bricks of approved quality and C.M (1:3), Flooring bedding: P.C.C (1: 3: 6) floor bedding, 4" thick (ave over 3" brick flat soling at ground floor.
Floor Finish, Skirting,	: 1. Marble/Tiles (Kajaria or similar quality) - 2'x2'-2'x3' floor and 4" high skirting in all the rooms 4 feet high glazed tiles will be provided over cooking platform in kitchen 2) In toilets floor will be marble/anti skid tiles with 6'-0"high glazed tiles
Plaster	The outside of the building will have plaster $\frac{3}{4}$ "thick [average] whereas the

Door and Windows

front

inside plaster will be ½" thick [average]
with wall putty finishing

1) Main entrance door

- (a) Commercial flush door and polished in side and painted in back side.
- b) Sal wood door frames as approved by the Architect/ Engineer will be provided.
- c) 8" long brass tower bolt from inside
- d) Telescopic peephole - one no.
- e) Electric calling bell point.
- f) One brass handle from outside.

g) 3 Nos. 4" hinge.

h) Godrej door lock for owners allocation

2) Other Doors:

- a) Commercial flush door, primer with paints both sides.
- b) Sal wood frame as per the design of the Architect.
- c) Aluminum tower bolt 6" long from inside.
- d) Two way handle lock.

3. Windows:-

- a) Aluminum window.

- b) All windows shall have tinted glass.
- c) The windows of toilets shall have frosted glass.
- d) All windows will be provided with M.S. Grill

White wash & colour wash

: The building shall be painted externally with weather coat. The inside of the building shall have wall putty on surface and painted stair case

Toilet & Kitchen

: 1) One common toilet:-

- a) One European type commode Parryware /Hindware.
- b) One shower.
- c) One 20'x16' white basin.
- d) Two taps with mixture Jaguar.
- e) Geyser Line.
- f) One washes basin provision to be made outside toilet.
- g) Provision for exhaust fan

2) Kitchen:-

- a) One kitchen sinks with tap.
- b) One cooking slab with granite/green slab will be provided as per drawing by the Architect/ Engineer.
- c) Steel sink.

Roof

2) Cabin for electricity meters as per drawing with grill cover.

: 1) I.P. of approved quality will be provided over the roof.

2) 3'-6' high parapet wall will be provided all around the roof.

3) P.V.C. rain water pipe for proper drainage of water from roof.

4) Roof surface to be painted with Asian Paint/ or Berger

Electrical Installation

: 1) Separate electric meter for each flat [own cost] I.S.I mark.

2) 2 light points, 2 fan points and a 5 Amps plug point in bed room D/D.

3) One fan point, 2 light points and a 5 Amps, Plug point in bed rooms & A/C Point.

4) One light point, each in toilet / W.C. a 5 amp plug point, one exhaust fan point plus Geyser point 15 Amp (Only one Toilet) .

5) Kitchen - 1 light point, one plug (5Amps) + 15 Amps

- 6) One plug each for refrigerator, washing machine, chimney, water purifier and micro oven 15 amp.
- 7) All wiring will be as per existing regulation. All wiring to be done with Finolex copper wire & Modular switch & Socket of Crabtree Co.
- 8) Lights will be provided at Main Gate.
- 9) Garage floor will be covered with floor tiles.
- 10) The stairs will be of Tiles(Elevation) and Marble (Steps). The railing will be of Stainless steel/Woden

Water Supply

1. R.C.C. over head reservoir will be provided at the stair roof as per design and plan,
2. Suitable electrical submersible pump with motor will be installed at ground floor to deliver water to overhead reservoir from the underground reservoir connected with corporation water line.

LIFT.

