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A.D.S. No. Howrah

24 JUN 2024

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 24th day of
June, 2024 (Two Thousand Twenty Four) A.D.

Serial No.....3541.....Date.....18 JUN 2024

Purchaser Name.....A-D Construction

Address.....Howrah

Rupees.....100


PROBAB CHATTERJEE
Howrah Court (Alchala)
Criminal Court



Additional District Sub-Registrar
Howrah

24 JUN 2024

-:BETWEEN:-

(1) **SRI SANDIP KUMAR DUTTA** (having his **PAN - ACMPD7457L** and **AADHAR CARD NO. 2692 9687 8051**), by Occupation Service, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, (2) **SRI PRADIP KUMAR DUTTA** (having his **PAN - AKUPD8723H** and **AADHAR CARD NO. 6590 7001 7511**), by Occupation Retired Person, residing at 67 Shyamnagar Road, Bangur Avenue, South Dum Dum, in the City of Kolkata, in the District of North 24 Parganas, Pin Code No. 700 055, (3) **SRI PRATYUSH KUMAR DUTTA** (having his **PAN - ADHPD7621G** and **AADHAR CARD NO. 4445 3509 1454**), by Occupation Retired Person, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, (4) **SRI PRASANTA KUMAR DUTTA** (having his **PAN - ACRPD5643B** and **AADHAR CARD NO. 8650 8712 8364**), by Occupation Retired Person, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, (1) to (4) all are sons of Late Aditya Prakash Dutta, (5) **SMT. PUSPITA DEY** (having her **PAN - AVUPD7742B** and **AADHAR CARD NO. 2497 2855 8042**), daughter of Late Pranab Kumar Dutta, by Occupation Housewife, residing at 15Y, Nimtala Lane, Beadon Street, in the City of Kolkata, Pin Code No. 700 006, and (6) **MISS. AJANTA DUTTA** (having her **PAN - AZYPD4899F** and **AADHAR CARD NO. 8468 7100 2430**), daughter of Late Pranab Kumar Dutta, by Occupation Family Pensioner, residing at Dakshin Joypur Bill, Liluah, in the District of Howrah, Pin Code No. 711 227, all by Nationality Indian, all by faith Hindu, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, successor-in-interest, legal representatives and assigns etc.) of the **FIRST PART**;



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-:A N D:-

M/S. A.B. CONSTRUCTION, a sole Proprietorship Firm, having its office at Ghoshpara (Vivek Pally), Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, being represented by its sole Proprietor viz. **SRI ACHINTYA KUMAR MONDAL**, (having his PAN - **AOFPM9393H** and **AADHAAR CARD NO. 2050 7668 8290**), son of Kushadhwaja Mondal, by Nationality, by faith Hindu, by occupation Business, residing at Nischinda Bibek Pally Ghoshpara, Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors -in- office and assigns etc.) of the **SECOND PART**;

WHEREAS ALL THAT piece and parcel of definite demarcated area of **Bastu Land** measuring about **9.20 Decimal**, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12367, 12989, 13154, 13187, 17064**, situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the **District of Howrah**, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto, herein after referred to as the **SAID PROPERTY**, morefully and particularly described in the **FIRST SCHEDULE** herein



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below, is the subject matter of this "AGREEMENT FOR DEVELOPMENT";

AND WHEREAS originally one **Sri Shyama Charan Khanra** was the occupier of Land under the Zamindership of **Sri Sarat Chandra Paramanick** by paying Taxes to the said Zaminder in respect of Land measuring about 01 **Bigha** who recorded his name in the record of Government of West Bengal, under **R.S. Khatian No. 5532**, situated at Mouza Bally (Dulepara), **J.L. No. 14**, within the then Police Station Bally, in the District of Howrah, within the limit of the then Bally Union Board, under the jurisdiction of the District Registry Office and the District Sub-Registry Office at Howrah, together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto. Thereafter the said **Shyama Charan Khanra** died intestate leaving behind his widow & sons and due to their lawful necessity of liquid money, they jointly sold, transferred and conveyed the aforesaid property, in favour of one **Smt. Saraswati Dasi**, by virtue of a Registered Deed of Sale in the year 1942. Thus she has become the true and lawful owner as well as occupier in respect of the aforesaid property and since then she has been seized and possessed the same in peaceful and uninterrupted manner, without any obstruction and/or hindrance from any corner whatsoever.

AND WHEREAS after acquisition of specific title in respect of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said **Smt. Saraswati Dasi** had been duly possessing and/or enjoying the same in peaceful and uninterrupted manner over more than 12 years. Thereafter due to her lawful necessity of money, sold, transferred and conveyed the aforesaid property, free from all sorts of encumbrances, charges and liabilities, liens, lispendence and attachment of any kind whatsoever, in



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favour of one **Smt. Golap Moyee Devi alias Golap Moyee Devi**, at the then highest available market price on 08.12.1947 who purchased the same against payment of her Stridhan as Consideration amount and since then she seized and possessed the same in peaceful and uninterrupted manner by paying Government revenues and Taxes to the authority concerned.

AND WHEREAS while thus being lawfully seized and possessed of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said **Smt. Golap Moyee Devi alias Golap Moyee Devi**, due to her urgent lawful necessity of liquid money, decided and declared to sell her aforesaid property, free from all sorts of encumbrances, charges and liabilities, liens, lispendence and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable title and being informed by the aforesaid information and relying upon the aforesaid declaration and relevant documents, one **Sri Aditya Prakash Dutta**, resident of 129/1A, Kaital Para Road, Post Office Bally, Police Station the then Bally, in the District of Howrah, became very much interested to purchase the aforesaid property at the then highest available market price and offered to the Landowner to sell the property which the aforesaid Land Owner accepted, agreed and confirmed. Accordingly one Bengali Deed of Sale dated 09th January, 1959 A.D. corresponding to 24th Poush, 1365 B.S. has been executed and registered amongst themselves, duly registered before the office of the Sub-Registrar at Howrah and recorded therein vide **Book No. I, Volume No. 10, Pages from 35 to 38, Being No. 132, for the year 1959.**

AND WHEREAS by virtue of the aforesaid Deed of Sale dated 09.01.1959, said **Sri Aditya Prakash Dutta** became the true and lawful owner as well as well as occupier in respect of **ALL THAT** piece and parcel of Land measuring about **08 Cottahs or 13.20 Decimals**, be the same a little more or



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less, appertaining to **R.S. Dag No. 3071 measuring about 9.20 Decimals** and **R.S. Dag No. 3072 measuring about 4.00 Decimals**, be the same a little more or less, both under **R.S. Khatian No. 5532**, situated at Mouza Bally, **J.L. No. 14**, within the then Police Station Bally (presently at Nischinda), in the District of Howrah, within the limit of Nischinda Gram Panchayet, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto and seized and possessed peacefully and without interruption from any corner as of right by exercising all sorts of overt acts by paying Government revenues and Taxes to the authority concerned.

AND WHEREAS while thus being lawfully seized and possessed of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said **Sri Aditya Prakash Dutta** bequeathed the aforesaid property, in favour of his 06 (Six) sons viz. (1) **Sri Sandip Kumar Dutta**, (2) **Sri Pradip Kumar Dutta**, (3) **Sri Pratyush Kumar Dutta**, (4) **Sri Prasanta Kumar Dutta**, (5) **Partha Kumar Dutta** and (6) **Sri Pranab Kumar Dutta**, by virtue of an unregistered Will on 01.09.1963 in which **Sri Pranab Kumar Dutta** and **Sri Pratyush Kumar Dutta** were the Executors, wherein it was clearly mentioned that only all the above mentioned 06 (Six) sons will be entitled to be the Owners of the aforesaid Land in equal Share each.

AND WHEREAS subsequently after the demise of said **Aditya Prakash Dutta**, both the Executors of the aforesaid Will viz. **Sri Pranab Kumar Dutta** and **Sri Pratyush Kumar Dutta** filed one Probate Case Being No. 84 of 1979 on 18.04.1979, before the Hon'ble High Court at Calcutta to obtain the Decree of the aforesaid Probate Case in which the just and proper Decree was passed on 4th May, 1979 by the Hon'ble High Court at Calcutta.



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in favour of the 06 (Six) sons viz. (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta, declaring them as joint owners having equal Share each. Accordingly a Certificate of the aforesaid Probate Case Being No. 84 of 1979 was issued on 6th June 1979 by the Hon'ble High Court at Calcutta. Thus all the aforesaid 06 (Six) sons of Late Aditya Prakash Dutta viz. (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta became the lawful joint owners as well as occupiers of the aforesaid property and since then they have been jointly seized and possessed the same peacefully and uninterruptedly to the extent of their undivided 1/6th share each.

AND WHEREAS after acquisition of title in respect of the aforesaid property in the aforesaid joint manner, (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta have been enjoying various overt acts over the same not only by paying Government Revenues, taxes before the concern authority but also duly mutated their names in the record of the office of the B.L. & L.R.O. Bally-Jagacha under Government of West Bengal and accordingly New L.R. Khatian Numbers have been allotted in their favour, which have been stated as follows:-

<u>Sl. No.</u>	<u>Name</u>	<u>L.R. Dag No.</u>	<u>New L.R. Khatian No.</u>
1.	Sri Sandip Kumar Dutta	5612 & 5613	17064
2.	Sri Pradip Kumar Dutta	5612 & 5613	12989



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3.	Sri Pratyush Kumar Dutta	5612 & 5613	13154
4.	Sri Prasanta Kumar Dutta	5612 & 5613	10174
5.	Sri Partha Kumar Dutta	5612 & 5613	12367
6.	Sri Pranab Kumar Dutta	5612 & 5613	13187

AND WHEREAS while thus being lawfully seized and possessed of the aforesaid property in the aforesaid joint manner, the aforesaid **Pranab Kumar Dutta** died intestate on 30.10.2019 leaving behind him his 02 (Two) Daughters viz. (1) **Smt. Ajanta Dutta** and (2) **Smt. Puspita Dey**, as his legal heirs to inherit his estate according to the Law of Inheritance, governed under the **Hindu Succession Act, 1956**. Thus the legal heirs of Late Pranab Kumar Dutta viz. Smt. Ajanta Dutta and Smt. Puspita Dey became the joint lawful owners as well as occupiers of 1/6th share of Said Property, left by Late Pranab Kumar Dutta.

