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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 610793

P.V.R. 55,43,126 L

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

District Sub-Registrar
South 24 Parganas

18 NOV 2021

:-: DEVELOPMENT AGREEMENT :-:

THIS DEVELOPMENT AGREEMENT is made on this the

18th day of November 2021 (Two Thousand Twenty One) A.D.;

BETWEEN

Shamsher Singh
18.11.21
9-2-2339/92/21

4222

08-10-2021

Date

Sent to

M/s Shivam

At

Amount

Rs. 100

39 B Deni Banerjee Ave

137

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kendra



Identified by me

Gargi Das.

Do Ratan Das.

40-G Baghajatin

Kol-700086

Alipore Judge Court

Kol-700027

District Sub-Registrar-I
Alipore, South 24 Parganas

18 NOV 2021

-:: (2) ::-

(1) **SRI SWAPAN DEY**, (PAN-FNRPD0261D, Aadhaar No. 2478 2263 7862 & Mobile No. 9903419430), son of Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Service, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, (2) **SRI TAPAN DEY**, (PAN-FCMPD4360R, Aadhaar No. 8864 9688 7180 & Mobile No. 9051634402), son of Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Retired, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and/or assigns) of the **FIRST PART**.

AND

'M/S. SHIVCON', a partnership firm, having its office at 39B, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, represented by its partners namely (1) **SRI SHAMBHU KUMAR DAS**, (Aadhaar No. 6718 1405 7293, PAN-AHPPD8741H & Mobile No. 9830157090), son of Late

Shamshu Kumar

-:: (3) ::-

Sachindra Nath Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 37/2, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, (2) **SRI RANADEV MAJUMDER**, (Aadhaar No. 6438 2078 3337, PAN-AYFPM8636D & Mobile No. 9830911213), son of Late Jatindra Mohan Majumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/110B, Vidyasagar Colony, P.S. - Netaji Nagar, Kolkata - 700047, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its heirs, executors, legal representatives, administrators and/or assigns) of the **SECOND PART**.

WHEREAS a Saf Bikray Kobala Deed being dated 12/01/1968 registered at A.D.S.R. Alipore office and entered in Book No. I, Volume No. 3, Pages from 240 to 244, Deed No. 208, for the year 1968, Smt. Subhasini Dey, wife of Late Rashu Chandra Dey of 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, became the sole and absolute owner of land measuring more or less 2 Cottahs 7 Chattacks 26 Sq.ft. lying and situated at Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, within

Sachindra Nath Das

AND WHEREAS by virtue of the said Saf Bikray Kobala Deed, said **Subhasini Dey** became the sole and absolute owner of the land and thereafter constructed a residential house on the said plot of land and mutated her name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS after purchasing the said land together with dwelling house said **Subhasini Dey** adjacent plot holder made a road for smooth walking from road to their own property and after physical measurement said Subhasini Dey got her land measuring more or less 2 Cottahs 1 Chattack 14 Sq.ft. and thereafter for residential purpose said Subhasini Dey constructed a dwelling house with asbestos shed and

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mutated her name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 being Assessee No. 211000900982 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS said Subhasini Dey while had been enjoying the said property out of love and affection Gifted the entire property unto and in favour of her two sons namely (1) **SRI SWAPAN DEY**, son of Rashu Chandra Dey, (2) **SRI TAPAN DEY**, son of Rashu Chandra Dey, by way of a registered Deed of Gift which was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 32652 to 32674, being No. 160500669. for the year 2021.

AND WHEREAS by virtue of a Deed of Gift said (1) **SRI SWAPAN DEY**, son of Rashu Chandra Dey, (2) **SRI TAPAN DEY**, son of Rashu Chandra Dey, both are the joint owners of the above mentioned property and seized and possessed of well and sufficiently entitled the said property and have been jointly enjoying the same.

Shambhu K. Das

Shamshu K. Das

AND WHEREAS by virtue of the Saf Bikray Kobala Deed being registered at A.D.S.R. Alipore office and entered in Book No. I, Volume No. 48, Pages from 278 to 284, Deed No. 4133, for the year 1962, Rashu Chandra Dey, the husband of Smt. Subhasini Dey and the father of Sri Tapan Dey and Swapan Dey and Supriya Biswas (Dey), wife of Late Ajay Biswas, became the sole and absolute owner of land measuring more or less 2 Cottahs 8 Chattacks lying and situated at Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, within the limits of the Kolkata Municipal Corporation, being Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100.

