

19/130/2024

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar of Assurances II Kolkata

13 DEC 2024

THIS DEVELOPMENT AGREEMENT

Made this the 13th day of December, 2024

[Two Thousand Twenty Four]

BETWEEN

265614

No.
Name **SUPROTIM SAHA**

ADVOCATE

Address **JUDGES COURT BARAKAT**

Re.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal K. Saha
Licensed Stamp
Vendor

11/12/24



RECEIVED
11/12/24



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**
13 DEC 2024

[1] **SRIMATI RITA CHAKRABORTY [PAN BFLPC7558E] [AADHAAR 4588 4883 1694]**, wife of Late Ajit Chakraborty, by Occupation - Homemaker, residing at 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [2] **SRIMATI INDIRA CHAKRABORTY [PAN APEPC6687A] [AADHAAR 9306 8828 2102]**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty, by Occupation - Homemaker, residing at 319/57, Khudiram Colony, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal and [3] **SRI SOURAV CHAKRABORTY [PAN ALEPC2703M] [AADHAAR 3795 5209 9198]**, son of Late Ajit Chakraborty, by Occupation - Service, residing at 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to and called as the **LANDOWNERS** [Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

REALCON DEVELOPERS [PAN ABGFR1759J], a Partnership Firm, having its Office at Jyoti Apartment, Teghoria Jhowtala Road, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, represented by its **Partners** namely [1] **SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRI RAKESH SHAW [PAN CQBPS4645A] [AADHAAR 5082 7920 0237]**, son of Bharat Prasad Shaw, residing at 10/2, Chiner Park, Rajarhat Road, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [3] **SRI NAGENDRA SHAW [PAN CMPPS1445C] [AADHAAR 6575 9685 5326]**, son of Ramji Prasad Shaw, residing at Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [4] **SRI PANKAJ SHAW [PAN EBBPS5918L] [AADHAAR 7293 8151 0314]**, son of Ramji Prasad Shaw, residing at Purbachal, Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, and [5] **SRI NIRMAL LAL SETH [PAN APMPS3747K] [AADHAAR 2057 9979 5839]**, son of Guru Charan Seth, residing at Central Jail More, 17/2, Rishi Bankim Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028,

State - West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, hereinafter referred to as the **DEVELOPER** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **5th** day of **December, 1956**, [1] **SRIMATI SATYABHAMA MALLICK**, wife of Banshi Badan Mallick and [2] **SRI BANSHI BADAN MALLICK**, son of Late Balai Chand Mallick, therein referred to and called as the **Vendors** of the **One Part** due to urgent requirement of lawful money had jointly sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about **12 [twelve] Cottahs 0 [zero] Chittack 8 [eight] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 1110 and 1111 appertaining to Jamindar Khatian No. 246 corresponding to **Khatian No. 247**, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRI MADHAB CHANDRA CHAKRABORTY**, son of Late Sarat Chandra Chakraborty, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 138, Pages from 36 to 41, **Being No. 9174** for the year **1956**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;
- B. That, by virtue of aforesaid Deed, said **SRI MADHAB CHANDRA CHAKRABORTY** became the sole and absolute owner of aforesaid property and thus mutated his name with the Office of the South Dum Dum Municipality and his name has been recorded under **Holding No. 392 [Old No. 36267], Gorakshabasi Road**, under Ward No. 25 of the South Dum Dum Municipality and thereafter said **SRI MADHAB CHANDRA CHAKRABORTY** had constructed an One Storied Residential Building on the South - East portion of the aforesaid property;
- C. That, during the course of enjoyment said **SRI MADHAB CHANDRA CHAKRABORTY** had got **Sanctioned Building Plan** being **No. 405** on **31st** day of **May, 1971** and further **Sanctioned Building Plan** being **No. 35** on **4th** day of **April, 1984** from said South Dum Dum Municipality;

- D. That, thereafter said **SRI MADHAB CHANDRA CHAKRABORTY** had executed a **Will** in favour of his 3 [three] sons namely [1] **SRI RATHINDRA CHANDRA CHKRABORTY**, [2] **SRI AJIT CHAKRABORTY** and [3] **SRI MRITYUNJOY CHAKRABORTY**, as beneficiaries and after his demise, his said sons shall inherit and succeed to his said dwelling house property including the contiguous land in equal share i.e. 1/3rd share each of Premises No. 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;
- E. That, thereafter said **MADHAB CHANDRA CHAKRABORTY** died intestate on 16th day of **February**, 1998 and after his demise his appointed **Executrix** namely **SRIMATI LABANYA PRAVA CHAKRABORTY** and **Executor** said **SRI RATHINDRA CHANDRA CHKRABORTY** of his aforesaid **Will** had filed a **Petition** for "**Grant of Probate**" before the **Court of Learned Chief Judge** at **City Civil Court** at **Kolkata** being **Probate Case No. 46/1998** against the last "**Will**" dated the 1st day of **August**, 1988, duly executed by said **MADHAB CHANDRA CHAKRABORTY**, since deceased;
- F. That, said **Learned Chief Judge** at **City Civil Court** at **Kolkata** granted a **Probate** on 8th day of **December**, 1999 [as per **Section 289** of the **Indian Succession Act, 1925**] in favour of the **Executrix** said **SRIMATI LABANYA PRAVA CHAKRABORTY** and **Executor** said **SRI RATHINDRA CHANDRA CHKRABORTY** as per written/direction of last "**Will**" of said **MADHAB CHANDRA CHAKRABORTY**, since deceased at Premises No. 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;
- G. That, after getting the **Probate** of said **Will**, said **LABANYA PRAVA CHAKRABORTY**, wife of Late **Madhab Chandra Chakraborty**, died intestate on 24th day of **May**, 2007 and in terms of the direction of the aforesaid "**Will**" said [1] **SRI RATHINDRA CHANDRA CHKRABORTY**, [2] **SRI AJIT CHAKRABORTY** and [3] **SRI MRITYUNJOY CHAKRABORTY**, became undivided joint owners in equal share in respect of land measuring about 12 [twelve] **Cottahs** 0 [zero] **Chittack** 8 [eight] **Square Feet** more or less along with an **One Storied Pucca Residential Building** measuring about 1150 [one thousand one hundred fifty] **Square Feet Covered Area** more or less along with 3 [three] **Thakur Ghar** measuring about 402.43 [four hundred two point four three] **Square Feet** more or less at Premises No. 17/4, Gorakshabasi Road, Post Office and Police Station -

Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;

- H. That, during the course of enjoyment, said **AJIT CHAKRABORTY** died intestate on **18th** day of **September, 2015**, leaving behind him, his wife namely **SRIMATI RITA CHAKRABORTY**, only daughter namely **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and only son namely **SRI SOURAV CHAKRABORTY**, as the only legal heiresses, heir, successors and representatives towards the estate of deceased **AJIT CHAKRABORTY**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date and thus they have become the absolute joint owners of undivided 1/3rd share of Premises No. 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;
- I. That, by virtue of law of inheritance and aforesaid Probate of Will, said [1] **SRI RATHINDRA CHANDRA CHKRABORTY**, son of Late Madhab Chandra Chakraborty, [2A] **SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, [2B] **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty, [2C] **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty and [3] **SRI MRITYUNJOY CHAKRABORTY**, son of Late Madhab Chandra Chakraborty, became the absolute joint owners of **ALL THAT** piece or parcel of a plot of land measuring about **12 [twelve] Cottahs 0 [zero] Chittack 8 [eight] Square Feet** more or less as per physical measurement about **13 [thirteen] Cottahs 1 [one] Chittack 25.56 [twenty five point five six] Square Feet** more or less **One Storied Pucca Residential Building** measuring about **1150 [one thousand one hundred fifty] Square Feet Covered Area** more or less along with **3 [three] Thakur Ghar** measuring about **402.43 [four hundred two point four three] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 1110 and 1111 corresponding to R. S. and L. R. Dag Nos. 3520 and 3521 appertaining to Jamindar Khatian No. 246 corresponding to **R. S. Khatian No. 247** corresponding to **L. R. Khatian No. 1708**, within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as the **ENTIRE PREMISES**;

- J. That, due to inconvenience of enjoyment by a **Deed of Partition** dated the **27th** day of **January, 2022**, duly registered with the **Office** of the **Additional District Sub-Registrar** at **Cossipore, Dum Dum** and recorded in Book No. 1, Volume No. 1506-2022, Pages from 91244 to 91283, **Being No. 150601118** for the year **2022**, said **SRI RATHINDRA CHANDRA CHKRABORTY**, son of Late Madhab Chandra Chakraborty, therein referred to and called as the **Party** of the **First Part**, said **[1] SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, **[2] SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and **[3] SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, therein referred to and called as the **Parties** of the **Second Part** and said **SRI MRITYUNJOY CHAKRABORTY**, son of Late Madhab Chandra Chakraborty, therein referred to and called as the **Party** of the **Third Part** had amicably partitioned their aforesaid property amongst themselves by metes and bounds;
- K. That, by virtue of law of inheritance and aforesaid Deed of Partition as well, said **[1] SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, **[2] SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and **[3] SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, the Landowners herein became the absolute joint owners of Lot No. "B" i.e. **ALL THAT** piece or parcel of a plot of land measuring about **4 [four] Cottahs 5 [five] Chittacks 38.52 [thirty eight point five two] Square Feet** more or less as per physical measurement about **4 [four] Cottahs 0 [zero] Chittack 2.66 [two point six six] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **575 [five hundred seventy five] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 1110 and 1111 corresponding to R. S. and L. R. Dag Nos. 3520 and 3521 appertaining to Jamindar Khatian No. 246 corresponding to R. S. Khatian No. 247 corresponding to L. R. Khatian No. 1708, within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392**, **Locality/Street: Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;
- L. That, during the course of enjoyment, out of love and affection, by a **Deed of Gift** dated the **31st** day of **January, 2022**, said **[1] SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty and **[2] SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit

Chakraborty, therein referred to and called as the **Donors** of the **One Part** had voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about **1 [one] Cottah 9 [nine] Chittacks 38.52 [thirty eight point five two] Square Feet** more or less **TOGETHER WITH** a portion of an one storied building measuring about **383 [three hundred eighty three] Square Feet Covered Area** more or less equivalent to **460 [four hundred sixty] Square Feet Super Built-up Area** more or less, out of total land measuring about **4 [four] Cottahs 5 [five] Chittacks 38.52 [thirty eight point five two] Square Feet** more or less as per physical measurement about **4 [four] Cottahs 0 [zero] Chittack 2.66 [two point six six] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **575 [five hundred seventy five] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in **C. S. Dag Nos. 1110 and 1111** corresponding to **R. S. and L. R. Dag Nos. 3520 and 3521** appertaining to **Jamindar Khatian No. 246** corresponding to **R. S. Khatian No. 247** corresponding to **L. R. Khatian No. 1708**, within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, towards the son of **Donor No. 1** and co-owner as well and brother of **Donor No. 2** and co-owner as well said **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, therein referred to and called as the **Donee** of the **Other Part**, which was duly registered with the **Office of the Additional Registrar of Assurance - III at Kolkata** and recorded in **Book No. I, Volume No. 1903-2022, Pages from 174791 to 174820, Being No. 190301673** for the year **2022** and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- M. That, after owned and acquired the aforesaid property, said **[1] SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, **[2] SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and **[3] SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, the Landowners herein had mutated their names with the **Office of the B. L. & L. R. O.** and the name of said **SRI SOURAV CHAKRABORTY** has been recorded under **L. R. Khatian No. 7901**, the name of said **SRIMATI RITA CHAKRABORTY** has been recorded under **L. R. Khatian No. 7904** and the name of said **SRIMATI INDIRA CHAKRABORTY** has been recorded under **L. R. Khatian No. 7922** in respect of **L. R. Dag Nos. 3520 and 3521** and thus said **[1] SRIMATI**

RITA CHAKRABORTY, wife of Late Ajit Chakraborty, [2] **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and [3] **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, the Landowners herein had mutated their names with the **Office of the South Dum Dum Municipality** and their names has been recorded under **Municipal Holding No. 392/1**, being **Assessment No. 1202903248283**, and thus used to pay proper tax, cess, rents, rates, levis and other outgoings against their names regularly and punctually;

N. That, by virtue of law of inheritance, aforesaid Deed of Partition, Deed of Gift and mutation as well, said [1] **SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, [2] **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and [3] **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, the Landowners herein became the absolute joint recorded owners of **ALL THAT** piece or parcel of a plot of land measuring about **2 [two] Cottahs 12 [twelve] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **192 [one hundred ninety two] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in **C. S. Dag Nos. 1110 and 1111** corresponding to **R. S. and L. R. Dag Nos. 3520 and 3521** appertaining to **Jamindar Khatian No. 246** corresponding to **R. S. Khatian No. 247** corresponding to **L. R. Khatian Nos. 7901, 7904 and 7922**, within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392/1, Assessment No. 1202903248283, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, Dum Dum**, under **Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder and hereinafter referred to and called as the **"SAID PREMISES"**;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at **"MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar**, under **Police Station - Baguiati, District North 24 Parganas, PIN - 700 059**, or any person or firm appointed or nominated by the Developer as **Advocates** for the supervision of the legal affairs of the premises hereinafter defined.

2. ARCHITECT shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;
3. ASSOCIATION shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
4. THE SAID BUILDING shall mean and include the said multi storied [G + V storied] R. C. C. frame structure building containing numbers of residential flats on the upper floors and flats, commercial and car parking spaces on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners or such other modifications as may be agreed by and between the Landowners and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
5. BUILDING PLAN shall mean and include the drawings; plans and specification of the said building to be approved by the Landowners and sanctioned by the South Dum Dum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. LANDOWNERS shall mean and include **[1] SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, by Occupation - Homemaker, residing at 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State -

West Bengal, [2] **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty, by Occupation - Homemaker, residing at 319/57, Khudiram Colony, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal and [3] **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, by Occupation - Service, residing at 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Nationality - Indian and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;

8. DEVELOPER shall mean and include **REALCON DEVELOPERS**, a Partnership Firm, having its Office at Jyoti Apartment, Teghoria Jhowtala Road, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, represented by its **Partners** namely [1] **SRI TAPAN SAHA**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRI RAKESH SHAW**, son of Bharat Prasad Shaw, residing at 10/2, Chiner Park, Rajarhat Road, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [3] **SRI NAGENDRA SHAW**, son of Ramji Prasad Shaw, residing at Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [4] **SRI PANKAJ SHAW**, son of Ramji Prasad Shaw, residing at Purbachal, Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal and [5] **SRI NIRMAL LAL SETH**, son of Guru Charan Seth, residing at Central Jail More, 17/2, Rishi Bankim Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian and its successors in office and assigns;

9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners,

specifically and particularly set out in the SECOND SCHEDULE hereunder written;

10. DEVELOPER'S ALLOCATION shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
11. PREMISES shall mean and include **ALL THAT** piece or parcel of a plot of land measuring about **2 [two] Cottahs 12 [twelve] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **192 [one hundred ninety two] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 1110 and 1111 corresponding to R. S. and L. R. Dag Nos. 3520 and 3521 appertaining to Jamindar Khatian No. 246 corresponding to R. S. Khatian No. 247 corresponding to L. R. Khatian Nos. 7901, 7904 and 7922, within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392/1, Assessment No. 1202903248283, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is specifically and particularly mentioned and described in the FIRST SCHEDULE written hereunder.
12. SALEABLE SPACE shall mean and include the space in the building available for independent use and Occupations after making due provisions for common facilities and the space required there for.
13. TITLE DEED shall mean the documents which were registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 138, Pages from 36 to 41, **Being No. 9174** for the year **1956** and Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506, Pages from 91244 to 91283, **Being No. 150601118** for the year **2022**;
14. COMMON EXPENSES shall mean and include all expenses to be incurred according to proportionate area by Landowners, developer and the unit

Owners for the management and maintenance after completion of the said building and the Premises;