Be it mentioned that wife of said Pranab kumar Dutta (since deceased) viz. **Rakha Dutta** predeceased him on 29.01.2019.

AND WHEREAS thereafter said **Sri Partha Kumar Dutta**, out of love and affection decided to Gift his undivided share over the aforesaid property i.e. **ALL THAT** piece and parcel of Land measuring about 1.50 Decimals, appertaining to R.S. Dag No. 3071, corresponding to L.R. Dag No. 5612 and 0.66 Decimal appertaining to R.S. Dag No. 3072, corresponding to L.R. Dag No. 5613, under R.S. Khatian No. 5532, corresponding to L.R. Khatian No.12367, situated at Mouza Bally, J.L. No. 14, within the Police Station Bally (presently at Nischinda), in the District of Howrah, within the limit of Nischinda Gram Panchayat, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage



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and quasi easement rights attached thereto, in favour of his beloved brother viz. **Sri Sandip Kumar Dutta** who accepted the Gift gladly. Accordingly one Deed of Gift dated 21.06.2024 has been executed and registered between themselves, which has been registered before the office of the Additional District Sub-Registrar at Howrah and recorded in the said office vide **Book No. I, Volume No. 0502-2024, Being No. 050206497, for the year 2024.**

AND WHEREAS by virtue of the aforesaid registered Deed of Gift dated 21.06.2024, said **Sri Sandip Kumar Dutta** has become the lawful joint owner as well as occupier of Land measuring about **3.00 Decimals** (1.50 Decimal + 1.50 Decimal) appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612 and 1.33 Decimal** (0.67 Decimal + 0.66 Decimal) appertaining to **R.S. Dag No. 3072**, corresponding to **L.R. Dag No. 5613**, under **R.S. Khatian No. 5532**, corresponding to **L.R. Khatian No. 17064 and 12367**, situated at **Mouza Bally, J.L. No. 14**, within Police Station Nischinda (previously under Bally P.S.), in the District of Howrah, within the limit of Nischinda Gram Panchayat, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto and accordingly he has been seized and possessed the same peacefully and uninterruptedly in joint manner with the other co-sharers.

AND WHEREAS Now, the aforesaid **LAND OWNERS/FIRST PART** in course of such owing and seizing and possessing of their property in the joint manner as mentioned in the **FIRST SCHEDULE** hereunder written, in order to extract maximum benefit from the said property, having desirous of developing the **FIRST SCHEDULE** mentioned Property which is called and referred to as the "**SAID PROPERTY**" by constructing new multistoried



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Building over the same. But due to paucity of fund and also lack of knowledge and experience in the Development and Construction work, they were in search of a well competent, reputed and experienced and monetarily sound Local renowned Developer.

AND WHEREAS after getting information from a reliable source and considering the reputation and goodwill of the Developer, the Land Owners/ First Part jointly approached **M/S. A.B. CONSTRUCTION**, a sole Proprietorship Firm, having its office at Ghoshpara (Vivek Pally), Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, being represented by its sole Proprietor viz. **SRI ACHINTYA KUMAR MONDAL**, son of Kushadhwaja Mondal, by Nationality, by faith Hindu, by occupation Business, residing at Nischinda Bibek Pally Ghoshpara, Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227, to complete the work of Development and Construction over the said First Schedule mentioned property in respect of **ALL THAT** piece and parcel of **BASTU LAND** measuring about 9.20 Decimals, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12367, 12989, 13154, 13187, 17064**, situated at Mouza Bally, J.L. No. 14, within the **Police Station Nischinda** (previously under Bally P.S.) in the **District of Howrah**, within the limit of **Nischinda Gram Panchayat**, under the jurisdiction of the **District Sub-Registry Office** and the **Additional District Sub-Registry Office at Howrah**, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto, herein after referred to as the **SAID PROPERTY**, morefully described in the **FIRST SCHEDULE** herein below, for which the Developer becomes fully satisfied



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with the joint right, title and interest of the owners in respect of the aforesaid land, has undertaken the Development and Construction Work.

AND WHEREAS the Parties after having been agreed to perform their respective acts, under certain **TERMS AND CONDITIONS** to give a good shape to the Construction/Development work over the Said Property, entered into this Agreement for Development under the **TERMS AND CONDITIONS** noted hereunder for the matter of further reference.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

:-ARTICLE - "I":-
(Definition)

1. **OWNERS/FIRST PART :-**

Shall mean (1) **SRI SANDIP KUMAR DUTTA**, (2) **SRI PRADIP KUMAR DUTTA**, (3) **SRI PRATYUSH KUMAR DUTTA**, (4) **SRI PRASANTA KUMAR DUTTA** (1) to (4) all are sons of Late Aditya Prakash Dutta, (5) **SMT. AJANTA DUTTA**, daughter of Late Pranab Kumar Dutta, and (6) **SMT. PUSPITA DEY**, daughter of Late Pranab Kumar Dutta, all by faith Hindu, by Nationality Indian and their heirs, executors, successors, successor-in-interest, legal representatives and assigns etc.

2. **DEVELOPER/SECOND PART :-**

Shall mean **M/S. A.B. CONSTRUCTION**, a sole Proprietorship Firm, having its office at Ghoshpara (Vivek Pally), Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, being represented by its sole Proprietor viz. **SRI**



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ACHINTYA KUMAR MONDAL, son of Kushadhwaja Mondal, by Nationality, by faith Hindu, by occupation Business, residing at Nischinda Bibek Pally Ghoshpara, Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227 and its executors, successors, administrators, legal representatives, successors-in-office and assigns etc.

3. **THE SAID PROPERTY :**

Shall mean **ALL THAT** piece and parcel of definite demarcated area of **BASTU Land** measuring about **9.20 Decimals**, be the same a little more or less, together with one R.T. Shed structure measuring 100 Sq. ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12367, 12989, 13154, 13187, 17064**, situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda (previously under Bally P.S.)**, in the **District of Howrah**, under the limit of **Nischinda Gram Panchayat**, under the jurisdiction of the **District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah**, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto, morefully described in the **FIRST SCHEDULE** hereunder written.

4. **TITLE DEEDS AND RELATED DOCUMENTS :-**

The Title Deeds and other related documents in original will be kept in the custody of the Developer herein. The Developer has already received the said deeds and documents in original from the Owners at the time of entering into this Agreement for Development and after conclusion of all necessary works including completion of the



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total Sale Process after allocating the Owner's Allocation the said all original documents should be returned by the Developer to the Owners positively.

5. **BUILDING :**

Shall mean the Building or Buildings to be constructed over the "**FIRST SCHEDULE**" mentioned composite Premises/Land where the New Building or Buildings to be constructed in accordance with the Sanctioned Building Plan, to be obtained from the Howrah Zilla Parishad and the Building will be known as "**Home Green Apartment - 14**".

6. **OWNERS' ALLOCATION:-**

The Developer shall provide the Owner's allocation in the following manner. The amount is being paid as **Adjustable amount** with the **Owner's Allocation** (as Details):-

1. **Sri Sandip Kumar Dutta - 1000 Sq.Ft. Flat (Covered Area)**, South East Side, Ground Floor with Garage at Ground Floor,
2. **Sri Pradip Kumar Dutta - 1000 Sq.Ft. Flat (Covered Area)**, North- East Side, Ground Floor with Garage at Ground Floor,
3. **Sri Pratyush Kumar Dutta - Flat at Ground Floor measuring 800 Sq. Ft. (Covered Area)** at Ground Floor,
4. **Sri Prasanta Kumar Dutta - 800 Sq.Ft. Flat (Covered Area)**, South East Side, Ground Floor with Garage at Ground Floor,
5. **Smt. Ajanta Dutta and Smt. Puspita Dey jointly get 800 Sq.Ft. Flat (Covered Area)**, South East Side, Ground Floor with Garage at Ground Floor,

SECURITY DEPOSIT

1.Sandip Kumar Dutta- Rs.7,50,00/-, 2.Pradip Kumar Dutta-Rs.7,50,000/-,3. Pratyush Kumar Dutta-Rs.35,00,000/-, 4.Prasanta Kumar Dutta-Rs.12,50,000/-
5. Smt. Ajanta Dutta and Smt. Puspita Dey jointly - Rs. 35,00,000/-. The Security Deposit will be adjusted at the time of delivery vide new Sale Deed.



The aforesaid allocation of the First Part/Owners herein is morefully and particularly described in the **SECOND SCHEDULE** hereunder written. If the Owners/First Part claim other than the said allocation, as mentioned above, in that case **that claim will be treated as illegal claim and the said illegal claim will be cancelled in every Court or Forum of Law within the jurisdiction or any court within the Territory of India.**

7. **DEVELOPER'S ALLOCATION :-**

Shall mean **entire Remaining Portion of the constructed area excluding the area allocated to the Owners' Allocation** and other portions in the proposed newly constructed Building to be constructed over the said property save and except the Owner's allocation as aforesaid, including proportionate undivided share of land and right to use the common areas, facilities and amenities comprised in the said building as well as in the said land together with **absolute right to enter into Agreement for Sale, Sale of Flats/Commercial Spaces/Garages, Amalgamation Deed and/or Mortgage deed, if any** or any type of transfer or in any way deal with the same in the manner hereinafter provided and to receive singly the Sale Proceeds and/or proceeds towards Agreement for Sale or any type of Transfer and execute singly the Deed of Conveyance, Lease, Rent or any type of Transfer before the competent Registry Office as the Power of Attorney Holder of the Land Owners/ First Part.