AND WHEREAS by virtue of the said Saf Bikray Kobala Deed, said **Rashu Chandra Dey** became the sole and absolute owner of the land and thereafter, constructed a residential house on the said plot of land and mutated his name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, being Assessee

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No. 211000900994 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS said Rashu Chandra Dey while had been enjoying the said property died intestate on 22/11/2006 leaving behind his widow Smt. Subhasini Dey and two sons Sri Tapan Dey and Swapan Dey and one daughter Supriya Biswas (Dey), wife of Late Ajay Biswas, as his only legal heirs and successors.

AND WHEREAS the said legal heirs of said Rashu Chandra Dey became the joint owners of the said property know and recorded as Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 and the said property is free from all encumbrances.

AND WHEREAS thereafter said Smt. Subhasini Dey and Supriya Biswas (Dey), wife of Late Ajay Biswas, out of love of affection gifted their 1/2 share of the land measuring 1 Cottah 3 Chattacks 18 Sq.ft. together with 1/2 share structure measuring 200 Sq.ft. out of total undivided land measuring 2 Cottahs 6 Chattacks 36 Sq.ft. together with 400 Sq.ft. kuncha Structure, lying at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata -

Shamshur Rahman,

700047, under Ward No. 100 unto and in favour of (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey, which was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 3328 to 33315, being No. 160500723, for the year 2021.

Sham Chandra Dey,

AND WHEREAS by virtue of two separate Deed of Gift (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey are the joint owners of the above mentioned undivided land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. lying and situate at the Kolkata Municipal Corporation being two separate Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, and the Kolkata Municipal Corporation Premises No. 23/1-H/2, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 of the K.M.C. and physical enjoyment in respect of the said property free from all encumbrances.

AND WHEREAS the Owners herein for better enjoyment and to develop the said land of the two premises amalgamated the said two plots

of land into a single Premises in the record of the Assessment register Book of K.M.C. and recorded as Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, being Assessee No. 211000900994.

AND WHEREAS the Owners/Vendors herein, is looking for a proper person/firm for making construction of a straight Three storied building on the land by investing funds and having experience in the construction of the building.

AND WHEREAS the Developers herein coming to know the said intention of the Owners herein approached to the Owners and agreed to invest funds for making development of the property by making construction of a straight Three storied building.

AND WHEREAS the Owners herein and the Developers herein after having several discussion have agreed that the Developers will develop the said land at their own costs and expenses and efforts and will complete the construction of a Three storied Building over the said plot of land as per sanction building plan.

AND WHEREAS the Developers herein, who have acquired sufficient goodwill in the business of land promotion and development,

Shamshu K. Das,

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being agreed with the said proposal of the land Owners have agreed to develop the schedule property and to erect building thereon at his own costs and expenses and efforts and in pursuance to the above, the parties herein have entered into this Agreement in between them on the following terms and conditions.

NOW THIS AGREEMENT WITNESSES :-

ARTICLE - 1

DEFINITIONS :-

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

SAID PROPERTY :-

Shall always mean and include all that piece and parcel of the land as morefully and particularly described in the Schedule - 'A' hereunder written.

PROPOSED BUILDING MEANS :-

The proposed straight **Three storied building**, to be constructed over the said plot of land by the Developers at their own costs and expenses.

Shamshu W. Dm.

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FLAT / APARTMENT MEANS :-

The unit of a self contained accommodation of the said building for residential purpose having more rooms along with Kitchen, exclusive user of bath and privy with all modern amenities and facilities and 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 SHALL MEAN :-

The building plan duly sanctioned by the authority of the Kolkata Municipal Corporation in respect of the proposed straight Three storied building having two car parking spaces in the Ground Floor and shall include all such modification or alteration as may be made by the Developers from time to time as and when required.

OWNERS' MEANS :-

(1) **SRI SWAPAN DEY**, (PAN-FNRPD0261D, Aadhaar No. 2478 2263 7862 & Mobile No. 9903419430), son of Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Service, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, (2) **SRI TAPAN DEY**,

Shamshur R. Dey

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(PAN-FCMPD4360R, Aadhaar No. 8864 9688 7180 & Mobile No. 9051634402), son of Rashu Chandra Dey, by faith - Hindu, by Nationality - Indian, by occupation - Retired, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047.

