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Q-431575

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ation. The signature sheets and the
reement sheets attached with
document are the part of this document.

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District Sub-Registrar-V
Alipore, South 24 Parganas

26 FEB 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 26th

day of February, 2021 (Two Thousand Twenty One)

2-431575

34928

25 FEB 2021

SL. NO. DATE

NAME

ADD.

AMT. 500/-

Rajyam Gupta

GC-212,

Salt Lake

Kolkata-700106



Shah
MOUSUMI GHOSH
LICENSED STAND VENDOR
KOLKATA REGISTRATION OFFICE



Identified by us
Chandrabati Kundu
Advocate
Chaitanya High Court
Kolkata-700007

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DISTRICT SUB REGISTRAR-V
SOUTH 24 P.S., ALIPORE

26 FEB 2021

BETWEEN

1) **SRI PARIMAL SEN**, (PAN - BXBPS2890H), (AADHAR - 599518933162), son of Late Harinarayan Sen, by religion - Hinduism, by occupation - Business, residing at Uttar Kumrakhali, Mahamayatala, P.O. - Narendrapur, P.S. - Sonarpur now Narendrapur, Kolkata - 700103, District - 24 Parganas (South), 2) **SMT SIBANI KARMAKER**, (PAN - BVYPK2676J), (AADHAR No. 275191800544), wife of Late Hariday Karmakar, Daughter of Late Harinarayan Sen, by religion - Hinduism, by occupation - Housewife, residing at G-110/B, Baghajatin Road, Boral, P.O. - Patuli, P.S. - Patuli, Kolkata - 700086, District - 24 Parganas (South), 3) **SMT. SHIKHA DAS** (PAN - EZCPD5396D), (AADHAR No. - 954140504369), wife of Gobinda Das, daughter of Late Harinarayan Sen, by religion Hinduism, by occupation - housewife, residing at Tripura Sundari Road, P.O. - Boral, P.S. - Sonarpur now Narendrapur, Kolkata - 700154, District - 24 Parganas (South), hereinafter vcalled and referred to as the **LAND OWNERS** (which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

HIVE INFRACON CONSTRUCTION, (PAN - AJMPG4142Q) proprietorship Firm having its' registered office at 29/1, Block-C, Bangur



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Avenue, Kolkata-700055, represented by its proprietor namely **Mr. RAJYAM GUPTA**, (PAN - AJMPG4142Q), (Aadhar No. 754442700278), son of Sri. Subhash Chandra Gupta, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at GC-212, Salt Lake , Kolkata-700106, hereinafter called and referred to as the **DEVELOPER/PROMOTER** (which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators and assigns) of the **OTHER PART**;

NOW THIS INDENTURE WITNESSETH-RECORDS GOVERNS AND BINDS THE PARTIES HERETO AS FOLLOWS:

1. SUBJECT MATTER OF AGREEMENT:-

Development:- Development and commercial exploitation of L.O.P. No. 7, in C.S./R.S. Plot No. 552(Part) corresponding L.R Dag No 580, of Mouza – Kumrakhali, J.L. No. 48, Rajpur Sonarpur Municipality , Wrad No. 27, being Holding No. 58 N Kumrakahli, Police Station – Sonarpur, Kolkata – 7000103, Bastu land measuring about 03 Kathas approx. within the jurisdiction of A.D.S.R. Garia, D.S.R. –IV, Alipore, Dist – South 24 Pargans and more particularly described in the First Schedule herein below.



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2. BACKGROUND, REPRESENTATION AND WARRANTIES:

a. **WHEREAS** one **SMT RANIBALA SEN**, wife of Late Hari Narayan Sen was absolutely seized and possessed and sufficiently entitled to all those pieces or parcels of land hereditaments and premises of a Bastu land measuring about 03 Kathas more or less or be the same which is lying and being L.O.P. No. 7, in C.S./R.S. Plot No. 552(Part) corresponding L.R Dag No. 580, of Mouza – Kumrakhali, J.L. No. 48, Rajpur Sonarpur Municipality , Ward No. 27, being Holding No. 58 N Kumrakahli, Police Station – Sonarpur, Kolkata – 7000103, and more and particularly described in the First schedule hereunder written (which property shall hereinafter for brevity sake be referred to as the ‘property’)

b. **AND WHEREAS** the Govt. of West Bengal with intent of rehabilitate the refugee from East Pakistan now Bangladesh acquired in L.O.P. No. 7, in C.S./R.S. Plot No. 552(Part) corresponding L.R Dag No 580, of Mouza – Kumrakhali, J.L. No. 48, Rajpur Sonarpur Municipality , Ward No. 27, being Holding No. 58 N Kumrakahli, Police Station – Sonarpur, Kolkata – 7000103, under the provision of L.D.P. Act 1948/ LA Act I of 1894 including the plot described in the First Schedule hereunder which was previously donated to said **SMT RANIBALA SEN** and the said Deed of Gift was executed on 10th August, 1994 by the Governor of west Bengal and registered at Addl. Dist. Sub