8. **ENGINEER/ARCHITECT :**

Shall mean such person or persons may be appointed by the Developer for supervising the construction of the Building and act as per the Authority concern according to the Building Rules.

9. **BUILDING PLAN :**

Shall mean such Plan with revised and/or as made, if any, prepared by the Architect which will be submitted to the Howrah Zilla Parishad and to be passed and sanctioned by the Howrah Zilla Parishad.

10. **COMMON EXPENSES :**

Shall mean and include proportionate share of the costs, charges and expenses for working, maintenance up keep, repair and replacement of the common parts, common amenities after take over the possession of the allocation.

11. **COMMON AREAS AND COMMON FACILITIES :**

Shall include corridors, stairways, passageways, common toilets on the Ground Floor, pump room, roof, water pump and motor, lift, lift wall (as per provisions laid down in the West Bengal Apartment Ownership Act, 1972) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment, provision, maintenance and/or management of the Building which shall always remain as the absolute property of the Owner and/or her nominee or nominees or legal heirs and the Developer and/or its nominee or nominee.

12. **SALEABLE SPACE :**

Shall mean the space in the new Building available for independent use and occupation only by the Developer after making due



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provision for common facilities and space required thereof and after providing the Owner's allocation, as mentioned above.

:-ARTICLE : "II":-

(COMMENCEMENT)

This Agreement shall be effective from the date hereof and the **Development/Construction work will be commenced within 06 (Six) months from the date of obtaining the Sanctioned Building Plan** from Howrah Zilla Parishad or any other competent authority.

:-ARTICLE : "III":-

(OWNER'S RIGHTS AND REPRESENTATION)

- A. The Owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said properties, as mentioned in the First Schedule and agreed to make over and deliver to the Developer the possession of the said properties for the purpose of the Development (including Preliminary work) on the terms and conditions hereinafter stated.
- B. The Owners have good, absolutely clear, free and marketable title to enter into this Agreement with the Developer and the Said Property is free from all sorts of encumbrances, charges and liabilities, liens, lispendence and attachment of any kind whatsoever.
- C. **None else other than the Owners have any claim, right, title, and/or demand over and in respect of the said properties and/or any portion thereof according to this Agreement.**
- D. That there is no vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- E. That there is no legal impediment for the Owner to obtain the Certificate under Section 230 (A)(1) of the Indian Income Tax Act, 1961.



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- F. No notice of acquisition or requisition has been received or has been served upon the Owners and they are well aware of any such notice or order or acquisition or requisition in respect of the said properties or any part thereof.

:-ARTICLE : "IV":-

(Developer's Rights)

- A. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct Building or Buildings thereon in accordance with the Building Plan to be sanctioned by the Howrah Zilla Parishad with or without any amendment and/or modification thereto made or caused to be made by the Parties hereto. All applications for modification of Plan, if any, and other papers and documents as may be necessary for modification of Building Plan, if any, and rectification of Plan from appropriate Authority shall be prepared and submitted by the Developer or the Land Owner, as the case may be, and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for the aforesaid purpose.
- B. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said properties or any part thereof to the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of Development of the said properties in terms hereof and to deal with its allocation and Sell/Transfer singly and/or receive the proceeds singly after providing the Owner's allocation as per terms of these presents.



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-:ARTICLE : "V":-

(Joint Rights and Representation)

The Owner and the Developer jointly hereby declare that there is no suit or proceedings pending regarding the title in respect of the said properties or any part thereof before any Court within the jurisdiction or any Court within the territory of India. The said property is free from all encumbrances, charges, liens, lispendences and the Owner has good marketable title in respect of the said property and there is no legal impediment to execute this Agreement and/or any type of Transfer.

-:ARTICLE : "VI":-

(Possession)

1. Possession of the said property shall be handed over by the Owners to the Developer within 07 (seven) days from the date of this Agreement.
2. The Developer after obtaining the possession of the said properties from the Owner shall start the Development Work by demolition of the existing structure and thereafter Construction Work will be started within 06 (Six) months from the date of obtaining the Building Plan, to be sanctioned by the Howrah Zilla Parishad.

-:ARTICLE : "VII":-

(Procedure)

1. **DEVELOPMENT POWER OF ATTORNEY** : The Owners shall grant proper Authority to the Developer by executing a Registered "Development Power of Attorney" duly registered as may be



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required by the Developer for the purpose of the construction of the Building on the said properties and represent the Owners for all purposes in connection with the construction work of the said Building before the appropriate Authorities and before any competent Registry Office in connection with Sale of Flats, Car Parking Space, Commercial Space and other spaces under the Developer's allocation within the said Building as Lawful Power of Attorney Holder of the Landowners and to receive the Sale Proceeds singly, provided the same shall not create any financial liabilities upon the Owners for construction of the Multistoried Building in any manner whatsoever.

2. **FURTHER ACTS:** Notwithstanding grant of the aforesaid "Development Power of Attorney" the Owner hereby undertakes that the Owners shall sign all papers, documents, deeds etc. required for the construction of the Building and modification if any of the Building Plan at the Developer's cost as per requisition of the Developer.

ARTICLE : "VIII":-

(Building)

1. The Developer shall at its own cost and expenses construct, erect and complete the Building at the said properties in accordance with the Sanctioned Plan and in conformity with such Specification, with the best basic materials with an intent that the said Building will be a decent looking and strong residential Building with fittings and fixture as mentioned in the **FIFTH SCHEDULE** hereunder written.



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2. Subject to as aforesaid the decision of the architect engaged in the said project by the Developer regarding the quality of the basic Building material shall be final and binding on the Parties hereto.
3. The Developer at its own cost and expenses shall be authorised in the name of the Owners, if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other Building materials, allocable to the Owners for the construction of the Building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up Building and other inputs and facilities required for the construction and enjoyment of the Building.

-:ARTICLE : "IX":-

(Dealing of Space in the Building)

1. Developer shall on completion of the new Building put the Owners into the undisputed possession of the Owner's allocation first before transferring the allocation of Developer of the proposed Building **TOGETHER WITH** the right in proportionate share of land, common areas, facilities, lift and amenities. The Owner's Allocation shall be completed in all respect and shall be provided with the fixture & fittings and all amenities as set out in the **FOURTH SCHEDULE** hereinafter stated.
2. The Owner shall be entitled to transfer or otherwise deal with Owners' allocation in the Building to be constructed on the said property by the Developer after obtaining the said allocation from the Developer.
3. After the transfer of Owners' allocation to the Owner **the Developer shall be exclusively entitled to the Developer's allocation in the**



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Building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person as per his desire, without any prior information to the Owners herein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

4. After completion of the Building in all respect the Developer shall execute the Deed of Conveyance/Sale/Transfer as the Power of Attorney Holder on behalf of the Owners/Vendors in favour of the Intending Purchaser/s or its nominee/s according to the Developer's allocation **PROVIDED HOWEVER** the Purchaser at their own cost shall make payment of the stamp duty and registration charges. It shall be the responsibility of the Purchasers, before obtaining possession of the said Flat, to get the Deed of Conveyance registered in due course and the Developer will appear before the authorities for the registration of the conveyance as Lawful Constituted Attorney on behalf of the Landowner. It is pertinent to mention that all flats/units/garages to be sold to the Intending Purchasers through '**Registered Deed of Conveyance**' will be prepared by the Learned Advocate, appointed by the Developer against payment of Legal Charges and other Charges for Registration, to be paid by the Purchaser. In the Deed of Conveyance, the Developer shall singly present himself as Power of Attorney Holder on behalf of the Owners in respect of the Developer's allocation for selling, transferring his allocated portion and the name of the Owner will be mentioned as the Owners to be represented by the Developer/Power of Attorney Holder as the First Part and the name of the Developer will be the Confirming Party on the Second Part.



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-:ARTICLE : "X":-

(Common Facilities)

1. After completion of the Building as per Building Plan and Specification, the Developer shall handover the Owner's allocation to the Owner as mentioned in the **SECOND SCHEDULE** hereunder written and the remaining portion of the Building shall be sold exclusively by the Developer. The Owner and the Developer shall punctually and regularly pay the rates and taxes for their respective portions to the appropriate Authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, and expenses whatsoever.
2. Any transfer of any part of the Owner's allocation in the new Building shall be subject to the provisions thereof and the Party of the Owner thereafter be responsible to pay the said rate and service charges for the common facilities in respect of the space transferred to them.

-:ARTICLE : "XI":-

(Common Restriction)

1. The Owner's allocation in the Building shall be subject to the same restriction and use as applicable to the Developer's allocation in the Building intending for common benefits of all the occupiers of the Building, which shall include the following.
2. Neither Party shall use or permit to be used the respective allocation in the Building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the Building.



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3. No Party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of the Developer.
4. Neither Party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless:-
 - A. Such a Party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.
 - B. The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to area in his/her/their possession.
 - C. Both the Parties shall abide by the laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.
5. The respective Allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the Building in good working condition and repair and in particular so as not to cause any damage to the Building or any other space or accommodation therein.
6. Neither Party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Building or any part thereof and shall keep the other occupiers of the said



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Building harmless and indemnified from and against the consequences of any breach.

7. No goods or items shall be kept by any Party for display or otherwise in the corridor or at any other place of common use and enjoyment in the Building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the Building.
8. Neither Party shall throw or accumulated any dirt, rubbish or refuse or permit the same to be thrown or accumulated in or about in the Building or in the compound, corridors or any other portion of the Building.

ARTICLE : "XII":-

(Owners' Obligation)

1. The Owners do hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part of the Building or at the said properties.
2. The Owners do agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said Building at the said properties to be constructed by the Developer excepting on reasonable grounds.
3. The Owners do agree and covenant with the Developer not to let out, lease, mortgage and/or charges the said properties or any portion thereof without the consent in writing from the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.
4. The Owners and their said properties will not be liable or responsible for any financial obligation of the Developer towards any bank/financial institution or any individual.