DEVELOPERS MEANS :-

'M/S. SHIVCON', a partnership firm, having its office at 39B, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, represented by its partners namely (1) **SRI SHAMBHU KUMAR DAS**, (Aadhaar No. 6718 1405 7293, PAN-AHPPD8741H & Mobile No. 9830157090), son of Late Sachindra Nath Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 37/2, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, (2) **SRI RANADEV MAJUMDER**, (Aadhaar No. 6438 2078 3337, PAN-AYFPM8636D & Mobile No. 9830911213), son of Late Jatindra Mohan Majumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/110B, Vidyasagar Colony, P.S. - Netaji Nagar, Kolkata - 700047.

ARCHITECT :-

Shambhu K Das,

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Shan Shuk Das,

Shall mean any qualified person or persons or LBS appointed or nominated by the Developers as the Architect of the building/buildings to be constructed over the said plot of land.

SPECIFICATIONS AND AMENITIES :-

Materials and specifications as its recommended by the Architect for the construction of the said building amenities means all fittings as described in the annexure and will be provided by the Developers in those flats under Reserve portion.

COMMON / SERVICE AREA SHALL MEAN :-

- i) Staircase on all floors.
- ii) Staircase landing on all floors.
- iii) Common passage and lobbies on the Ground Floor.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures, generators (excluding those installed for any particular unit).

- vi) Drainage and sewers.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said unit in common and as may be specified and/or terrace.
- ix) Ultimate roof on the top floor of the proposed building.

OWNERS' ALLOCATION :-

The Owners Shall get 50% of the total sanction FAR as to be sanctioned by the authority of the Kolkata Municipal Corporation out of 50% of the total sanction FAR, the Owners shall get One Flat, North side, on the Ground Floor, and Two Flats on the First Floor (one flat on the North side and another flat on the East side) and One Flat, South side, on the Top Floor of the proposed building along with One Car Parking Space on the Ground Floor of the building as per sanction building plan together with undivided proportionate share of the land along with all other common areas and facilities of the proposed Building of the said premises.

Shamshur Rahman

TAX LIABILITIES :-

The owners shall not be liable to pay the tax liability in respect of selling the flats under Developer's 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 Developers.

DEVELOPER'S ALLOCATION:-

The Developers shall get 50% of the total sanction FAR as to be sanctioned by the authority of the Kolkata Municipal Corporation out of 50% of the total sanction FAR, the Developers shall get One Flat, East side, on the Ground Floor, and One Flat on the First Floor, South side and Two Flats (one flat on the North side and another flat on the East side) on the Top Floor of the proposed building along with One Car Parking Space, on the Ground Floor as per sanction building plan together with undivided proportionate share of the land along with all other common areas and facilities of the proposed Building of the said premises.

Shamshur Rahman

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UNAVOIDABLE CIRCUMSTANCES SHALL MEAN :-

Unnatural calamities, earthquakes, civil disorder by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

TIME:

The Developers will complete Owners allocation in complete condition and handover vacant possession to the owners within 24(Twenty-Four) months from the date of execution of this agreement.

ARTICLE - II

DEVELOPER'S OBLIGATIONS :-

That it is agreed by and between the parties herein that the Developers shall be entitled to construct a straight Three storied building over the said plot of land by their own fund and resources or by any other funds procured by taking advanced from the intending buyers, who is willing to purchase from the Developers' allocation share / flat in the said building or by borrowing finance from any bank and/or financial institutes on its own capacity without making the land lords or their land liable for the

Shamshul R. B.S.

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same provided the Developers fulfill the following obligations towards the land owners.

- a) That the Developers will construct the straight **Three storied building**, over the said plot of land strictly as per the building plan duly sanctioned by the authority of the K.M.C. and the Developers after obtaining the sanction building plan from the authority at its cost, shall inform to the owners in writing and the owners shall vacate the said land in favour of the Developers within 15 days and after taking possession of the said land, the Developers shall start the construction and complete the same within schedule time as mentioned under the head time above. The Developers shall demarcate the flats and car parking space of owners' allocation by Red border on a copy of the approved plan and to be signed by both the parties which will be treated as part of this agreement.
- b) That the Developers shall have to maintain the proper seize/ specification as per building plan and also as per advice of the Architect.