15. LAND shall mean the land comprised within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392/1**, **Assessment No. 1202903248283**, **Locality/Street: Gorakshabasi Road**, **Post Office - Dum Dum**, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028**, **State - West Bengal**;
16. PLANS shall mean the plans of the said Building to be sanctioned and approved by the South Dum Dum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein as may be agreed by and between the Landowners and the Developer mutually.
17. PROJECT shall mean the work of development undertaken to be done by the developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Landowners;
18. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
19. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
20. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
21. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;
22. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

23. Masculine Gender shall include the Feminine and neuter Gender and vice-versa;

24. Singular shall include the Plural and vice-versa;

B. The Landowners herein has represented to the Developer as follows:

1. The Landowners are the absolute joint owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There is no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
6. There are no thika tenants and/or tenants in the Premises in question and the Landowners herein has not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;

9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
 10. The Landowners herein has not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 11. The Landowners herein shall have no difficulty in obtaining Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written. But all the papers works in connection with the same and necessary expenses will be borne by the Developer or its nominee or nominees;
 12. The Landowners herein is fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per her knowledge and belief;
- D. The Landowners herein has agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES: -

1. The Landowners herein has appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
2. The development of the Premises will be in the following manner;
 - a) Simultaneously herewith, the Landowners herein shall deliver the vacant and peaceful possession of the Premises to the Developer within 7 [seven] days from the day of getting sanction of building plan from the South Dum Dum Municipality positively;

- b) Upon execution of this agreement, the Landowners herein shall hand over all original documents of the property to the Developer, if necessary for any verification by the competent authority for any corner then the Landowners shall have to supply the required documents after completion of construction work the original documents will handover to the Landowners;
- c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
- d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and sanctioned by the South Dum Dum Municipality and the Landowners shall pay all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Landowners, in the records of the South Dum Dum Municipality or any other concerned authorities as required for;
- e) Upon receiving sanction of the Plans of the said building from the Competent Authority as well as the local authority, the Developer shall notify the Landowners herein about the same within three days from the day of getting the sanctioned plan;
- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) **SUBJECT TO** force majeure and reasons beyond the control of the Developer, within **24 [twenty four] months** from the **day of getting sanctioned building plan** from the **South Dum Dum Municipality**, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowners' allocated area to the Landowners herein in a habitable condition as per the particulars mentioned in **SECOND SCHEDULE** hereto, with such reasonable changes as be advised by the Architects **SUBJECT TO** the Landowners meeting her obligation of this agreement;
- h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided in written by the parties hereto;

- i) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan;
 - j) That the Landowners and/or their nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation; if not violated the terms and conditions herein contained.
3. After completion of the proposed G + V storied building in all respect, the Developer shall be liable to handover the vacant and peaceful possession of Landowners' Allocation toward the Landowners' first, in habitable condition. If the Developer fails and/or neglect to handover the vacant and peaceful possession of the Landowners' Allocation towards the Landowners seven days after building plan sanction within the stipulated period of **24 [twenty four] months** from the **day of getting sanctioned building plan** from the **South Dum Dum Municipality**, in that event, the Developer shall be liable to pay a sum of **Rs. 10,000/- [Rupees ten thousand] only** per month for the entire period of delay from the day of expiry of this Agreement.
 4. The Landowners and their respective heirs shall be liable to co-operate with the Developer to develop the aforesaid landed property by way of erecting proposed building.
 5. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
 6. The Landowners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;
 7. In connection with the aforesaid, it is agreed and clarified as follows:-
 - a) The Developer shall cause such changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the names

of the Landowners, then The Landowners herein, shall pay such dues and bears the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;

- c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein collectively shall sign and execute all papers and documents necessary there for;
 - d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
 - e) That the Developer shall pay a sum of **Rs. 15,000/- [Rupees Fifteen Lakh] Only** per month to the Landowners herein as cost of one alternative accommodation for Landowners herein from the day of demolition of existing building till handing over of Landowners' Allocation;
 - f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
8. The Landowners herein shall be jointly entitled to get **50% [fifty percent] Constructed Area up-to proposed G + V storied building** which will be provided in the manner appearing hereunder as per sanctioned plan by the South Dum Dum Municipality TOGETHER WITH undivided undemarcated proportionate share in the land of the premises and common areas of the said building in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities as specifically described in the **SECOND SCHEDULE**;
- ❖ **Ground Floor : 50% [fifty percent];**
 - ❖ **First Floor : Entire Floor;**
 - ❖ **Second Floor : NIL;**
 - ❖ **Third Floor : Entire Floor;**
 - ❖ **Fourth Floor : NIL;**

❖ **Fifth Floor : 50% [fifty percent];**

Further more, the Developer shall pay a sum of **Rs. 8,00,000/- [Rupees Eight Lac] Only** as non refundable and/or forfeited consideration and a sum of **Rs. 30,00,000/- [Rupees Thirty Lakh] Only** as refundable security deposit to the **Landowners** herein which will be paid in the manner appearing hereunder:

- ❖ **Rs. 18,00,000/- [Rupees Eighteen Lakh] Only** paid on or before signing of this Agreement.
- ❖ **Rs. 10,00,000/- [Rupees Ten Lakh] Only** shall be paid on or before commencement of construction work.
- ❖ **Rs. 10,00,000/- [Rupees Ten Lakh] Only** shall be paid after Third Floor Roof Casting;

That, the Landowners herein shall be liable to refund said sum of **Rs. 30,00,000/- [Rupees Thirty Lakh] Only** to the Developer on or before the day of getting peaceful, vacant and physical possession of Landowners' Allocation positively. If the Landowners fails and/or neglect to refund said sum within the stipulated period as mentioned above, in that event said sum shall be adjusted against Landowners Allocation on mutual discussion between the Parties herein;