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5. The Owners hereby agree and covenant with the Developer to hand over the possession of the land in "as it is" condition within 07 (seven) days from the execution of this Agreement for Development.

-:ARTICLE : "XIII":-

(Developer's Obligation)

1. The Developer hereby agrees and covenants with the owners to complete the building on the said properties within **60 months or 05 years** from the date of obtaining Sanctioned Building Plan from the competent authority.
2. **The Developer shall not have any right, title and interest over the Land save and except the proportionate share of land, facilities and amenities as common facilities and common rights.**
3. The developer shall construct the building in accordance with the sanctioned plan, consequences of any deviation which may invite any objection from the appropriate authority/ies in that case the developer shall look into the matter.
4. In case of sale of Commercial Spaces/Flats, Car Parking Space and other spaces within the entire Building including super built-up area, will be sold by the Developer only, save and except the Owners' Allocation allocated for the Owners and the sale proceeds, which will be paid by the Intending Purchaser, to be paid in the name of the Developer only.
5. The Developer shall not assign the benefits of this Agreement to any one but the Developer shall execute the construction work of the building to be constructed on the said properties by appointing engineer, contractor, supervisor and men for completion of any work of the proposed building.



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6. In case for the urgent need of money or otherwise **the Developer shall have exclusive right to include any Partner or avail Loan from any Bank or any financial institution.** In that case the Owner shall not have any objection in any circumstances and they will co-operate with the Developer, as the case may be.

-:ARTICLE-XIV:-

(OWNER'S INDEMNITY)

The owners do hereby undertake that the Developer shall be entitled to the said constructed building and shall enjoy his allocated space without any interference or disturbance from all the terms and conditions herein contained and/or their part to be observed and performed and full co-operation in this context will be extended on the part of the Owner.

-:ARTICLE-XV:-

(DEVELOPER'S INDEMNITY)

The Developer hereby undertakes to keep owners indemnified against all actions, costs, suits and proceedings and claim that may arise out of the developer's acts, commission or otherwise with regard to the development of the said properties and/or in the matter of construction of the said building and/or defect therein.

-:ARTICLE-XVI:-

(MISCELLANEOUS)

1. The Owners and the Developer have entered into this Agreement purely as a Joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the Parties hereto in any manner whatsoever nor shall be parties hereto constitute as an Association of persons within the meaning of law.



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2. It is understood from time to time to facilitate uninterrupted construction of the building in the developer various deeds, documents, matters and things not herein specified may be require to be done and for which these may need the authority of the owners and various application and other documents may be required to be signed by the owners relating to which specific provision may not have been mentioned herein, the owners hereby undertake to do all such acts, deeds, matters and things and additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the owners and/or against the spirits of these presents. It is hereby made specifically clear that in case a revised building plan required to be submitted before the authority concerned with a view to obtaining sanction thereof the owners hereby agree to put their signatures, if it requires, on such plan or plans and all applications, forms and papers etc. attached thereto, provided that thus does not in any way infringe the rights of the owners and/or against the spirit of these presents.
3. The owners shall not be liable for any income tax, property tax or any other taxes in respect of the developer's allocation which is the sole responsibility of the developer and the developer always keep the owners indemnified against all action, suit proceedings, cost, charges and expenses in respect thereof.
4. Any notice required to be given by the Developer to the Owners shall be without prejudice to any other mode of service available be deemed to have served on the owners if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgment due to the last known address of the owners and vice-versa.



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5. From the date of assessment of the new building, each party shall be liable to pay and bear proportionate share of taxes payable in respect of each respective spaces.
6. As soon as the building is completed within the time herein above mentioned the developer shall allocate the owners' allocation in the new building.
7. The Building proposed to be constructed by the Developer shall be made at his own cost and expenses fully in accordance with the Specification as mentioned and described in the **FIFTH SCHEDULE** hereunder written.
8. That the Developer shall arrange the Completion Certificate for the said Building/s to be constructed on the said properties by his own cost and effort from the competent authority.

:-ARTICLE : XVII:-

[LEGAL PROCEEDINGS]

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the Agreement or their respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each Party or in the appropriate Court of Law.
2. Notwithstanding the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this Agreement as per penal clause by any against the other as per terms of the Agreement shall remain unaffected.



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having the jurisdiction over the said property will be the actual forum.

-:ARTICLE : XIX:-

[FORCE MEASURES]

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of Force Measure/s.
2. Force Measure shall mean flood, earthquakes, tempest, Labour Strike, Pandemic Situation and/or other act or commission like Lock Down declared by the State or Central Government for any reason which is beyond the control of the Parties hereto.
3. In case of Force Measure, the time for completion of the construction of the Building shall be extended for another period, as the situation will prevail.

-:ARTICLE : XX:-

[DEPOSIT AND APARTMENT CONSIDERATION]

In consideration of the First Part/Owners' granting, permitting and authorizing the Developer to develop and/or commercially exploit the said property by erecting, constructing and completing such multistoried Building the Developer shall pay to the Owner/First Party after completion of the said Building as follows :-

1. **Sri Sandip Kumar Dutta - 1000 Sq.Ft. Flat (Covered Area),** South East Side, Ground Floor with Garage at Ground Floor,
2. **Sri Pradip Kumar Dutta - 1000 Sq.Ft. Flat (Covered Area),** North- East Side, Ground Floor with Garage at Ground Floor,
3. **Sri Pratyush Kumar Dutta - Flat at Ground Floor measuring 800 Sq. Ft. (Covered Area) at Ground Floor,**
4. **Sri Prasanta Kumar Dutta - 800 Sq.Ft. Flat (Covered Area),** South East Side, Ground Floor with Garage at Ground Floor,



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5. Smt. Ajanta Dutta and Smt. Puspita Dey jointly get 800 Sq.Ft. Flat (Covered Area), South East Side, Ground Floor with Garage at Ground Floor,

SECURITY DEPOSIT

- 1.Sandip Kumar Dutta- Rs.7,50,00/-, 2.Pradip Kumar Dutta-Rs.7,50,000/-,3. Pratyush Kumar Dutta-Rs.35,00,000/-, 4.Prasanta Kumar Dutta-Rs.12,50,000/-
5. Smt. Ajanta Dutta and Smt. Puspita Dey jointly - Rs. 35,00,000/-. The Security Deposit will be adjusted at the time of delivery vide new Sale Deed.

Be it mentioned that "No Monitory Transaction" has been made between the parties till date. The First Part/Owner shall not claim anything/any part or portion in the proposed Building except the aforesaid allocation of the First Part/Owners in the said proposed new Building to be constructed, after constructing and completing the same in all respect by the Developer at its own cost and expenses. If the Owner/First Part claims other than the said allocation, as mentioned above, in that case that claim will be treated as illegal claim and the said illegal claim will be cancelled in every Court or Forum of Law within the jurisdiction or any court within the Territory of India.

-:THE FIRST SCHEDULE ABOVE REFERRED TO:-

[DESCRIPTION OF THE SAID PROPERTY]

OWNED & POSSESSED BY

- (1) SRI SANDIP KUMAR DUTTA, (2) SRI PRADIP KUMAR DUTTA (3) SRI PRATYUSH KUMAR DUTTA (4) SRI PRASANTA KUMAR DUTTA (5) SMT. AJANTA DUTTA AND (6) SMT. PUSPITA DEY

ALL THAT piece and parcel of definite demarcated area of **BASTU Land** measuring about **9.20 Decimals**, be the same a little more or less, together with one R.T. Shed structure measuring about **100 Sq. Ft.** standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No.**



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5612, under L.R. Khatian No. 10174 measuring 1.50 Decimal, L.R. Khatian No. 12367 measuring 1.50 Decimal, L.R. Khatian No. 12989 measuring 1.50 Decimal, L.R. Khatian No. 13154 measuring 1.60 Decimal, L.R. Khatian No. 13187 measuring 1.60 Decimal, L.R. Khatian No. 17064 measuring 1.50 Decimal, situated at Mouza Bally, J.L. No. 14, within the Police Station Nischinda (previously under Bally P.S.), in the District of Howrah, within the limit of Nischinda Gram Panchayet, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto and the same is butted and bounded as follows :-

ON THE NORTH	: 23 Feet Metal Road.
ON THE SOUTH	: Property of Netai Bose.
ON THE EAST	: Property of Gour Majumder.
ON THE WEST	: 23 Feet Metal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

[DESCRIPTION OF THE OWNER'S ALLOCATION]

The Developer shall provide the Owners' Allocation in the following manner.~~The amount is being paid as Adjustable amount with the~~

Owner's Allocation :-

The Developer shall provide the Owner's allocation in the following manner. The amount is being paid as **Adjustable amount** with the **Owner's Allocation** (as Details):-

1. **Sri Sandip Kumar Dutta - 1000 Sq.Ft. Flat (Covered Area)**, South East Side, Ground Floor with Garage at Ground Floor,
2. **Sri Pradip Kumar Dutta - 1000 Sq.Ft. Flat (Covered Area)**, North- East Side, Ground Floor with Garage at Ground Floor,
3. **Sri Pratyush Kumar Dutta - Flat at Ground Floor measuring 800 Sq. Ft.**



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(Covered Area) at Ground Floor,

4. **Sri Prasanta Kumar Dutta – 800 Sq.Ft. Flat (Covered Area)**, South East Side, Ground Floor with Garage at Ground Floor,
5. **Smt. Ajanta Dutta and Smt. Puspita Dey jointly get 800 Sq.Ft. Flat (Covered Area)**, South East Side, Ground Floor with Garage at Ground Floor,

SECURITY DEPOSIT

- 1.Sandip Kumar Dutta- Rs.7,50,00/-, 2.Pradip Kumar Dutta-Rs.7,50,000/-,3. Pratyush Kumar Dutta-Rs.35,00,000/-, 4.Prasanta Kumar Dutta-Rs.12,50,000/-
5. Smt. Ajanta Dutta and Smt. Puspita Dey jointly – Rs. 35,00,000/-. The Security Deposit will be adjusted at the time of delivery vide new Sale Deed.