Shamshu R. Star

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- c) That the Developers shall have to appoint professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the proposed straight Three storied building.
- d) That the entire costs and expenses for the construction of the straight Three storied building will be borne by the Developers and the Developers shall not claim or demand in any part of the said expenses from the land owners.
- e) That after completion of the proposed building the Developers shall deliver the Owners' Allocation share to the owners with their full satisfaction with copies of sanctioned building plan, letter of possession, permanent water and electric supply, upto date paid up tax bill and electric bill, permanent drainage and sewerage line within the specified period. And after delivering possession of owners allocation the Developers shall have right to sell the flats of the proposed building under its allocation to the different buyers together with proportionate share or interest of the land. It is to be categorically mentioned that the land owners shall not bare any expenses in the matter of construction of the building and shall have no liabilities any manner whatsoever

Shamsher U. Das,

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in the matter of constructional work of the said building as well as development work of the said land as described in the Schedule below.

- f) That after giving lawful physical possession of the flats under the Owners Allocation in favour of the land Owners the Developers shall have the right to sell the other flats of the proposed building in the favour of the buyer/buyers and to fix up consideration value for the same in favour of such buyers and to enter into Agreement for Sale with such buyers and to receive part price or full consideration money from such buyers under the terms and conditions as the Developers shall think fit and proper and on receipt of the full payment for the concerned flat/flats from the Purchaser/Purchasers transferring the flat/flats in their favour and in such deed the land Owners shall joint as Vendors and the land Owners shall execute the registered a General Power of Attorney in favour of the Developers to that effect.

That all money in respect of the Developers Allocation to their Purchaser shall be taken by the Developers and the land Owners shall not be liable for any such transaction by the Developers.

Shamsher K. Singh

- g) That the Developers shall start the constructional works of the proposed straight Three storied building from the date of sanction building plan from the authority of the K.M.C. and after taking the possession the Developers shall complete the said construction of the proposed straight Three storied building within **24(Twenty Four) months** from the date of execution of this Agreement and shall handover physical possession of the owners' allocation share to the owners within the said stipulated period without any delay in any manner whatsoever. It is to be noted herein that the time as mentioned in this paragraph shall be the essence of this contract. If the Developers fails to complete the construction of straight Three storied building within the stipulated period then the Developers shall remain liable to pay Rs. 20,000/- (Rupees Twenty Thousand) only per month to the Owners towards compensation till the actual possession is delivered to them.
- h) That the Developers shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the Owners Allocation.

Shamshu W. Nay,

- Cham Singh vs. State
- i) That the Developers shall act as an independent contractor in constructing the straight Three storied building and under take to keep the land owners indemnified from time to time all 3rd party claims and actions arising out of any act of commission or accident such as loss of life of labourers, mistries, and allied natures or things or relating to the construction of the building.
 - j) That the Developers shall be responsible to fulfill all the above mentioned obligations towards the land Owners, failing which the Land Owners shall have every option to claim damages and/or cancel, rescind, the present agreement.
 - k) That the Developers if and when the circumstances demand shall install separate electric meter in the name of the Owners of the proposed building for the flats under the Developers Allocation. The meter installation charges and security deposit if any for the same will be borne by the Developers.
 - l) That the Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Party.

- m) That the Developers will arrange alternative accommodation for the Owners (1) SRI SWAPAN DEY and (2) SRI TAPAN DEY, from the date of getting vacant possession of the said plot of land till hand over physical possession of the Owners Allocation to the Owners and in that event the Developers shall pay a sum of Rs. 12,000/- (Rupees Twelve Thousand) only as rent per month directly to the Owners herein.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER

- a) That save and except the owners' allocation share which shall be kept reserved for the Land Owners, the Developers shall be entitled to enter into Agreement for Sale with intending purchasers AND after delivering the owners allocation as per terms of this Agreement, sell and/or transfer of their allocation share of the said building to any intending buyer / buyers in such a price and in such terms and conditions as determined by the Developers.