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Registrar at Sonarpur and recorded in Book No. I, Volume No. IV, in Pages 85 to 88, being no. 247 for the year 1994 with a condition that the Donee therein comprised in Schedule 'A' hereunder written in any manner whatsoever within a period of 10 years from the date of that presents.

c. **AND WHEREAS** on 10th August, 2004 the said Gift Deed has been completed 10 years restriction period imposed by the Govt. of West Bengal and said Ranibala Sen had been seized and she was possessing the said property as an absolute owner thereof.

d. **AND WHEREAS** by virtue of a registered DEED of GIFT relating to the property mentioned in the Schedule – 'A' hereunder written, said **SMT. RANIBALA SEN** absolutely seized and possessed of **ALL THAT** piece and parcel of land measuring about **03 (THREE) Cottahs** more or less or be the same and lying and situated at Mouza - Easkarpur L.O.P. No. 7, in C.S./R.S. Plot No. 552(Part) corresponding L.R Dag No. 580, of Mouza – Kumrakhali, J.L. No. 48, Ward No. 27, being Holding No. 58 N Kumrakahli, Police Station – Sonarpur, Kolkata – 7000103, hereinafter referred and particularly mentioned in the Schedule – 'A' hereunder written free from all encumbrances, charges, liens, lispences, attachment, mortgage, whatsoever and/or howsoever and mutated his name in the record of the Rajpur- Sonarpur Municipality.

e. **AND WHEREAS** thereafter said **RANIBALA SEN** wife of Harinarayan Sen died intestate on 14/12/2011 leaving behind the present Land Owners one



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son Parimal Sen and married two daughter Shibani Karmaker and Shikha Das as his legal heirs and successors.

f. **AND WHEREAS** as such the Owner namely Parimal Sen, Shibani Karmaker and Shikha Das became the absolute joint owners of **ALL THAT** piece and parcel of homestead land measuring about **03 (THREE) Cottahs** be the same a little more or less lying and situated at L.O.P. No. 7, in C.S./R.S Plot No. 552 (Part) corresponding L.R Dag. 580, of Mouza — Kumrakhali, J.L. No. 48, Rajpur Sonarpur Municipality, Ward No. 27, being Holding No. 58 N Kumrakhali, Police Station - Sonarpur now Narendrapur, Kolkata-700103 District — South 24-Parganas, which is more particularly mentioned in the SCHEDULE-“A” hereunder written.

g. **AND WHEREAS** thereafter the Owner herein mutated his name in the record of Rajpur-Sonarpur Municipality vide Holding No. 58 N Kumrakhali, under Ward No. 27.

h. **AND WHEREAS** the owner herein during seized and possessed in respect of their aforesaid property intended to develop their said property by constructing a Multi storied building structure thereupon, consisting with several self-contained flats and car parking shop together with other common facilities, but due to lack of their sufficient funds and also incapability to make construction their was expecting to develop his said property through a Developer, but in the meantime the Developer herein came into close touch and knowing the



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intention of the Owner, approached the Owner to construct the new proposed building consisting with several self-contained flats, car parking and other spaces at the cost of the Developer on the property described in the Schedule below as per sanctioned by the Rajpur-Sonarpur Municipality on certain terms and conditions to which the Owner agreed.

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows:

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows:

ARTICLE-I

1. **OWNERS** : shall mean and Parimal Sen residing at Uttar Kumrakhali, Mahamayatala, P.O. - Nadrendrapur, P.S. - Sonarpur now Narendrapur, Kolkata - 700103, District - 24 Parganas (South), Shibani Karmaker , by religion Hinduism, by Occupation House wife, residing at G-110/B, Baghajatin Road, Boral, P. O. – Patuli, P.S.- Patuli, Kolkata - 700086, District - 24 Parganas (South) and Shikha Das by religion Hinduism, by occupation Housewife Occupation house-wife, residing at Tripura Sundari Road, P. O. - Boral, P.S. — Sonarpur now Narendrapur, Kolkata - 700154, District - 24 Parganas (South).



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2. **DEVELOPER:** shall mean and include **HIVE INFRACON CONSTRUCTION**, (PAN - AJMPG4142Q) proprietorship Firm having its registered office at 29/1, Block-C, Bangur Avenue, Kolkata-700055, represented by its proprietor namely **Mr. RAJYAM GUPTA**, (PAN - AJMPG4142Q), (Aadhar No. 754442700278), son of Sri. Subhash Chandra Gupta, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at GC-212, Salt Lake, and Kolkata-700016. **THE PREMISES:** shall mean and include **ALL THAT** piece and parcel of homestead land measuring about **03 (THREE) Cottahs** be the same a little more or less lying and situated at L.O.P. No. 7, in C.S./R.S Plot No. 552 (Part) corresponding L.R Dag. 580, of Mouza — Kumrakhali, J.L. No. 48, Rajpur Sonarpur Municipality, Ward No. 27, being Holding No. 58 N Kumrakhali, Police Station — Sonarpur now Narendrapur, Kolkata-700103, Bastu land measuring about 03 Kathas approx, within the jurisdiction of A.D.S.R. Garia, D.S.R. - IV, Alipore, Dist. South 24-Parganas.