The Owner/First Part **shall not claim anything/any part or portion** in the proposed new Building to be constructed, after constructing and completing the same in all respect by the Developer at its own cost and expenses. If the Owner/First Part claims other than the said allocation, as mentioned above, in that case **that claim will be treated as illegal claim and the said illegal claim will be cancelled in every Court or Forum of Law within the jurisdiction or any court within the Territory of India** in the proposed new Building to be constructed, after constructing and completing the same in all respect by the Developer at its own cost and expenses.

:-THE THIRD SCHEDULE ABOVE REFERRED TO:-

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT remaining portion of the proposed Building to be constructed over the said properties save and except the Owners' allocation as mentioned above in the Second Schedule including proportionate undivided share of land and right to the common areas facilities and amenities comprised in the said Building as well as in the said land together with absolute right to enter into Agreement for Sale/Deed of Sale or any type of



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transfer or in any way deal with the same in the manner hereinafter provided.

:-THE FOURTH SCHEDULE ABOVE REFERRED TO:-

[DESCRIPTION OF THE COMMON PORTIONS]

1. AREAS:-

- A. Entrance and exists.
- B. Boundary walls and Main Gate of the premises.
- C. Staircase, stair head room and lobbies on all floors of the Building.
- D. Entrance lobby, electric/utility room, water pump room, generator room (if any).
- E. Roof of the New Building and common installations on the roof.
- F. Lift and its accessories.

2. WATER, PUMPING AND DRAINAGE :

- A. Drainage and sewerage lines and other installations for the same except only those as are installed within exclusive area of any Unit and/or exclusively for its use.
- B. Water supply system.
- C. Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

3. ELECTRICAL INSTALLATIONS :-

- A. Electrical wiring and other fittings excluding only those as are installed within the exclusive and Unit and/or exclusively for its use.
- B. Lighting of the common portions.



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- C. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- D. Transformer Installation Charge Rs.30,000/- and Generator Charge Rs.30,000/- and also Electric Connection Charges for separate Electric Meter to be paid extra.

4. **OTHERS :-**

Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the New Building as are necessary for passage to and/or user of the units in common by the Co-Owners.

:-THE FIFTH SCHEDULE ABOVE REFERRED TO:-
[DESCRIPTION OF THE SPECIFICATION]

* **FOUNDATION & OTHER CONSTRUCTION WORK :-**

Building designed of R.C.C. foundation. Stone chips, Sand Cement will be of average standard . Brick Work- Outside 5" partition of flat and 3" inside partition and wall in front and between two flats 5".

* **FLOORING & SKIRTING :-**

Floorings of the Bed rooms, living-cum-dining room, toilet (tiles floor will be non-sleepers) and kitchen will be of tiles and back open space will be finished with net cement.

* **KITCHEN :-**



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Kitchen will have Black Stone Cooking Platform with 2'ft. height glazed grey tiles . One steel sink will be provided, one tap on the sink and other under the sink for washing utensils.

★ **BATHROOM & TOILETS :-**

Floorings of the bathroom and toilet shall be tile finished(non-sleeper) with 4'ft. to 6'ft height glazed tiles, standard tap and fittings with one basin. Toilet attached to the bedroom will have one western commode with cistern and taps. Extra toilets will be there where applicable.

★ **DOORS :-**

Wooden door frame and all doors will be of flush doors, main door will be teak wood panel door.

★ **WINDOWS :-**

Aluminium channel sliding windows with glass, handles and stopper.

★ **ELECTRICAL WORKS :-**

Electrical points for lights, fan, refrigerator, television plug etc. will be provided with concealed P.V.C. wiring and complete with distribution boards and 5 amp & 15 amp plug point. Bed Room 5 points each with 1No. 5 Amp. Plug point. Hall -3 Points with 15 amp. Plug Point. Kitchen/Bathroom/Balcony/Main Gate 03 Points. One A.C. Point will be there.

★ **ELECTRICAL METER :-**

The Developer will arrange for the Electric Meter for common services like roof lights, staircase, Lift and passages and the



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Association of Flat Owners will pay the deposit amount and monthly Electric Bill proportionately. New Electric Connection of Flat Owners to be obtained at their own cost for their respective Flat/Units and the Cost of Installation of Transformer and Generator Set amounting to Rs.60,000/- (Rupees Sixty Thousand only) to be paid by the Flat Owners separately.

* **EXTRA WORK :-**

Request for extra work or change from above mentioned Specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid by the intending purchaser of the flat in advance basis as required.

* **WATER SUPPLY :-**

Water will be supplied from the supply of concerned Authority, if available, or from Submersible Pump. Water supply will be arranged in the overhead reservoir.

* **SANITARY :-**

All internal pipelines will be of concealed type, soil lines are to be connected to underground drainage pipes terminating in septic tank.

:-THE SIXTH SCHEDULE ABOVE REFERRED TO:-

[DESCRIPTION OF PAYMENTS TO THE LAND OWNERS]

All the payments to the Owners, as specified in the Second Schedule will be made after completion of the Building. **No payment has yet been made to any Land Owner till date.**



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

SIGNED, SEALED AND

DELIVERED by the Parties in the presence of:-

1) Rajesh Mukherjee
Rajesh Mukherjee
Pin - 711227
2) A. S. Das
A. S. Das

DRAFTED, PREPARED AND
COMPUTERIZED BY ME IN MY OFFICE
under instructions from the Owners & the
Developer on the basis of photocopies of
all papers and documents relating to the
title of the 'Said Property' & after full
correction, the contents hereof are
being read over & explained by
me to all the Executants, all of
whom duly admit the same to
be true & correct.

Saurav Kumar Das
SAURAV KUMAR DAS

Advocate
Judges Court, Howrah

Enrolment No. *WA/1819/2010*

1. Sandip Kumar Datta
2. Pradip Kumar Datta -
3. Anurag (Rajesh Kumar Mukherjee)
4. Prasanta Kumar Datta
5. Ajanta Datta
6. Puspita Dey.

**SIGNATURE OF THE
LANDOWNERS/ FIRST PART**

A.B. CONSTRUCTION
Achintya Kumar Mondal
Proprietor

**SIGNATURE OF THE
DEVELOPER/CONFIRMING
PARTY/ SECOND PART.**



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Howrah

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



192024250090108238

GRN Details

GRN:	192024250090108238	Payment Mode:	SBI Epay
GRN Date:	24/06/2024 09:55:11	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0744806411138	BRN Date:	24/06/2024 09:55:39
Gateway Ref ID:	CHQ2895532	Method:	State Bank of India NB
GRIPS Payment ID:	240620242009010822	Payment Init. Date:	24/06/2024 09:55:11
Payment Status:	Successful	Payment Ref. No:	2001557393/1/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Achintya Mondal
Address:	Bally Howrah
Mobile:	9433419320
Period From (dd/mm/yyyy):	24/06/2024
Period To (dd/mm/yyyy):	24/06/2024
Payment Ref ID:	2001557393/1/2024
Dept Ref ID/DRN:	2001557393/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001557393/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001557393/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240620242009010822

GRIPS Payment Detail

GRIPS Payment ID:	240620242009010822	Payment Init. Date:	24/06/2024 09:55:11
Total Amount:	6941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0744806411138	BRN Date:	24/06/2024 09:55:39
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Achintya Mondal
Mobile: 9433419320

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192024250090108238	Directorate of Registration & Stamp Revenue	6941
Total			6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



PAYED

FORM FOR TEN FINGER IMPRESSION

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

Signature Abhinav Kumar Mondal

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

Signature Sandeep Kumar Datta

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

Signature Pradip Kumar Datta

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

Signature Pranav Kumar Datta



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Howrah

24 JUN 2024

FORM FOR TEN FINGER IMPRESSION

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

Signature ... Puspita Dey

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

Signature ... Prabir Pradyumn Kumar Datta

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

Signature ... Ajanta Datta

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

Signature



Additional District Sub-Registrar

Howrah

24 JUN 2024

Major Information of the Deed

Deed No :	I-0502-06549/2024	Date of Registration	24/06/2024
Query No / Year	0502-2001557393/2024	Office where deed is registered	
Query Date	24/06/2024 1:13:33 AM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sanjay Kumar Acharjee Bally Durgapur Panchanantala, Thana : Bally, District : Howrah, WEST BENGAL, PIN - 711205, Mobile No. : 8013721399, Status : Buyer/Claimant		
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. 7/-	Rs. 40,01,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article.48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