Sham Sahu R. Sahu

- b) That the Developers shall be entitled to receive the entire consideration money in respect of the Developers Allocation only from the intending buyers against issuing proper receipt thereof.
- c) That the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developers and the intending buyer / buyers in any manner whatsoever and further the Land Owners shall not be entitled to claim the profit of the said venture or part thereof on the contrary the Developers shall have no right, interest, ownership, possession whatsoever over the flats under the Owners Allocation.
- d) That the Developers shall have every right to disclaim and/or relinquish any claim from the intending buyer/buyers 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 Developers may think fit and proper.
- e) That the Developers shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and after delivering possession of owners' allocation within stipulated period, shall be entitle to execute all or any type of Deed of

Sham Shu & Shu

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Transfer in favour of the intending buyer in respect of the Flat/ Space of the straight Three storied building under the Developers Allocation only, and further shall be entitled to be present before the Registration office or officers for the registration of all those Deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for that purpose the land Owners shall execute and register a General Power of Attorney in favour of the Developers to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un-demarcated impartible proportionate share of the entire land under Schedule - "A" property in favour of the Flat buyers and the land Owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers. That it is expressively mentioned here that the Developers shall have to give possession of the flats under the Owners Allocation immediately after completion of the building before giving possession of any flats in favour of any purchaser or purchasers who intend to purchase Flats under Developers Allocation.

Shamsher Singh

ARTICLE - IV

CANCELLATION AND ARBITRATION

- a) All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address written in the 1st page of this present and will be communicated by postal peon service and letter, notice served upon either of the parties by other with proper endorsement.
- b) The Court within District 24 Parganas (South) shall have the jurisdiction to entertain and try and actions, suit and proceeding arising out of this Agreement.
- c) Both the parties do hereby undertake to co-operate with each other in all respect to materials the said development project within the stipulated time of 24(Twenty Four) months from the date of execution of this Agreement for construction work of the proposed **straight Three storied building** as per Building Plan duly sanction by the authority of the Kolkata Municipal Corporation.

Sham Shu V. Dey

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ARTICLE - V
JURISDICTION

That the Court at Alipore, South 24-Parganas and the Hon'ble High Court at Kolkata will have the exclusive jurisdiction over this Agreement.

THE SCHEDULE - ' A ' OF THE PROPERTY
(Description of the Entire Property)

Sham John V. Das,

ALL THAT piece and parcel of Bastu land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. having cemented floor, lying and situate at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, in Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, under Ward No. 100 of the K.M.C., being Assessee No. 211000900994, in the District 24 Parganas (now South 24 Parganas) along with use all easement right which is butted and bounded as follows :-

ON THE NORTH : 23/1/C/2, Raipur Mondal Para Road, Kolkata - 700047.

ON THE SOUTH : 21/1B/3, Raipur Mondal Para Road, Kolkata - 700047.

ON THE EAST : 23/6, Naktala Lane, 23/5/3/1, D.P.P. Road, 4/114, Vidyasagar Colony, Kolkata - 700047.

ON THE WEST : 8'-0" ft. wide Road and 15'-0" ft. wide Road.

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**THE SCHEDULE - 'B' OF THE PROPERTY
ABOVE REFERRED TO
(OWNERS' ALLOCATION)**

The Owners Shall get 50% of the total sanction FAR as to be sanctioned by the authority of the Kolkata Municipal Corporation out of 50% of the total sanction FAR, the Owners shall get One Flat, North side, on the Ground Floor, and Two Flats on the First Floor (one flat on the North side and another flat on the East side) and One Flat, South side, on the Top Floor of the proposed building along with One Car Parking Space on the Ground Floor of the building as per sanction building plan together with undivided proportionate share of the land along with all other common areas and facilities of the proposed Building of the said premises.

**SCHEDULE- 'C' OF THE PROPERTY
ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)**

The Developers shall get 50% of the total sanction FAR as to be sanctioned by the authority of the Kolkata Municipal Corporation out of 50% of the total sanction FAR, the Developers shall get One Flat, East side, on the Ground Floor, and One Flat on the First Floor, South side and

Sham Shu V. Ray

Two Flats (one flat on the North side and another flat on the East side) on the Top Floor of the proposed building along with One Car Parking Space, on the Ground Floor as per sanction building plan together with undivided proportionate share of the land along with all other common areas and facilities of the proposed Building of the said premises.

THE SCHEDULE -'D' ABOVE REFERRED TO
(Common areas and facilities)

1. Stair case on all floors.
2. Stair case landings on all floors.
3. Common passage and lobbies on the Ground Floor.
4. Water pumps, Water Tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
5. Common Electrical wiring, fittings and fixtures, generators (excluding those installed for any particular unit).
6. Drainage and Sewerage.
7. Boundary walls and Main Gates.