4. **THE PROPOSED BUILDING:** shall mean and include Multi storied Building proposed to be constructed on the said premises conformity with the Building Plan to be sanctioned by the Rajpur-Sonarpur Municipality.

5. **THE BUILDING PLAN:** shall mean the Building Plan to be prepared by the Architect for the construction of the building sanctioned and also shall include any amendment and/or modification by the Rajpur-Sonarpur Municipality.



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6. THE SALEABLE SPACE/AREA: shall mean and include the flat/flats, car parking space/spaces, which would be sold by the Developer in respect of the Developer's allocation to the intending purchaser/purchasers which have to be constructed at the proposed building and the Developer has sole and absolute discretion to receive the earnest money, consideration amount from the intending purchaser/purchasers in respect of the property of the Developer's allocation at the said Premises.

7. OWNERS' ALLOCATION: In consideration of the Landowners having appointed the Developer as the Developer of the said property and, the Landowners agreeing to allow the Developers to appropriate to himself the entire profits arising from the development scheme as in hereinafter provided, the Developer agrees to develop the property with 50% proportionate ratio of the allocation of the unit/units i.e. 50% proportionate ratio of the constructed including car parking space and 2 shop room i.e 5 Feet frontage for one and 6 ft for the other one.

8. DEVELOPER'S ALLOCATION: shall mean **ALL THAT** remaining portion excluding owner allocation as mentioned in the schedule "B" here under above **TOGETHER WITH** the proportionate share of the land of the premises and right to use the common areas, facilities and amenities.

STIPULATED PERIOD OF THE PROJECT: The construction time of the development project is **24 (Twenty Four)** months from the date of sanction of



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the plan. The time is essence of this agreement and Six (6) months shall be permissible extended time shall be granted for completion of the project. If Developer fails to complete the project within 24 (months) after sanctioned Plan of the project, then developer shall pay penalty of Rs. 10,000 every month till the completion of the project.

It is pertinent to mention here that if the Development becomes stagnant for any unforeseen force majeure factor or for any delay on the part of any Government Office or Government personnel, or any fault on the part of the landlords but not any fault on the part of the developer, in that case, time so wasted in the same shall be deducted from the stipulated time period.

9. **SPECIFICATION:** shall mean first class and good standard materials for Construction and completion of the building more fully described in the Fifth schedule hereunder written.

10. **MAINTENANCE:** shall mean maintenance of the common facilities, common inside, total outside portion of the building, shall be the joint responsibilities to be borne by the flat owners including owners herein but maintenance of internal facilities shall be borne by the respective flat owners.

11. **ARCHITECT:** shall mean such plan, Revised Plan/Plans to be prepared by the Architect for the construction of the Building and to be sanctioned by the Rajpur-Sonarpur Municipality and as per the instruction of the Developer.



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12. **SUPER BUILT UP AREA:** shall mean and include the plinth area of the unit including the bath room, privies, kitchen, balcony, if any, attached thereto and also the thickness periphery wall, internal walls and pillars, provided the common wall between two units and also including the proportionate share of the area of the common portion of the Building specifically mentioned in the Fourth Schedule hereunder written.

13. **COMMON FACILITIES:** shall include roof stair, ways landing, stair cases, passage, overhead water tank, electric meter room/place etc. which shall be required for common enjoyment.

14. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting i.e. underground as a space in the proposed building to be sold to the intending buyer/s thereof although the same may not amount to be transferred in law.

15. **TRANSFeree** shall mean and include any firm, Association, person to whom any space in the building is proposed to be transferred.

16. **TITLE DEED** shall mean all the documents of title relating to the said premises.

17. **WORDS** importing singulars shall include plural vice versa and words importing masculine shall feminine and vice versa.



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18. **LAND** shall mean the land below under the said building to be constructed on the said premises.

19. **PROPORTIONATE SHARE** shall mean and determine on the basis of the covered area of any unit be in proportionate to be covered area of all the units of the Building.

20. **ARBITRATION** shall mean and determine that all the differences and disputes out of the present agreement relating to the said construction of the building at the said property and the meaning thereof together with the purpose thereof including the liability of the parties along-with all other matters in which differences may arise shall be referred to the arbitration in a bid to avoid litigation according to the provisions of the Arbitration Act in vogue and in that case the appoint of the arbitrators from either side shall be made as per the provision of the Arbitration Act.

ARTICLE-II

1) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land.

2. The said land is free from all encumbrances, charges, liens, lispences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the owners have good and marketable title in respect of the said land.