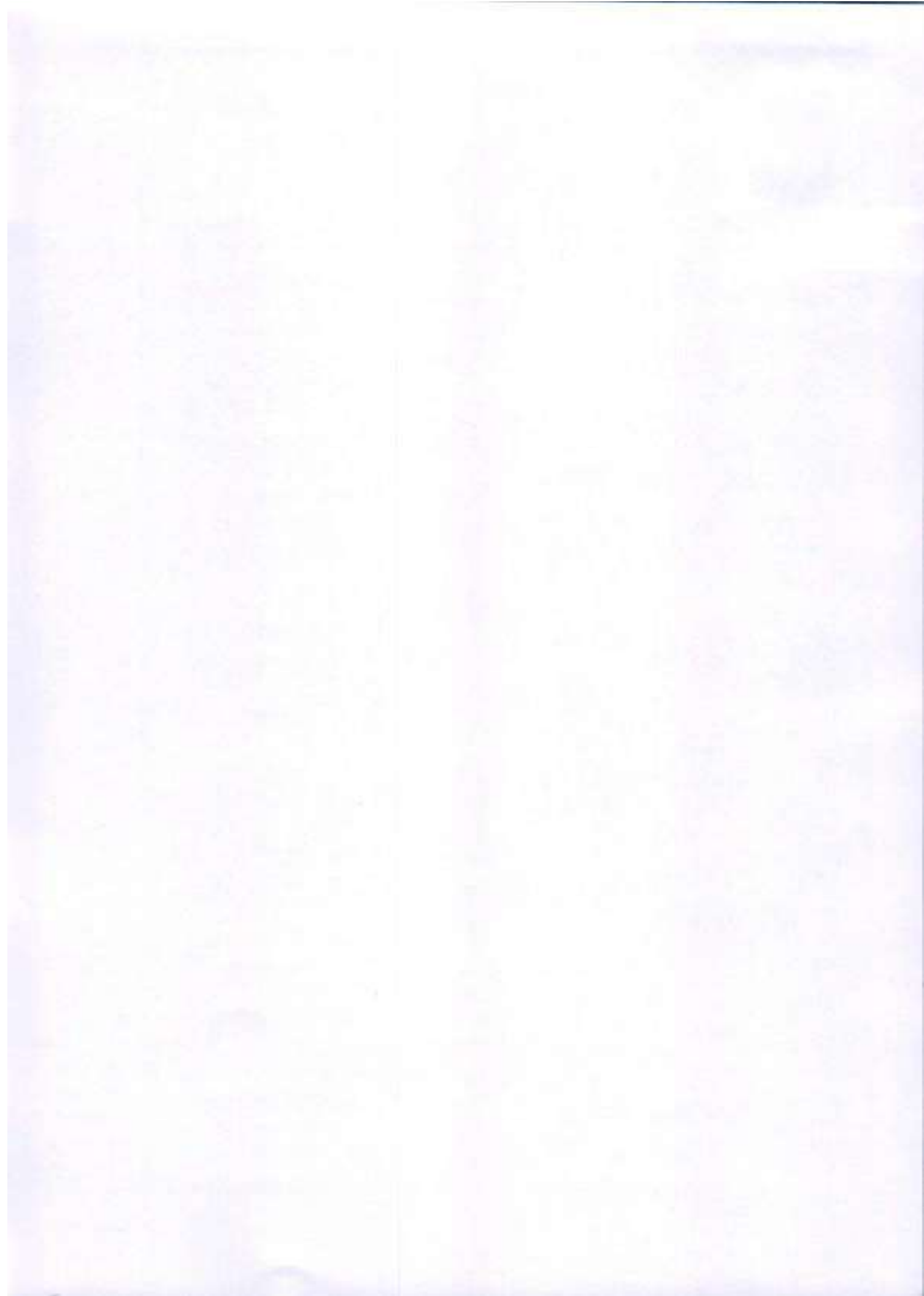
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5612 (RS :-)	LR-10174	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-5612 (RS :-)	LR-12367	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-5612 (RS :-)	LR-12989	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-5612 (RS :-)	LR-13154	Bastu	Bastu	1.6 Dec	1/-	6,91,200/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-5612 (RS :-)	LR-13187	Bastu	Bastu	1.6 Dec	1/-	6,91,200/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L6	LR-5612 (RS :-)	LR-17064	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			9.2Dec	6 /-	39,74,400 /-	
		Grand Total :			9.2Dec	6 /-	39,74,400 /-	

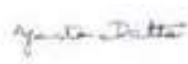
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sandip Kumar Datta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  Captured LTI 24/06/2024	Signature  24/06/2024
Arunava Sarani, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ACxxxxxx7I, Aadhaar No: 26xxxxxxxx8051, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
2	Name Mr Pradip Kumar Dutta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  Captured LTI 24/06/2024	Signature  24/06/2024
67, Shyamnagar Road Bangur Avenue, City:- Not Specified, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx3h, Aadhaar No: 65xxxxxxxx7511, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				



3	Name Mr Pratyush Kumar Datta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	24/06/2024	LT 24/06/2024	24/06/2024	
Arunava Sarani, City:- Howrah, P.O:- Ghosh Para, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ADxxxxxx1g, Aadhaar No: 44xxxxxxxx1454, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
4	Name Mr Prasanta Kumar Dutta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	24/06/2024	LT 24/06/2024	24/06/2024	
Arunava Sarani, City:- Howrah, P.O:- Ghosh Para, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ACxxxxxx3b, Aadhaar No: 86xxxxxxxx8364, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
5	Name Mrs Puspita Dey Daughter of Late Pranab Kumar Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	24/06/2024	LT 24/06/2024	24/06/2024	
15Y Nimtala Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AVxxxxxx2b, Aadhaar No: 24xxxxxxxx8042, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
6	Name Mrs Ajanta Datta Daughter of Late Pranab Kumar Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	24/06/2024	LT 24/06/2024	24/06/2024	

Dakshin Joypurbill, City:- Howrah, P.O:- Joypurbill, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:- AZxxxxxx9f, Aadhaar No: 84xxxxxxxx2430, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024
 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms A B Construction Ghosh Para, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.:- AOxxxxxx3h, 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
	Mr Achintya Kumar Mondal (Presentant) Son of Mr Khushadhwaj Mondal Date of Execution - 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 , Place of Admission of Execution: Office		 Captured	
		Jun 24 2024 12:15PM	LT 24/06/2024	24/06/2024
Nishchinda Bibek Pally Ghoshpara, City:- Howrah, P.O:- Ghoshpara, P.S.-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:- AOxxxxxx3h, Aadhaar No: 20xxxxxxxx8290 Status : Representative, Representative of : Ms A B Construction (as Proprietor)				

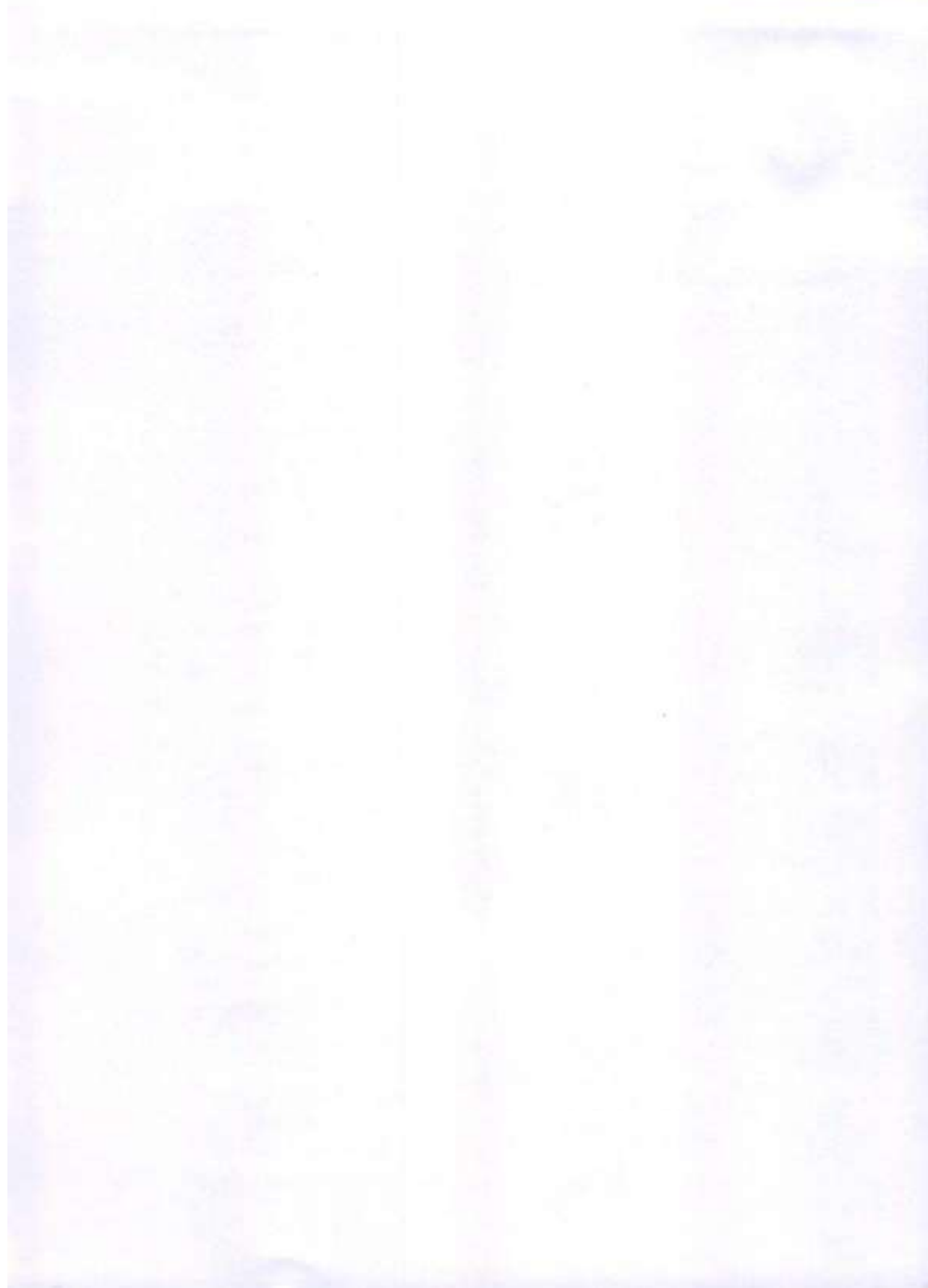
Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjeet Mahato Son of Mr Shiv Prasad Mahato Arunava Sarani, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711227		 Captured	
24/06/2024	24/06/2024	24/06/2024	