Shamshu R. Dm,

8. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said unit in common and as may be specified and/or terrace.
9. Ultimate roof on the top floor of the proposed building.
10. Lighting of the common portion.
11. Water supply system, common lavatory.

SCHEDULE - 'E'
(WORKS SPECIFICATION)

1. Entire flooring of the flat will be made of Floor Tiles.
2. Kitchen/toilet floor will be of marble and in toilet wall-tiles up to 3 feet will be provided.
3. In the kitchen one cooking platform and wall dado of glazed tiles upto 18" height over the platform and one basin and one sink will be provided and one top for sink and basin purpose.
4. Height of the flat will be created as per sanction building plan.
5. Door: Wooden frame will flush doors commercial play but main door would be wooden frame & wooden panel.

Shamsher K. Das /

-:: (30) ::-

6. Window: To be provided with Grills & Aluminums frame with Glass.
7. Interior walls will be furnished with plaster of parish.
8. in the toilet, one western of Indian Commode with cistern. In addition to this one basin, two tap connections shall be provided in the W.C. on Western commode and one tap.
9. Concealed wiring with points as under:
 - a) Bed Room: Two light points, One fan points, One plug point (5 Amp.).
 - b) Toilet: One light point, One plug point (15 Amp.).
 - c) Kitchen: Exhaust fan point, Two plug point (One 5 Amp.).
 - d) Drawing: Two light Points, One fan Point, Three plug points (dining 5 Amp.).
 - e) Balcony: One Light point.
 - f) One calling bell connection in each flat above/beside the rear floor frame.
 - g) Special fitting as per Owners choice will be provided at entire cost of the Developers.

Sham Shu N. Star,

IN WITNESS WHEREOF the party of the First Part and the Party of the Second Part after fully understanding the terms and conditions contained in the said Agreement in good faith and we put our hands and seals on this Agreement on the day, month and year first above written.

In presence of:

WITNESSES:

1. *Pray Kumar Das*
3/188 Vidyasagar Colony
P. S. Veda Singh
Kolkata - 700047
2. *Amit Kumar Barui*
N-5, Paharpur Road,
Kolkata - 700024

Suapan Dey

Tapan Dey

SIGNATURE OF THE OWNERS

For SHIV CON

Shambhu Kumar

Partner

For SHIV CON

Ranabir Majumdar
Partner

Drafted by me:

Gargi Das

Advocate

Judge
Alipore Criminal Court,
Kolkata - 700 027. *WB/1298/07*

Computer Printed by:

Biswajit Karmakar
Biswajit Karmakar

Alipore Criminal Court,
Kolkata - 700 027.

SIGNATURE OF THE DEVELOPERS



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Swapan Dey
Signature Swapan Dey



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Tapan Dey
Signature Tapan Dey



pic baba passport size

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHAMBU KUMAR DAS
Signature Shambhu Kumar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Ranadev Majumder
Signature Ranadev Majumder



আধার



Government of India



AADHAAR

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19753/19832

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
তপন দে
TAPAN DEY
23/1H/1 RAIPUR MONDAL PARA ROAD
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047



MN156020437DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8864 9688 7180

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15602043

ভারত সরকার
GOVERNMENT OF INDIA

তপন দে
TAPAN DEY
পিতা : রাসু চন্দ্র দে
Father : RASU CHANDRA DEY
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male



8864 9688 7180

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩/১এইচ/১, রায়পুর মন্ডল গড়া
রোড, নাকতলা, নাকতলা,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
23/1H/1, RAIPUR MONDAL
PARA ROAD, NAKTALA,
Naktala S.O, Naktala,
Kolkata, West Bengal,
700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Tapan De

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
TAPAN DEY

पिता का नाम / Father's Name
RASU CHANDRA DEY

जन्म की तारीख /
Date of Birth
18/03/1968

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FCMPD4360R



15122018

Tapan Dey
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Tapan Dey





भारत सरकार
GOVERNMENT OF INDIA



স্বপন দে
SWAPAN DEY
জন্মতারিখ/DOB: 28/06/1971
পুরুষ/ MALE
Mobile No: 9903419430



2478 2263 7862

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O Rasu Chandra Dey, 23/1এইজ/1, রাসপুর
মণ্ডল পাড়া রোড, নাক্তালা, কোলকাতা,
পশ্চিম বঙ্গ - 700047