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ARTICLE-III

The owner hereby grant subject to what has been hereunder provided exclusive right to the Developers to build construct, erect and complete the said new building or buildings on the said land strictly according to the plan to be sanctioned by the Rajpur- Sonarpur Municipality and to commercially exploit the same by entering into an agreement for sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned.

2) To get all applications, plans and other papers and documents signed by the owners as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the Owner at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, **PROVIDED HOWEVER THAT** the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall constructed multi storied building on the said land at its own costs.

3. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially exploit the same in terms hereof and to deal



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with the Developer's Allocation in the new Building in the manner hereinafter stated.

ARTICLE-IV

1) The Owner shall grant to the Developer/ Second Part herein, a Registered Development Power of Attorney for sale of Developer's allocation, proportionate share of land underneath construction of the proposed building in lieu of cost of the construction of owners' allocation, for receiving earnest money, consideration amount from the intending purchaser/purchasers of the Developer's allocation, to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the Building and also for pursuing and following up the matter with the Rajpur-Sonarpur Municipality, W.B.S.E.D.C.L. Ltd., and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer's Allocation.

ARTICLE-V **POSSESSION**

Immediately on execution of this Agreement the owner shall handover the peaceful physical possession of entire area of land to the developer for proposed construction of the new building.



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ARTICLE-VI
SPACE ALLOCATION

1. The Developer shall on completion of the New Building put owners in undisputed vacant possession of the owners' allocation as mentioned in the Article-I Clause No. 7 in the Said new building as Owners' allocation together with the all rights in common to the common portion with the stipulated period of 24 (Twenty Four) months from the date of sanction of the plan of the First Schedule mentioned property subject to extension of period of construction due to force majeure.

2. After the allocation to the Owner and to the Developer of their respective allocations in the manner herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.

3. Subjects to what is herein before provided the owner shall be entitled to transfer or otherwise deal with the other's allocation as Owners' allocation as mentioned in the Article-I, Clause No. 7, in the new building, without any right, claim or interest therein whatsoever of the Developer.

4. The Developer shall be exclusively entitled to sell the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.



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5. In so far as necessary all dealings by the Developer in respect of the new building shall not in any manner fasten or create any financial liability upon the owner. The Developer will have the responsibility /liability out of any accident during the period of construction.

6. That the Developer shall be liable to settle the litigation of any existing tenants, if there is, of the First Schedule mentioned property at its own costs and efforts.

ARTICLE-VII **CONSIDERATION**

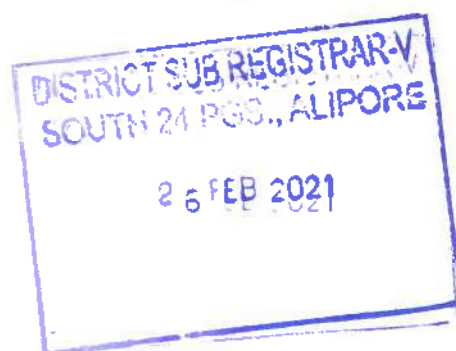
In consideration of the Owner having agreed to permit the Developer to commercially exploit the said land in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipality and the Developer agreed to allocate to the Owner all that the property mentioned in the Owners' allocation stated above.

ARTICLE - VIII **BUILDING**

1. The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipality with good and standard materials as may be specified by the Architects from time to time.



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2. Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.
3. The Developer shall install/erect in the said proposed building at its own costs viz. as per the specification and drawings provided by the Architect, pump, water storage reservoir, overhead tanks, electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or multi storied building in the area of the Rajpur-Sonarpur Municipality having self-contained apartments constructed for sale of flats therein on ownership basis as mutually agreed herein.
4. The Developer shall at its own costs and expenses and without creating any financial liability upon the owners construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Rajpur-Sonarpur Municipality to be made by the Developer.
5. All costs charges and expenses including architects fees for the sanction of the plan shall be borne/discharged by the Developer.
6. The Developer shall handover a copy of the Completion Certificate, upon obtaining the same from the Rajpur-Sonarpur Municipality.



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7. The Developer is entitled to get and dispose of the debris of the existing structure over the said plot of land.

ARTICLE-IX
COMMON FACILITIES

1. The Developer shall pay and bear all shares of property taxes in respect of the said land on and from the date of delivery of possession of the plot by the owners until the completion of and handing over possession to all the owners of the proposed building.

2. As soon as construction of the proposed building is completed the Developer shall give written notice to the owner, requiring the owner to take possession of the owners' allocation in the building having been completed in all respect according to specification and plan thereof.

3. The Owner and the Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time.

4. Any transfer or any part of the Owner or Developer's allocation in the proposed building shall be subject to other provisions hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the common facilities in the new building. The Developer shall bear the expenses of boring water



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charges and also incur the shifting of mother meter and existing five meters of the building.

5. The owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement. The owner shall have no right to rescind or cancel this Agreement or the Registered Development Power of Attorney till consent is given for rescind by the Developer.

ARTICLE-X
OWNERS' OBLIGATION.