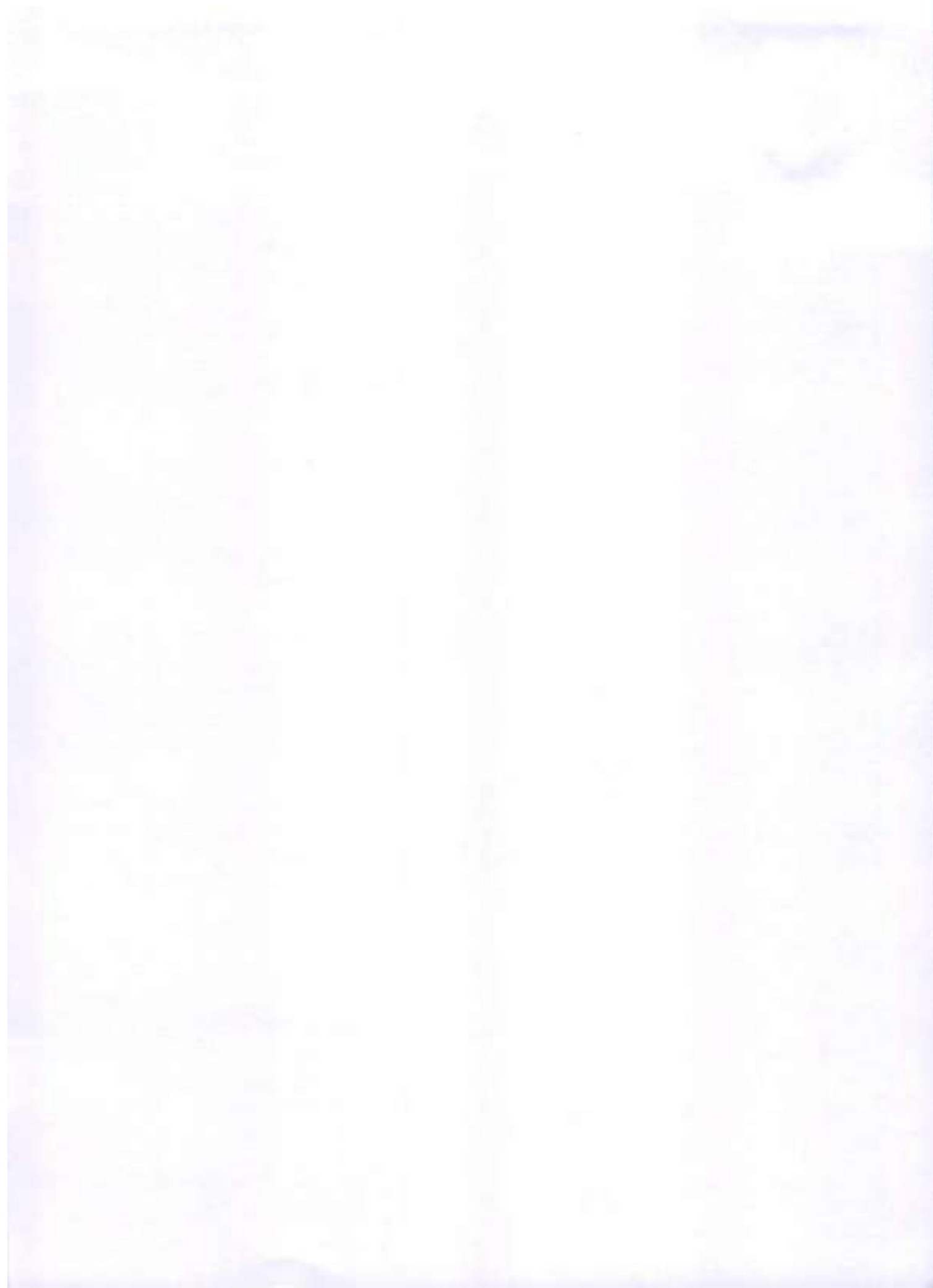
Identifier Of Mr Sandip Kumar Datta, Mr Pradip Kumar Dutta, Mr Pratyush Kumar Datta, Mr Prasanta Kumar Dutta, Mrs Puspita Dey, Mrs Ajanta Datta, Mr Achintya Kumar Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec



5	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.266667 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.266667 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.266667 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.266667 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.266667 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.266667 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.266667 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.266667 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.266667 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.266667 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.266667 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.266667 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-16.66666700 Sq Ft
2	Mr Pradip Kumar Dutta	Ms A B Construction-16.66666700 Sq Ft
3	Mr Pratyush Kumar Datta	Ms A B Construction-16.66666700 Sq Ft

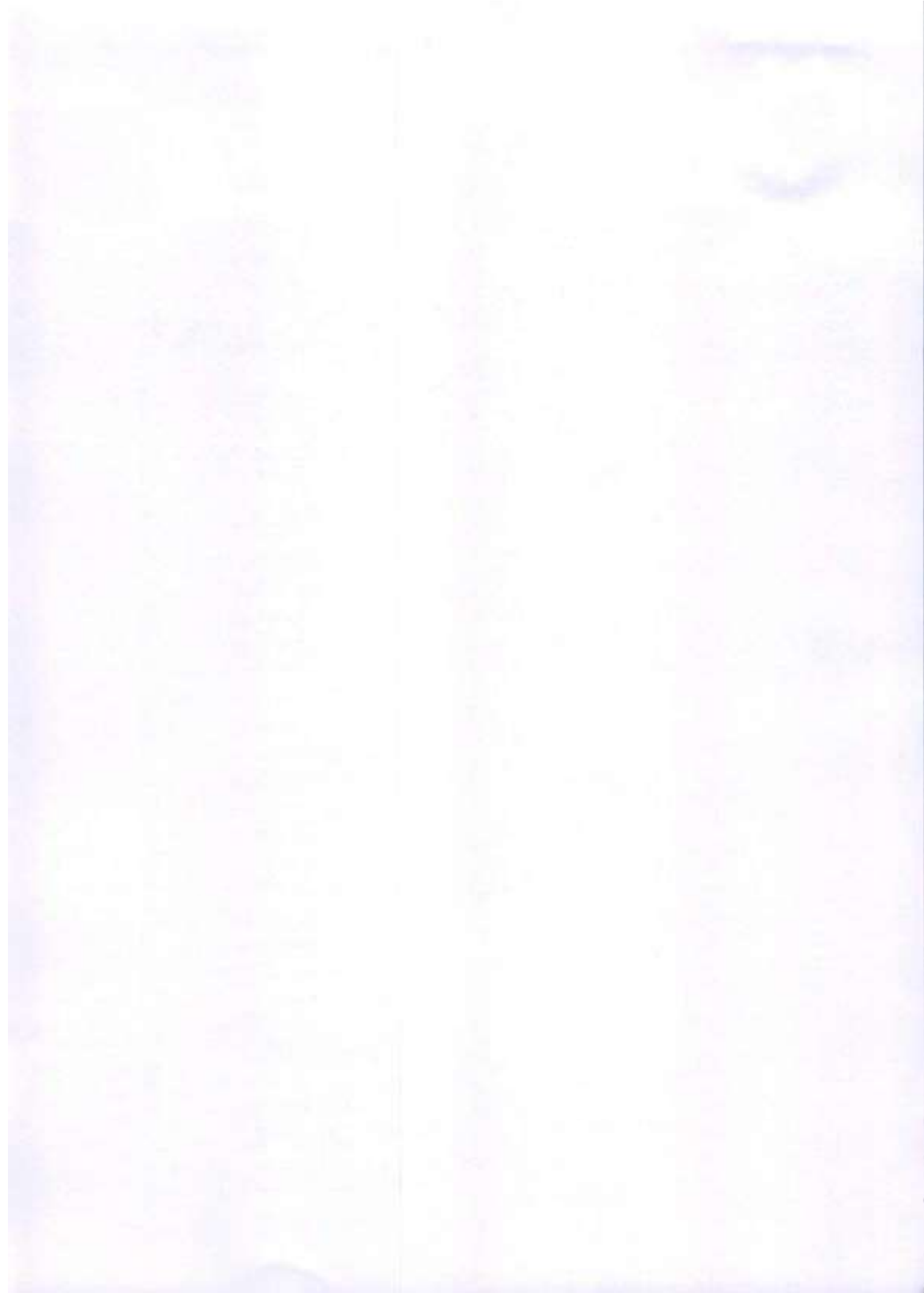


4	Mr Prasanta Kumar Dutta	Ms A B Construction-16.66666700 Sq Ft
5	Mrs Puspita Dey	Ms A B Construction-16.66666700 Sq Ft
6	Mrs Ajanta Datta	Ms A B Construction-16.66666700 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5612, LR Khatian No:- 10174	Owner:msa sa, Gurdian:sdflsa , Address:fsa , Classification:ms, Area:0.01500000 Acre,	Mr Sandip Kumar Datta
L2	LR Plot No:- 5612, LR Khatian No:- 12367	Owner:msa sa, Gurdian:sdflsa qsa, Address:fsa , Classification:ms, Area:0.01500000 Acre,	Mr Pradip Kumar Dutta
L3	LR Plot No:- 5612, LR Khatian No:- 12989	Owner:msa sa, Gurdian:sdflsa qsa, Address:fsa , Classification:ms, Area:0.01500000 Acre,	Mr Pratyush Kumar Datta
L4	LR Plot No:- 5612, LR Khatian No:- 13154	Owner:msa sa, Gurdian:sdflsa qsa, Address:fsa , Classification:ms, Area:0.01600000 Acre,	Mr Pradip Kumar Dutta
L5	LR Plot No:- 5612, LR Khatian No:- 13187	Owner:msa sa, Gurdian:sdflsa qsa, Address:fsa , Classification:ms, Area:0.01600000 Acre,	Mrs Puspita Dey
L6	LR Plot No:- 5612, LR Khatian No:- 17064	Owner:msa sa, Gurdian:sdflsa , Address:fsa , Classification:ms, Area:0.01500000 Acre,	Mr Sandip Kumar Datta



On 24-06-2024

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 12:16 hrs on 24-06-2024, at the Office of the A.D.S.R. HOWRAH by Mr Achintya Kumar Mondal .