9. The Landowners' allocated area shall be constructed by the Developer at its cost and expenses for and on behalf of the Landowners and/or their respective nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or its nominees;
10. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Landowners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of

common interest. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Advocate of the Developer;

11. That the Landowners shall be entitled to all monies that be received from the Unit owners of the Landowners' allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Landowners as fully mentioned hereafter;
12. The Landowners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act, 1961;
13. It is further clarified as follows:-
 - a) The Developer will provide electricity connection for the entirety of the said building and shall provide separate electric meter from C. E. S. C. Ltd. for the Landowners only;
 - b) Upon completion and handing over the Landowners' allocated area to the Landowners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;
 - c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the

Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their areas;

- d) That the name of the Said Building shall be given by the Developer;
14. The Landowners shall execute and register a Development Power of Attorney after Registration of Development Agreement on the day of execution and registration of Development Agreement, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners;
 15. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
 16. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
 17. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event the Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
 18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;
 19. That if the Developer lawfully modify, alter and/or convert its Allocation on the Ground into commercial space and/or flat from the car parking space as to be shown in the sanctioned plan in that event the Landowners will not raise any objection thereto and shall not lodge claim and/or demand any extra consideration for the said modification and/or conversion;

20. That the top roof right of the newly constructed building shall be vested upon the Landowners and occupiers of the said building commonly without prejudice any right to each other;
21. The Developer shall be liable to provide the copy of Occupancy/ Completion Certificate towards the Landowners.
22. Every documents obtained by the Developer for execution of the Development work shall be provided to the Landowners by the Developer after self attestation with date and place.
23. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
24. In case the Landowners fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 16 herein above;
25. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to the competent court of law having jurisdiction.

**THE FIRST SCHEDULE ABOVE REFERRED TO
[LANDED PROPERTY]**

ALL THAT piece or parcel of a plot of land measuring about **2 [two] Cottahs 12 [twelve] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **192 [one hundred ninety two] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160,** comprised in C. S. Dag Nos. 1110 and 1111 corresponding to **R. S. and L. R. Dag Nos. 3520 and 3521** appertaining to **Jamindar Khatian No. 246** corresponding to **R. S. Khatian No. 247** corresponding to **L. R. Khatian Nos. 7901, 7904 and 7922,** within the local limits of **Ward No. 25** of the **South Dum Dum Municipality,** having **Municipal Holding No. 392/1, Assessment No. 1202903248283, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum,** within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, Dum Dum, under Police Station - Dum Dum, District**

- LR-3520 Khatian No. LR-7901 - 2 Chetak Land.
 LR-3520 Khatian No. LR-7904 - 2 Chetak Land.
 LR-3520 Khatian No. LR-7922 - 2 Chetak Land.
 LR-3521 Khatian No. LR-7901 - 12 Chetak 30 sqft Land.
 LR-3521 Khatian No. LR-7904 - 12 Chetak 30 sqft Land.
 LR-3521 Khatian No. LR-7922 - 12 Chetak 30 sqft Land.

Tapan Das

North 24-Parganas, PIN - 700 028, State - West Bengal, which is butted and bounded as follows:

ON THE NORTH : LOT - "C" & PORTION OF PROPERTY OF LANDOWNERS;
 ON THE SOUTH : SIXTEEN FEET WIDE GORAKSHBASI ROAD;
 ON THE EAST : LAND OF SOURAV CHAKRABORTY;
 ON THE WEST : LOT - "A";

**THE SECOND SCHEDULE ABOVE REFERRED TO
 [LANDOWNERS' ALLOCATION]**

ALL THAT the Landowners herein shall be jointly entitled to get **50% [fifty percent] Constructed Area up-to proposed G + V storied building** which will be provided in the manner appearing hereunder as per sanctioned plan by the South Dum Dum Municipality **TOGETHER WITH** undivided undemarcated proportionate share in the land of the premises and common areas, facilities and amenities of the said building:

- ❖ **Ground Floor : 50% [fifty percent];**
- ❖ **First Floor : Entire Floor;**
- ❖ **Second Floor : NIL;**
- ❖ **Third Floor : Entire Floor;**
- ❖ **Fourth Floor : NIL;**
- ❖ **Fifth Floor : 50% [fifty percent];**

Further more, the Developer shall pay a sum of **Rs. 8,00,000/- [Rupees Eight Lac] Only** as non refundable and/or forfeited consideration and a sum of **Rs. 30,00,000/- [Rupees Thirty Lakh] Only** as refundable security deposit to the Landowners herein which will be paid in the manner appearing hereunder:

- ❖ **Rs. 18,00,000/- [Rupees Eighteen Lakh] Only** paid on or before signing of this Agreement.
- ❖ **Rs. 10,00,000/- [Rupees Ten Lakh] Only** shall be paid on or before commencement of construction work.
- ❖ **Rs. 10,00,000/- [Rupees Ten Lakh] Only** shall be paid after Third Floor Roof Casting;

That, the Landowners herein shall be liable to refund said sum of **Rs. 30,00,000/- [Rupees Thirty Lakh] Only** to the Developer on or before the day of getting peaceful, vacant and physical possession of Landowners'

Allocation positively. If the Landowners fails and/or neglect to refund said sum within the stipulated period as mentioned above, in that event said sum shall be adjusted against Landowners Allocation on mutual discussion between the Parties herein;