1. To make out a marketable title in respect of the said property free from all encumbrances charges, liens, lispendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, deeds, Rajpur-Sonarpur Municipality, Tax Bill, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer and the Owners further undertake to obtain all necessary permission in order to avoid any legal discrepancy which may arise in future in regard to title/ownership of the property.



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2. The Owners hereby agree and covenant with the Developer not to act or to cause any interference or hindrance in the construction of the said terms of this Agreement.

3. The Owner agree and covenant with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building.

4. On receiving the owners' allocation by the owners, the owners or their men and agents are duty bound to pay the proportionate-share of maintenance anyon Municipality.

ARTICLE-X
DEVELOPER'S OBLIGATION

1. The Developer, at its own cost and expenses, will complete the construction of the proposed building/buildings within 24 (Twenty Two) months from the date of sanction the building plan from Rajpur-Sonarpur Municipality receiving the vacant possession of the First Schedule mentioned land. The period may be extended subject to force majeure or other avoidable circumstances.

2. The Developer hereby agree and covenant with the owner not to do any act deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing off any of the owners' allocation in the said proposed building at the said premises.



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3. The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allotted flat/allocation from the intending purchaser or purchasers and same shall be enjoyed by the Developer.

4. The Owner shall bound to accept their allocated portion as and when completed, in any case if they disagree to accept it, the Developer shall not be liable for the same and it will not affect under any circumstances the Developer for the purpose of executing the Deed of Conveyance in respect of the flats, car parking etc. of the Developer's allocation.

5. That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developer and shall not interfere in any way with the construction of the said building complex.

6. That any damage arising from accident/accidents or carelessness of the work men or engineers etc. shall be the liability of the Developer and be borne and effectually make good by the Developer at its own cost, charges and expenses and the owners shall not be liable or responsible in regard thereto.

7. That the Developer shall pay the shifting charges and a maximum amount of Rs. 10,000 per month as accommodation charges to the owner and owner shall transfer the peaceful vacant possession of land to the Developer.



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ARTICLE-XII
DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act omission or commission of the Developer in or relating to the construction of the said building.

2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XIII
TITLE DEEDS

1. The original documents in respect of the said property shall be kept with the Developer who shall hold such documents during the subsistence of this Agreement and the Developer shall be entitled to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes.

2. After the completion of the said building the Developer will produce the original title, deed to the Association to be formed as and when required.



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3. That the owners shall have the right to inspect the building to be constructed at the cost of the Developer.

ARTICLE -XIV
MISCELLANEOUS

1. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Owners.

2. The Developer shall frame scheme for the management and administration of the said property and/or regulation and the Owner hereby given their consent to abide by the same.

3. The name of the Building shall be such as may be suggested by the Developer.

4, Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner. if delivers by hand and duly acknowledged or sent registered post to the registered office of the Developer.

5. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.



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6. That the pump room and electric meter will be installed as per the guidance of the Architect or Developer.

7. That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.

8. The Developer shall have the right to borrow money from any bank or any financial institution without creating any liability upon the owner for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility.

9. The Developer shall proceed for amalgamation of adjacent plots (if possible (by the Developer\and if the Sanctioning authority permit (G +IV) building then the-Lift facility will be made available by the Developer.

10. District Courts of South 24-Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

FORCE MAJEURE

FORCE MAJEURE: shall mean and include earth-quake, commotion, flood, riot, storm, heavy rain fall, non-availability of building materials and other natural calamities.



2

DISTRICT SUP REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

THE SCHEDULE-"A" ABOVE REFERRED TO

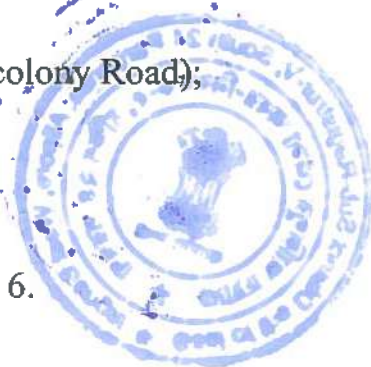
ALL THAT piece and parcel of Bastu land measuring about 3 Cotthas more or less or be the same lying and situated at L.O.P. No. 7, in C.S./R.S Plot No. 552 (Part) corresponding L.R Dag. 580, of Mouza - Kumrakhali, J.L. No. 48, Rajpur Sonarpur Municipality, Ward No. 27, being Holding No. 58 N Kumrakhali, Police Station - Sonarpur now Narendrapur, Kolkata-700103, Dist - 24 Parganas (South) and butted and bounded as follows:

On the North: 25 ft wide Municipal Road;

On the South: L.O.P. No. 9 (colony Road);

On the East: L.O.P. No. 8;

On the West: L.O.P. No. 5 & 6.