Address :

S/O Rasu Chandra Dey, 23/1H/1,
RAIPUR MONDAL PARA ROAD,
Naktala, Kolkata,
West Bengal - 700047



2478 2263 7862



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Swapan Dey

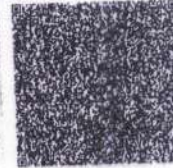
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FNRPD0261D



नाम / Name
SWAPAN DEY

पिता का नाम / Father's Name
RASU CHANDRA DEY

15042019

जन्म की तारीख /
Date of Birth
28/06/1971

Swapan Dey
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ली जाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: ininfo@nsdl.co.in

Swapan Dey

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZFS6294C

नाम / Name
SHIV CON

निर्माण / गठन की तारीख
Date of Incorporation / Formation
05/12/2012



 **भारत सरकार**
GOVERNMENT OF INDIA

 **शम्भु कुमार दास**
Shambhu Kumar Das
जन्मतिथि/ DOB: 29/09/1963
पुरुष / MALE



6718 1405 7293

आधार-साधारण मानुषेर अधिकार

 **भारतीय विशिष्ट पहचान प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O शचीन्द्र नाथ दास, ३२
बि., बेनि ब्यानाजी एडिनिड,
स्वैमिंग पुल एर निकट,
ठाकुरिया, ठाकुरिया, कलकता,
पश्चिमवङ - 700031

Address:
S/O Sachindra Nath Das, 39 B., Beni
banerjee Avenue, Near Swimming
Pool, Dhakuria, Dhakuria S.O,
Kolkata,
West Bengal - 700031

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMBHU KUMAR DAS
SACHINDRA NATH DAS
28/09/1963
Permanent Account Number
AHPPD8741H

Shambhu K. Das

Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर पान सेवा यूनिट, UTHSL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.





માટે સરકાર

ভারতীয়-বিশিষ্ট পণ্ডিত্য-প্রতিষ্ঠান

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No.: 1215/80006/62842

07/12/2015
To
Ranadev Majumder
রানদেব মজুমদার
4/110B
VIDYASAGAR COLONY
Naktala
Naktala, Kolkata
West Bengal - 700047
9830911213

07/12/2015



KH597794070FT

59779407



আপনার আধার সংখ্যা / Your Aadhaar No. :

6438 2078 3337

আধার - সাধারণ মানুষের অধিকার



রনদেব মজুমদার
 Ranadev Majumder
 পিতা : যতীন্দ্র মোহন মজুমদার
 Father : Jatindra Mohan Majumder

জন্মতারিখ / DOB: 22/11/1964
পুরুষ / Male

6438 2078 3337



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- **আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।**
- **পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।**

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

- आधार सार्रा देशे मान्य।
- आधार डरिष्यते सरकारी ँ बेसरकारी परिषेवा प्राप्तिर सहयक हवे।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: ,/বি, বিদ্যালয়গর কলোনি
মাকতলা, মাকতলা, কোলকাতা, পশ্চিম বঙ্গ

700047

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Address: 4/110B,
VIDYASAGAR COLONY,
Naktala, Kolkata, Naktala,
West Bengal, 700047

6438 2078 3337



1947
1800 300 1947



help@ujda.gov.in

www

www.vidai.co

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

RANDEV MAJUMDER
 JATINDRA MOHAN MAJUMDER

22/11/1964

Permanent Account Number
 AYFPM8636D

Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
 आयकर पैन सेवा यूनिट, UTIISL
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर
 नवी मुंबई - 400 614





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

GRN Details

GRN: 192021220115853361 Payment Mode: Online Payment
GRN Date: 18/11/2021 11:21:47 Bank/Gateway: State Bank of India
BRN : IK0BJOEBB8 BRN Date: 18/11/2021 11:11:12
Payment Status: Successful Payment Ref. No: 2002339192/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHAMBHU KUMAR DAS
Address: 37/2, BENI BANERJEE AVENUE, PURBA JADABPUR KOLKATA 700031
Mobile: 9830157090
Depositor Status: Attorney of Claimant
Query No: 2002339192
Applicant's Name: Mr Ajoy Kumar Sen
Identification No: 2002339192/4/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002339192/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2002339192/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1601-03114/2021	Date of Registration	18/11/2021
Query No / Year	1601-2002339192/2021	Office where deed is registered	
Query Date	12/11/2021 5:26:05 PM	1601-2002339192/2021	
Applicant Name, Address & Other Details	Ajoy Kumar Sen Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8001308534, 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. 55,43,126/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (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 :