That, if the Developer manages to construct any additional floor or floors upon the proposed G + V storied building, in that event the Landowners shall be jointly entitled to get **35% [thirty five percent] Constructed Area** of additional floor or floors upon proposed G + V storied building, as additional allocation and the residual **65% [seventy percent] Constructed Area** of additional floor or floors upon proposed G + V storied building shall be treated as Developer's Allocation;

**THE THIRD SCHEDULE ABOVE REFERRED TO
[DEVELOPER'S ALLOCATION]**

ALL THAT remaining portion of the constructed area in the multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as developer's allocation specifically mention hereunder in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer:

- ❖ **Ground Floor : 50% [fifty percent];**
- ❖ **First Floor : NIL;**
- ❖ **Second Floor : Entire Floor;**
- ❖ **Third Floor : NIL;**
- ❖ **Fourth Floor : Entire Floor;**
- ❖ **Fifth Floor : 50% [fifty percent];**

**THE FOURTH SCHEDULE ABOVE REFERRED TO
[COMMON AREAS, COMMON FACILITIES AND AMENITIES]**

The Landowners along with Co-Owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

- ❖ Land under the said building described in the first schedule;
- ❖ All side spaces backspace, paths, passages, sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;

- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Stairs case landing, staircase and lobbies passage of the building;
- ❖ Septic tank, water pump, under ground and overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift well, lift room, lift, lift machine and accessories.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

Foundation	: R. C. C. foundation and framed structure;
Brick Work	: Brick work of 0'-8" [outer wall], 0'-5" [partition wall between two Flats] and 0'-3" [partition wall in inside of Flats] with specified plaster;
Flooring	: Floor will be finished with Marble/Tiles with 4" skirting on all sides;
Dining Space	: One wash basin.
Doors	: Wooden frames good quality of Sal wood, main door [Segun wood for Landowners' Flat only] and inside Doors will be of good quality flush door. Door frame and shutter of the Toilet will be of P. V. C., One Door Lock, one hasbolt in main door.
Windows	: windows shall be Aluminum Anodized sliding type, fitted with Glass panels;
Kitchen	: Black stone platform with a sink and one color glazed tiles up-to 4' Feet Height above the platform;
Toilet	: Glazed tiles up-to 6' height, one Pan or Commode, Hand Shower, one Bibcock will be provided.
Verandah	: Grill will be provided up-to 4'-6" height from floor level;

Electric

- : a) Concealed Wiring in all Flats [Copper electrical wiring] Havells' or Finolex;
- b) Each Flat will be provided with the following electrical Points with standard switch.
- i) Bed Room: 3 [Three] Light Points, 2 [Two] Fan Points, 2 [Two] Plug Point [5 amp.] & 1 [one] Air-conditioner point in One Bed Room.
- ii) Dining/Drawing: 2 [Two] Light Points, 2 [Two] Fan Points, 1 [One] Plug Point [5 amp.] and 1 [One] Plug Point [15 amp.].
- iii) Kitchen: 1 [One] Light Point, 1 [One] Exhaust Fan Point, 2 [Two] Plug Points [5 amp.] and 1 [One] Plug Point [15 amp.].
- iv) Toilet: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Exhaust Fan Point and 1 [One] Plug Point.
- v) Verandah: 1 [One] Light Point and 1 [One] Plug Point [5 amp.].
- vi) Entrance: 1 [One] Light Point, 1 [One] Door Bell Point.

Water Supply : 24 hours water supply will be provided by deep tube-well with pumps and Reservoir;

Interior Wall Coats : All the interior walls will be finished with Putty.

Extra Works : Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;

Electric Meter : Charges of procurement of the electric meter will be borne by the individual flat/commercial/car parking Space Landowners;

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

SIGNED, SEALED AND DELIVERED by the LANDOWNERS and the DEVELOPER in the presence of:

1. Gebasish Saha
85, A. Sea Road
Kolkata - 700048

2. Soumitra Saha
BA-12/2B,
D. B. Nagar
Kolkata - 700059

Rita Chakraborty
Indira Chakraborty
Souren Chakraborty

SIGNATURE OF LANDOWNERS

REALCON DEVELOPERS

Tapan Saha.

Partners

REALCON DEVELOPERS

Rakesh Saha

Partners

REALCON DEVELOPERS

Abhishek

Partners

REALCON DEVELOPERS

Pankaj Saha

Partners

REALCON DEVELOPERS

M. K. Chatterjee

Partners

SIGNATURE OF DEVELOPER

Drafted by and prepared in my office

Suprotim Saha
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges] Court Barasat
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

RECEIPT

We, the Landowners herein receive a sum of Rs. 18,00,000/- [Rupees Eighteen Lakh] Only by way of Cheques from the within named Developer as forfeited and/or non-refundable consideration and part of refundable security deposit;

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
13.12.2024	Indian Overseas Bank	Baguiati	RTGS	6,00,000.00
13.12.2024	Indian Overseas Bank	Baguiati	RTGS	6,00,000.00
13.12.2024	Indian Overseas Bank	Baguiati	RTGS	6,00,000.00
Total Consideration Amount Rs.				18,00,000.00

Rupees Eighteen Lakh Only.