THE SCHEDULE-"B" ABOVE REFERRED TO
DETAILS OF THE OWNER'S ALLOCATION

OWNER'S ALLOCATION shall mean and include that the owner herein will be allotted 50% of the total project area as per the sanctioned building plan issued by Rajpur-Sonarpur Municipality, out of which the Owner shall be entitled to get, 1(one) 2BHK Flat on the First Floor, 1(one) 2BHK Flat on the Second Floor, 1(one) 2BHK Flat on the Third Floor and Two Shop room on the



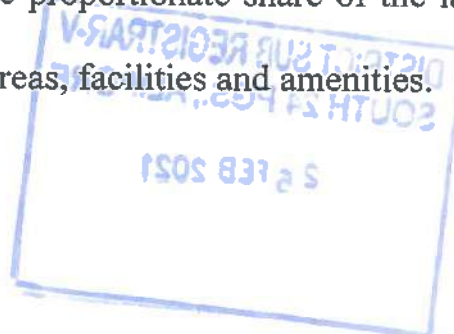
2

Ground Floor(each shop frontage is 5ft. and 6ft as per sanction) , and remaining share of out of 50% shall be allotted in the Car Parking Space from the Ground Floor,

Apart from that the Owner received a sum of **Rs. 15,00,000/ (Rupees Fifteen Lakhs)** as **refundable** mount from the Developer and it will be adjusted/ refunded selling the 2nd floor flat of owners' allocation portion AND sifting charges of Rs. 10000/ -per month shall get the owner ^{till completion of project} and also the owner shall demolish all existing structures and handover the possession of the land.

THE SCHEDULE-"C" ABOVE REFERRED TO
DETAILS OF THE DEVELOPER'S ALLOCATION

DEVELOPER'S ALLOCATION shall mean and include that the developer herein will be allotted 50% of the total project area as per the sanctioned building plan issued by Rajpur-Sonrpur Municipality, i.e remaining portion excluding owners' allocation as mentioned in the schedule "B" there under above **TOGETHER WITH** the proportionate share of the land of the premises and right to use the common areas, facilities and amenities.





31

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

THE SCHEDULE-"D" ABOVE REFERRED TO
(Common areas and common maintenances)

Common parts, passages, driveways and main entrances to the premises and the building.

2. Common Durwans living area (if any). '

3. Common boundary wall and main gates.

4. Drainage and sewerage and all pipes and other installed for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).

5. Electrical installations and its room and/or motor room (if any) transformer (if any) electrical substation (if any) and electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use).

6. Roof right, Stair cases, stair case landing and/or mid landigs on all floors in the building.

7. Lobbies on all floors of the building except the floor.

8. Water pumps, water pump room, water reservoir, water tanks and all common plumbing installation for carriage of water (save only those as are exclusive within and for use of any unit in and/or to and/or in respect of the building).



21

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

9. Such other common parts, areas, equipments, installations, fittings, fixtures of the premises and the building as are necessary for passage to and/or user of the units in common by roof is common terrace and the parapet walls of the building and shop room, the car parking space as may be demarcated by the developer from time to time if any of the open land of the premises from exclusive use of any unit Owners or occupier.

SPECIFICATION

FLOORS

The Floors of bed rooms, living and dining room, kitchen, toilet, balcony

TOILET

The wall of the toilet would be finished in Glazed tiles (8" x 12") upto 6'-0" height from the floor with concealed pipe lines, for water supply. Also the toilet would be provided with white colour commode & basin with reliance cistern (white), low down C.P. shower, one Mixture tap would be provided.

WATER CLOSET W.C.

Wall would be finished in glazed tiles upto 6'-0" height from the floor with concealed pipe lines for water supply and it would be provided with one white colour commode with low down P.V.C. cistern, one water tap.



21

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 FEB 2021

DOORS

All door frames would be made of salwood painted in colours. All doors would be 32 mm thick flush doors fitted with standard fittings. All doors would be painted in colours.

WINDOWS

All the window would be provided with glazed windows (Aluminium sliding window).

KITCHEN

One Black Stone cooking platform fitted with Steel sink Upto 2'-6" plain white glazed tiles will be fitted on back wall of the cooking platform.

ELECTRICAL WIRING AND FITTINGS

(A) Full concealed wiring.

(B) One electrical calling belt point.

(C) Bed room would be provided with two light points, one fan point, one 5 Amp plug point.

(D) Living cum dining room would be provided with two Switch points, two fan point, one 5 Amp plug point, one 15 Amp plug point for fridge, one 5 Amp plug point for Washing Machine,



21

DISTRICT REGISTRAR
SOUTH 24 PGS., ALIPORE
26 FEB 2021

(E) One light point and one 15 Amp plug point, two 5 Amp plug point for acquaguard and exhaust fan in the kitchen.

(F) One light point only in each toilet/W.C.

(G) One light point in the balcony.

WATER SUPPLY

Water would be supplied from overhead tank from deep tube well with submersible pump, if permitted by the concerned authority.

INSIDE WALL OF THE FLAT

Paris in all inside-walls

COLOUR OF THE BUILDING OUTSIDE

Cement based colour outside walls of the building, staircase will be finished by lime wash.