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 40,01,400/-

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

Execution is admitted on 24/06/2024 by 1. Mr Sandip Kumar Datta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghoshpara, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 2. Mr Pradip Kumar Dutta, Son of Late Aditya Prakash Dutta, 67, Shyamnagar Road Bangur Avenue, P.O: South Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 3. Mr Pratyush Kumar Datta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghosh Para, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 4. Mr Prasanta Kumar Dutta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghosh Para, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 5. Mrs Puspita Dey, Daughter of Late Pranab Kumar Dutta, 15Y Nimtala Lane, P.O: Beadon Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 6. Mrs Ajanta Datta, Daughter of Late Pranab Kumar Dutta, Dakshin Joypurbill, P.O: Joypurbill, Thana: Liluah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife

Indetified by Mr Ranjeet Mahato, . , Son of Mr Shiv Prasad Mahato, Arunava Sarani, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Business

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

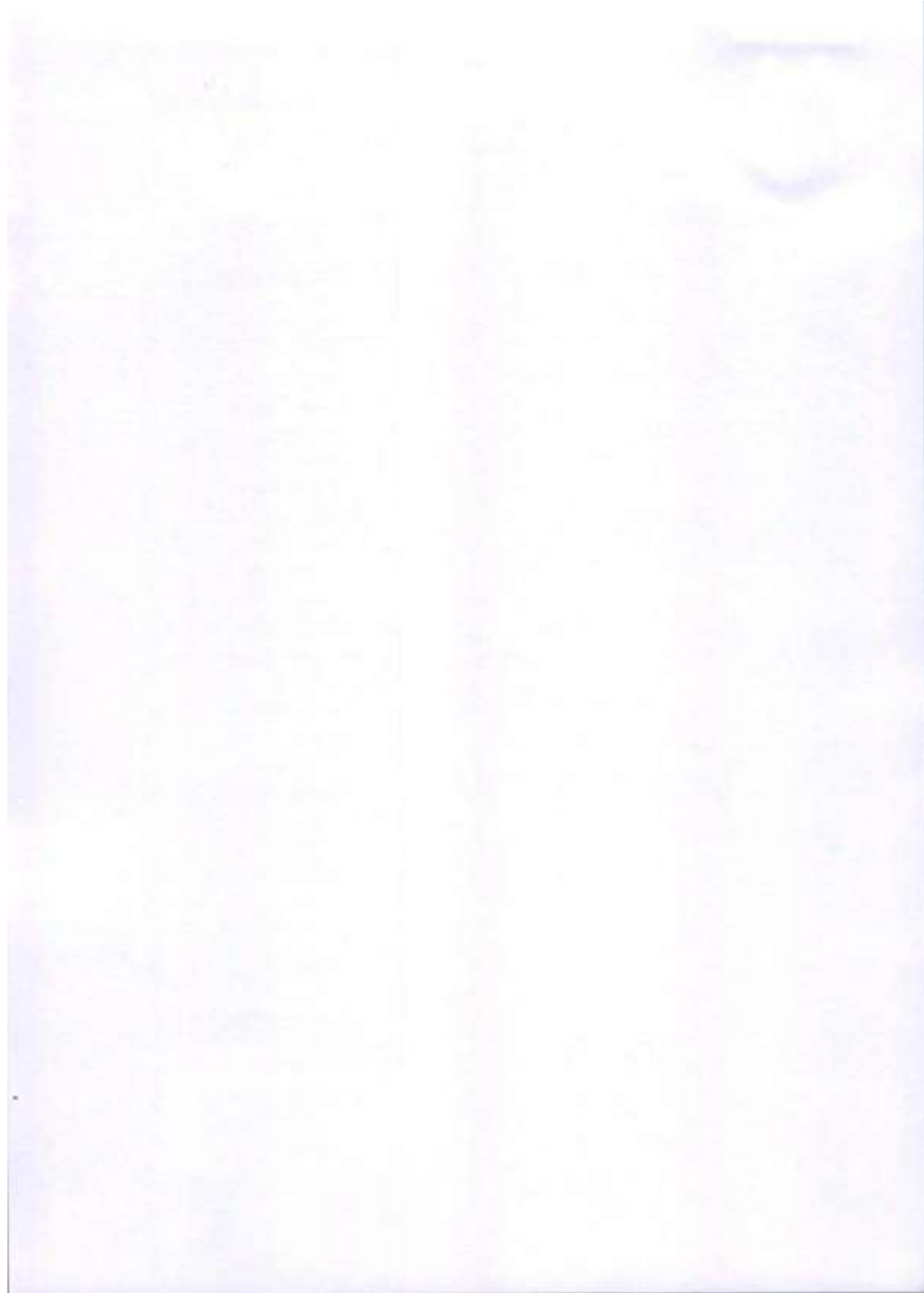
Execution is admitted on 24-06-2024 by Mr Achintya Kumar Mondal, Proprietor, Ms A B Construction, Ghosh Para, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Indetified by Mr Ranjeet Mahato, . , Son of Mr Shiv Prasad Mahato, Arunava Sarani, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2024 9:55AM with Govt. Ref. No: 192024250090108238 on 24-06-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIEPay), Ref. No. 0744806411138 on 24-06-2024, 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 100.00/-, by online = Rs 6,920/-

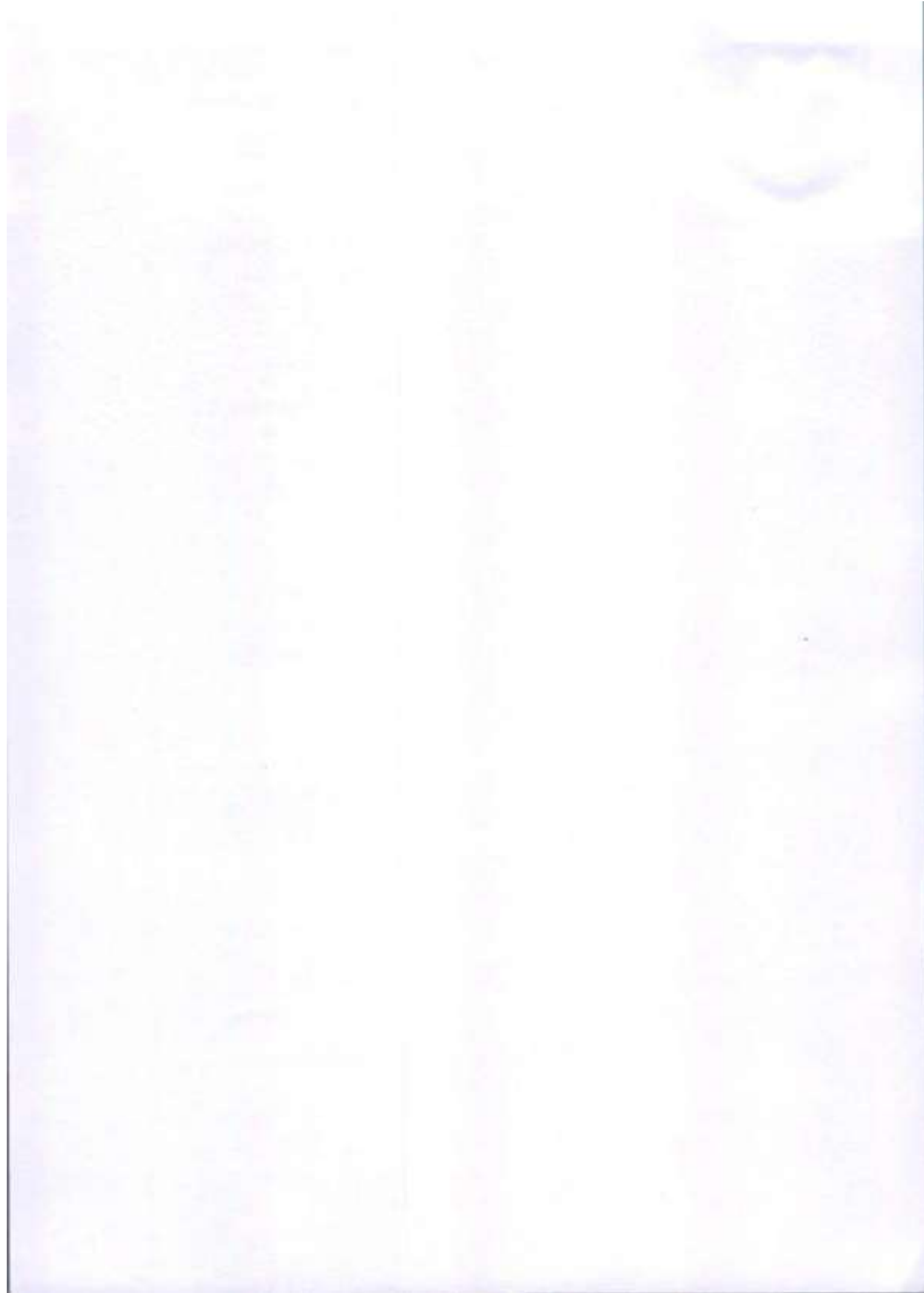
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3541, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: PROBAL CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2024 9:55AM with Govt. Ref. No: 192024250090108238 on 24-06-2024, Amount Rs: 6,920/-, Bank: SBI EPay (SBIEPay), Ref. No: 0744806411138 on 24-06-2024, Head of Account 0030-02-103-003-02



Provas Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2024, Page from 208790 to 208842

being No 050206549 for the year 2024.



Digitally signed by PROVASH ADHIKARY

Date: 2024.07.02 13:33:22 +05:30

Reason: Digital Signing of Deed.

(Provash Adhikary) 02/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

West Bengal.