WITNESSES:

1. *Gebarish Saha*

2. Soumitra Saha

Rita Chakraborty
Indira Chakraborty
Soumitra Chakraborty

SIGNATURE OF LANDOWNERS
/ RECIPIENTS

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Rita Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Indira Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Souren Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Tapan Kumar

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Rakish Shaw

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Akhshay

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Penkey Sivas

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				

THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



M. K. Sathy

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				

THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				

THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

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



192024250313906861

Details

GRIPS Payment ID: 192024250313906861
Payment Date: 12/12/2024 20:30:47
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Indian Bank
BRN Date: 12/12/2024 20:31:44
Payment Init. Date: 12/12/2024 20:30:47
Payment Ref. No: 2003160868/2/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA
Address: BA-12/2B, D B NAGAR NEAR ARAMBAGH FOODMART N 24 PGS,
West Bengal, 700059
Mobile: 9051231192
EMail: suprotim62@gmail.com
Depositor Status: Advocate
Query No: 2003160868
Applicant's Name: Mr SUPROTIM SAHA
Identification No: 2003160868/2/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 12/12/2024
Period To (dd/mm/yyyy): 12/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003160868/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2003160868/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	18021
			Total	24942

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No./Year	I-1902-14786/2024	Date of Registration	13/12/2024
Deed Date	1902-2003160868/2024	Office where deed is registered	A.R.A. - II KOLKATA, District: Kolkata
Applicant Name, Address and Details	12/12/2024 3:14:11 PM SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]
Transaction Type (Sale, Development Agreement or Construction)		Market Value	Rs. 45,44,001/-
Form value		Registration Fee Paid	Rs. 18,105/- (Article:E, E, B)
Stamp Duty Paid(SD)		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	
7.021/- (Article:48(g))			

Details :






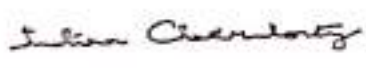
Plot No: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Chh, JI No: 20, Pin Code : 700028




Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
2-3520 (S :-)	LR-7901	Bastu	Pukur	2 Chatak	1/-	2,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
2-3520 (S :-)	LR-7904	Bastu	Pukur	2 Chatak	1/-	2,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
2-3520 (S :-)	LR-7922	Bastu	Pukur	2 Chatak	1/-	2,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
2-3521 (S :-)	LR-7901	Bastu	Bastu	12 Chatak 30 Sq Ft	1/-	12,66,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
2-3521 (S :-)	LR-7904	Bastu	Bastu	12 Chatak 30 Sq Ft	1/-	12,66,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
2-3521 (S :-)	LR-7922	Bastu	Bastu	12 Chatak 30 Sq Ft	1/-	12,66,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :				4.5375Dec	6 /-	44,00,001 /-	
Grand Total :				4.5375Dec	6 /-	44,00,001 /-	

Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
Land L1, L2, L3, L4, L5, L6	192 Sq Ft.	1/-	1,44,000/-	Structure Type: Structure
Floor, Area of floor : 192 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
Total :	192 sq ft	1/-	1,44,000 /-	

Land Lord Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Smt Rita Chakraborty Wife of Late Ajit Chakraborty Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 LTI 13/12/2024 Captured	 13/12/2024
17/4, Gorakshabasi Road, City:- , P.O:- DumDum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: bfxxxxxx8e, Aadhaar No: 45xxxxxxxx1694, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Indira Chakraborty Wife of Nilava Chakraborty Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 LTI 13/12/2024 Captured	 13/12/2024
319/57, Khudiram Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: apxxxxxx7a, Aadhaar No: 93xxxxxxxx2102, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office			



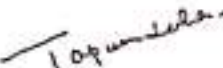



Name	Photo	Finger Print	Signature
Shri Sourav Chakraborty Son of Late Ajit Chakraborty Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission: Office	 13/12/2024	 Captured LTI 13/12/2024	 13/12/2024

17/4, Gorakshabasi Road, City:- , P.O:- DumDum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: alxxxxxx3m, Aadhaar No: 37xxxxxxxx9198, Status: Individual, Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office

Developer Details :

Name,Address,Photo,Finger print and Signature
Realcon Developers Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Haliara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX2 . PAN No.:: abxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Tapan Saha (Presentant) Son of Shri Prabir Saha Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 6:01PM	 Captured LTI 13/12/2024	 13/12/2024
DD-11/5, Saha Para, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: bsxxxxxx5e, Aadhaar No: 26xxxxxxxx8948 Status : Representative, Representative of : Realcon Developers (as Partner)			
Name	Photo	Finger Print	Signature
Shri Rakesh Shaw Son of Bharat Prasad Shaw Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 6:02PM	 Captured LTI 13/12/2024	 13/12/2024



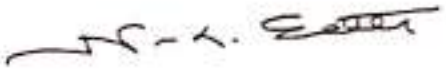
Chimer Park, Rajarhat Road, Hatiara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: cqxxxxxx5a, Aadhaar No: 50xxxxxxxx0237 Status: Representative, Representative of : Realcon Developers (as Partner)

Name	Photo	Finger Print	Signature
Shri Nagendra Shaw Son of Ramji Prasad Shaw Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 6:03PM	 Captured LTI 13/12/2024	 13/12/2024

Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: cmxxxxxx5c, Aadhaar No: 65xxxxxxxx5326 Status : Representative, Representative of : Realcon Developers (as Partner)

Name	Photo	Finger Print	Signature
Shri Pankaj Shaw Son of Ramji Prasad Shaw Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 6:04PM	 Captured LTI 13/12/2024	 13/12/2024

Purbachal Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: bbxxxxxx8l, Aadhaar No: 72xxxxxxxx0314 Status : Representative, Representative of : Realcon Developers (as Partner)

Name	Photo	Finger Print	Signature
Shri Nirmal Lal Seth Son of Guru Charan Seth Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 6:05PM	 Captured LTI 13/12/2024	 13/12/2024