ROOF

Roof treatment shall be done by sika latex.





21

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE

26 FEB 2021

IN WITNESS THEREOF the parties to these presents have hereunto set and subscribed their hands the date month and year first above written.

SIGNED SEALED AND DELIVERED by
the OWNER at Kolkata
in the presence of:

1. Paromita Sen Bhattacharya
Mahamaya Tala - Kol-103

1. Parimal Sen -

2. Sikami Karmaker

2.

3. Shikha Das



(SIGNATURE OF THE OWNER)

SIGNED SEALED AND DELIVERED
on behalf of The DEVELOPER at Kolkata
in the presence of:

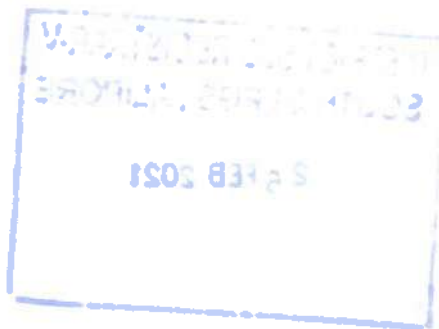
1. Paromita Sen Bhattacharya.
Mahamaya Tala Kol-103.

2.

HIVE INFRACON CONSTRUCTION
Hajjiam Gupta
Proprietor

(SIGNATURES OF THE DEVELOPERS)

Drafted by
Chandrasekhar Kishore
Advocate
Calcutta High Court
F/1989/2010

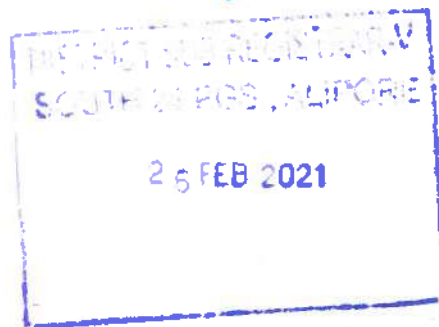




HIVE INFRACON CONSTRUCTION

Proprietor

3



MEMO OF CONSIDERATON

RECEIVED a sum of Rs. 15, 00,000 /- (Rupees Fifteen Lakhs) only following manner:-

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
26.02.2021	000001	IB-154 SALT LAKE SECTOR-3 KOL-700106	15,00,000/-
		TOTAL	15,00,000

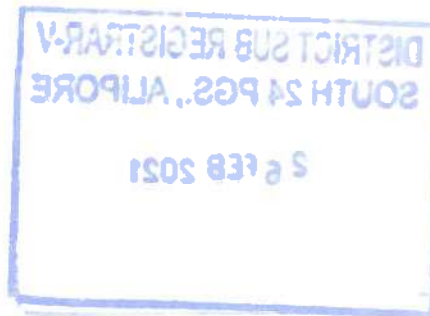
(Rupees Fifteen Lakhs) only

WITNESSES:

1. Paramita Sen Bhattacharya.
Mahamaya Tala kol-103.

SIGNATURE OF THE OWNER

*Paramita Sen -
Sibani Karmaker
Shikha Das*





3

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE

26 FEB 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Parimal Sm -



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sileani Karmaker.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shikha Das



2

DISTRICT SUB REGISTRAR-V
SOUTH 24 PSS., ALIPORE

26 FEB 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



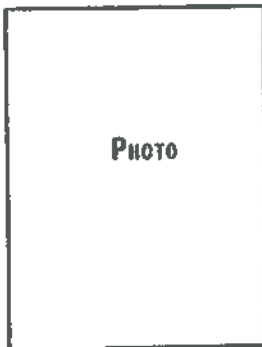
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LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

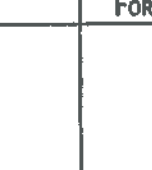
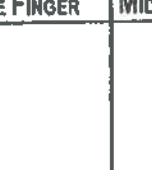
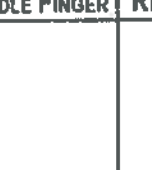
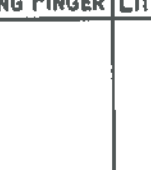
Signature *Shajim Cipta*



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



2

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE

26 FEB 2021



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

GRN Details

GRN:	192020210235230398	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	26/02/2021 10:41:02	Bank/Gateway:	SBlePay Payment Gateway
BRN :	8731135791240	BRN Date:	26/02/2021 10:02:48
Gateway Ref ID:	IGAKPHBQY6	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2000431575/1/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	CHANDRAKANT KUSHWAHA
Address:	Kolkata GPO
Mobile:	8961103239
Contact No:	08961103239
Depositor Status:	Advocate
Query No:	2000431575
On Behalf Of:	Mr Chandrakant Kushwaha
Identification No:	2000431575/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000431575/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9511
2	2000431575/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	15014
Total				24525

IN WORDS: TWENTY FOUR THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.