- 4 Persons lift will be provided



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

Name

Signature *Subhasachi Sen*



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

Name

Signature *Debashish Sen*



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

Name

Signature *Amit Kumar Sen*



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

Name

Signature *Subhas Das*



Name JAYANTA MONDAL
S/o, Dia. W/o Late SANAT KUMAR MONDAL
Address VILL: UTTARDURGAPUR, P.O. - BHALKUTI
P.S. - LABPUR, DIST - BIRBHUM, PIN- 731201
Age 43 Years Designation Law Clerk
Membership No. PB-1238
Working Place Alipore Police Court



Validity 2 Years

Place Kolkata
Issuing Date 16.03.2021

Loanesh Barik
Gen. Secretary Central Committee

Major Information of the Deed

Deed No.:	I-1603-02142/2023	Date of Registration	15/02/2023
Query No / Year	1603-2000391915/2023	Office where deed is registered	
Query Date	13/02/2023 7:29:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
Rs. 73,50,000/-	Rs. 74,47,503/-		
Stamp duty 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 :






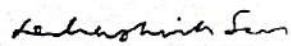


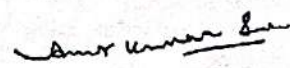
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Road, , Premises No: 19/1A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak	73,00,000/-	73,12,503/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.3625Dec	73,00,000 /-	73,12,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	1,35,000 /-	

and Lord Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Mr Sabyasachi Sen Son of Late Prodosh Chandra Sen Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
19/1, balshnabghata Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: Alxxxxxx9n, Aadhaar No: 92xxxxxxxxx6572, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			
2 Mr Debashish Sen Son of Late Prodosh Chandra Sen Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
19/1A, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: Eyxxxxxx4q, Aadhaar No: 25xxxxxxxxx7214, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			
3 Mr Amit Kumar Sen Son of Late Prodosh Chandra Sen Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
19/1A, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: Axxxxxxx1f, Aadhaar No: 61xxxxxxxxx6173, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			




Developer Details :

Name, Address, Photo, Finger print and Signature




S.D.CONSTRUCTION

8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Adxxxxxx9k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office	 Feb 15 2023 11:54AM	 LTI 15/02/2023	 15/02/2023
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx9k, Aadhaar No: 64xxxxxxxx6947 Status : Representative, Representative of : S.D.CONSTRUCTION (as Sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 15/02/2023	 15/02/2023	 15/02/2023
Identifier Of Mr Sabyasachi Sen, Mr Debashish Sen, Mr Amit Kumar Sen, Mr Subhas Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Sen	S.D.CONSTRUCTION-1.7875 Dec
2	Mr Debashish Sen	S.D.CONSTRUCTION-1.7875 Dec
3	Mr Amit Kumar Sen	S.D.CONSTRUCTION-1.7875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Sen	S.D.CONSTRUCTION-66.66666700 Sq Ft
2	Mr Debashish Sen	S.D.CONSTRUCTION-66.66666700 Sq Ft
3	Mr Amit Kumar Sen	S.D.CONSTRUCTION-66.66666700 Sq Ft

Endorsement For Deed Number : I - 160302142 / 2023

15-02-2023

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 11:45 hrs on 15-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta .

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 74,47,503/-

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

Execution is admitted on 15/02/2023 by 1. Mr Sabyasachi Sen, Son of Late Prodosh Chandra Sen, 19/1, baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Debashish Sen, Son of Late Prodosh Chandra Sen, 19/1A, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Mr Amit Kumar Sen, Son of Late Prodosh Chandra Sen, 19/1A, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-02-2023 by Mr Subhas Dutta, Sole proprietor, S.D.CONSTRUCTION (Sole Proprietorship), 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 14/02/2023 9:43PM with Govt. Ref. No: 192022230295676878 on 14-02-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 4402519362929 on 14-02-2023, 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 50.00/-, by online = Rs 9,970/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2258, Amount: Rs.50.00/-, Date of Purchase: 13/02/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2023 9:43PM with Govt. Ref. No: 192022230295676878 on 14-02-2023, Amount Rs: 9,970/-, Bank: SBI
EPay (SBlePay), Ref. No. 4402519362929 on 14-02-2023, 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 1603-2023, Page from 83782 to 83815

being No 160302142 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.23 11:09:28 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/23 11:09:28 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)