Central Jail More, 17/2, Rishi Bankim Chandra Road, City:- , P.O:- DumDum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: apxxxxxx7k, Aadhaar No: 20xxxxxxxx5839 Status : Representative, Representative of : Realcon Developers (as Partner)

Personal Details :

Rita Ghosh
 Name: Rita Ghosh
 Address: P.O.- Rajarhat, P.S.-
 District:- North 24-Parganas,
 Bengal, India. PIN:- 700135

Photo	Finger Print	Signature
	 Captured	
13/12/2024	13/12/2024	13/12/2024

Witness Of Smt Rita Chakraborty, Smt Indira Chakraborty, Shri Sourav Chakraborty, Shri Tapan Saha, Shri Rakesh
 Shri Nagendra Shaw, Shri Pankaj Shaw, Shri Nirmal Lal Seth

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Smt Rita Chakraborty	Realcon Developers-0.06875 Dec
	Smt Indira Chakraborty	Realcon Developers-0.06875 Dec
	Shri Sourav Chakraborty	Realcon Developers-0.06875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.06875 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.06875 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.06875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.06875 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.06875 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.06875 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.435417 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.435417 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.435417 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.435417 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.435417 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.435417 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.435417 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.435417 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.435417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-64.00000000 Sq Ft
2	Smt Indira Chakraborty	Realcon Developers-64.00000000 Sq Ft
3	Shri Sourav Chakraborty	Realcon Developers-64.00000000 Sq Ft

Details as per Land Record

North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza:
 JI No: 20, Pin Code : 700028

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 3520, LR Khatian No:- 7901	Owner:শৌভ চক্রবর্তী, Gurdian:অজিত চক্রবর্তী, Address:নিতা, Classification:বুড়ুর, Area:0.01350000 Acre,	Shri Sourav Chakraborty
LR Plot No:- 3520, LR Khatian No:- 7904	Owner:রীতা চক্রবর্তী, Gurdian:অজিত চক্রবর্তী, Address:নিতা, Classification:বুড়ুর, Area:0.00880000 Acre,	Smt Rita Chakraborty
LR Plot No:- 3520, LR Khatian No:- 7922	Owner:ইন্দ্রা চক্রবর্তী, Gurdian:শীলাচ চক্রবর্তী, Address:নিতা, Classification:বুড়ুর, Area:0.00880000 Acre,	Smt Indira Chakraborty
L4 LR Plot No:- 3521, LR Khatian No:- 7901	Owner:শৌভ চক্রবর্তী, Gurdian:অজিত চক্রবর্তী, Address:নিতা, Classification:বুড়ুর, Area:0.01050000 Acre,	Shri Sourav Chakraborty
L5 LR Plot No:- 3521, LR Khatian No:- 7904	Owner:রীতা চক্রবর্তী, Gurdian:অজিত চক্রবর্তী, Address:নিতা, Classification:বুড়ুর, Area:0.00190000 Acre,	Smt Rita Chakraborty
L6 LR Plot No:- 3521, LR Khatian No:- 7922	Owner:ইন্দ্রা চক্রবর্তী, Gurdian:শীলাচ চক্রবর্তী, Address:নিতা, Classification:বুড়ুর, Area:0.00190000 Acre,	Smt Indira Chakraborty

Endorsement For Deed Number : 1 - 190214786 / 2024

024

of Admissibility(Rule 43,W.B. Registration Rules 1962)

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899,

tion(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

for registration at 17.05 hrs on 13-12-2024, at the Office of the A.R.A. - II KOLKATA by Shri Tapan Saha ..

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Execution is admitted on 13/12/2024 by 1. Smt Rita Chakraborty, Wife of Late Ajit Chakraborty, 17/4, Gorakshabasi P.O. DumDum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife, 2. Smt Indira Chakraborty, Wife of Nilava Chakraborty, 319/57, Khudiram Colony, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession House wife, 3. Shri Sourav Chakraborty, Son of Late Ajit Chakraborty, 17/4, Gorakshabasi Road, P.O: DumDum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Indetified by Smt Uma Ghosh, , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

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

Execution is admitted on 13-12-2024 by Shri Tapan Saha, Partner, Realcon Developers (Partnership Firm), Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Smt Uma Ghosh, , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Rakesh Shaw, Partner, Realcon Developers (Partnership Firm), Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Smt Uma Ghosh, , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Nagendra Shaw, Partner, Realcon Developers (Partnership Firm), Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Smt Uma Ghosh, , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Pankaj Shaw, Partner, Realcon Developers (Partnership Firm), Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Smt Uma Ghosh, , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Nirmal Lal Seth, Partner, Realcon Developers (Partnership Firm), Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Smt Uma Ghosh, , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,105.00/- (B = Rs 18,000.00/- , E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by c = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 12/12/2024 8:31PM with Govt. Ref. No: 192024250313906861 on 12-12-2024, Amount Rs: 18,021/-, Indian Bank (IDIB000C001), Ref. No. IB13122024219151 on 12-12-2024, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, Rs 6,921/-

Type of Stamp

Type: Impressed, Serial no 265614, Amount: Rs.100.00/-, Date of Purchase: 11/12/2024, Vendor name: A K

Mode of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 12/12/2024 8:31PM with Govt. Ref. No: 192024250313906861 on 12-12-2024, Amount Rs: 6,921/-, Bank: IDIB000C001, Ref. No. IB13122024219151 on 12-12-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 770474 to 770516

being No 190214786 for the year 2024.



18/12

Digitally signed by SATYAJIT BISWAS
Date: 2024.12.18 11:16:13 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 18/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.