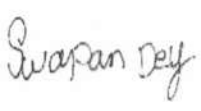
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, , Premises No: 23/1H/1, , Ward No: 100 Pin Code : 700047

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	4 Katha 8 Chatak 5 Sq Ft	1/-	52,73,126/-	Property is on Road
Grand Total :				7.4365Dec	1 /-	52,73,126 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,70,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN DEY Son of Mr RASHU CHANDRA DEY Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	18/11/2021	LTI 18/11/2021	18/11/2021	
23/1- H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: FNxxxxxx1D, Aadhaar No: 24xxxxxxxx7862, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office				
2	Name Mr TAPAN DEY Son of Mr RASHU CHANDRA DEY Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	18/11/2021	LTI 18/11/2021	18/11/2021	
23/1-H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: FCxxxxxx0R, Aadhaar No: 88xxxxxxxx7180, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIV CON 39B, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700031 , PAN No.: ADxxxxxx4C,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 SHAMBHU KUMAR DAS (Presentant) Son of Late SACHINDRA NATH DAS Date of Execution - 18/11/2021, , Admitted by: Self, Date of Admission: 18/11/2021, Place of Admission of Execution: Office	 Nov 18 2021 1:11PM	 LTI 18/11/2021	 18/11/2021
	37/2, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1H, Aadhaar No: 67xxxxxxx7293 Status : Representative, Representative of : SHIV CON (as PARTNER)			
	Name	Photo	Finger Print	Signature
2	Mr RANADEV MAJUMDER Son of Late JATINDRA MOHAN MAJUMDER Date of Execution - 18/11/2021, , Admitted by: Self, Date of Admission: 18/11/2021, Place of Admission of Execution: Office	 Nov 18 2021 1:12PM	 LTI 18/11/2021	 18/11/2021
	4/110B, VIDYASAGAR COLONY P.S- NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx6D, Aadhaar No: 64xxxxxxx3337 Status : Representative, Representative of : SHIV CON (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs GARGI DAS Daughter of Mr RATAN DAS Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 18/11/2021	 18/11/2021	 18/11/2021
Identifier Of Mr SWAPAN DEY, Mr TAPAN DEY, Mr SHAMBHU KUMAR DAS, Mr RANADEV MAJUMDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN DEY	SHIV CON-3.71823 Dec
2	Mr TAPAN DEY	SHIV CON-3.71823 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN DEY	SHIV CON-200.00000000 Sq Ft
2	Mr TAPAN DEY	SHIV CON-200.00000000 Sq Ft

On 18-11-2021

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 12:45 hrs on 18-11-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SHAMBHU KUMAR DAS ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 55,43,126/-

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

Execution is admitted on 18/11/2021 by 1. Mr SWAPAN DEY, Son of Mr RASHU CHANDRA DEY, 23/1- H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr TAPAN DEY, Son of Mr RASHU CHANDRA DEY, 23/1-H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mrs GARGI DAS, , , Daughter of Mr RATAN DAS, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession House wife

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

Execution is admitted on 18-11-2021 by Mr SHAMBHU KUMAR DAS, PARTNER, SHIV CON (Partnership Firm), 39B, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mrs GARGI DAS, , , Daughter of Mr RATAN DAS, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession House wife

Execution is admitted on 18-11-2021 by Mr RANADEV MAJUMDER, PARTNER, SHIV CON (Partnership Firm), 39B, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mrs GARGI DAS, , , Daughter of Mr RATAN DAS, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession House wife

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 18/11/2021 11:23AM with Govt. Ref. No: 192021220115853361 on 18-11-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJOE88 on 18-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4222, Amount: Rs.100/-, Date of Purchase: 08/10/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/11/2021 11:23AM with Govt. Ref. No: 192021220115853361 on 18-11-2021, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJOE88 on 18-11-2021, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 164094 to 164146
being No 160103114 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.11.30 16:34:22 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/11/30 04:34:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)