ভারত সরকার
Government of India



রাজেম গুপ্ত
Rajyam Gupta
পিতা : সুভাষ চন্দ্র গুপ্ত
Father : Subhash Chandra Gupta
জন্মতারিখ / DOB : 20/01/1986
পুরুষ / Male



7544 4270 0278

আধার - সাধারণ মানুষের অধিকার



ভারতের অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

গৃহাদি নির্মাণ বিশদ: জীসী-212, রাস্তা
/রাজপথ /গলি: সেক্টর-3, পথনির্দেশক
চিহ্ন: সল্টলেক, গ্রাম/উপনগর/নগর:
বিধাননগর (এম)বিধাননগর (এম),
জেলা: উত্তর ২৪ পরগনাউত্তর ২৪
পরগনা, পোস্ট অফিস: বিধান নগর
ইব মার্কেট, রাজ্য: পশ্চিম বঙ্গপশ্চিম
বঙ্গ, পিনকোড: 700106

Address:

House/Bldg./Apt.: GC-212,
Street/Road/Lane: SECTOR-3,
Landmark: SALT LAKE,
Village/Town/City:
Bidhannagar(M), District: North 24
Parganas, P.O.: Bidhan Nagar Ib
Market, State: West Bengal,
PinCode: 700106

7544 4270 0278



1947
1800 300 1947



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www

www.uidai.gov.in

Rajyam Gupta



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAJYAM GUPTA

SUBHASH CHANDRA GUPTA

20/01/1986

Permanent Account Number

AJMPG4142Q

Rajyam Gupta

Signature



Rajyam Gupta





ভারত সরকার

Government of India

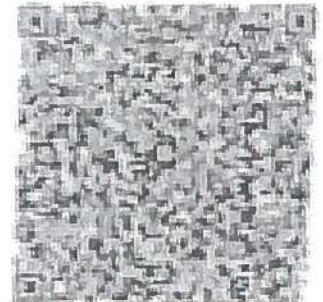


পরিমল সেন

Parimal Sen

জন্ম তারিখ / DOB 03/04/1965

লিঙ্গ / Male



5998 5189 3162

আমার আধার, আমার পরিচয়

Parimal Sen -
Shikha Das
Sikani Karmaker.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

এস/এ: হরিনারায়ণ সেন, উত্তর
কুমড়াখালী, মহামায়াতলা, রাজপুর
সোনারপুর (এম), নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগনা, সোনারপুর,
পশ্চিম বঙ্গ, ৭০০১০৩

Address:

S/O Harinarayan Sen, UTTAR
KUMRAKHALI,
MAHAMAYATALA, Rajpur
Sonarpur(M), Narendrapur, South
24 Parganas, Sonarpur, West
Bengal, 700103



5998 5189 3162



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WWW

www.uidai.gov.in

Perimal Sm.
Shikha Das
Sihani Karmaker.





ভারতীয় বিনিয়োগ পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

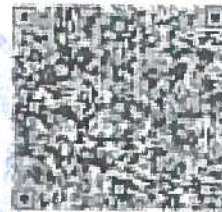
ভাটিকাঙ্কির আই ডি/Enrollment No.: 1040/19555/03284

১৭/০৪/২০১২
১০
শিবানী কর্মকার
Sibani Karmakar
G110/B BAGHAJATIN
BAGHAJATIN Baghajatin S.O
Baghajatin Kolkata
West Bengal 700086

১২/০৪/২০১২



88N123476626DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2751 9180 0544

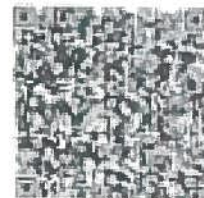
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শিবানী কর্মকার
Sibani Karmakar
পিতা : হরিনারায়ণ বেন
Father : Hari Narayan Ben
জন্ম বর্ষ / Year of Birth : 1959
মহিলা / Female



2751 9180 0544

আধার - সাধারণ মানুষের অধিকার

Enrollment Sm -
Shikha Dey
Sibani Karmakar





Government of India



ভাষা

- ভাষার পরিচয়কৃত প্রমাণ, বাণিজ্যিক প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথবা অনলাইন মাধ্যমে প্রাপ্ত করুন।

INFORMATION

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

- ভাষার প্রমাণ প্রাপ্ত করুন।
- ভাষার পরিচয়কৃত প্রমাণ, বাণিজ্যিক প্রমাণ নয়।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

01/01/2017



ভাষার পরিচয়কৃত প্রমাণ প্রদিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

বিশেষ
বিশেষ
বিশেষ
বিশেষ
বিশেষ

Address
G110/B BAGHAJATIN
BAGHAJATIN Baghajatin
S O. Baghajatin, Kolkata
West Bengal, 700086



1924
0800 194 1924



বিশেষ পরিচয়কৃত প্রমাণ



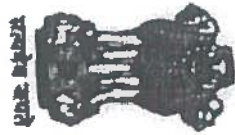
বিশেষ পরিচয়কৃত প্রমাণ



বিশেষ পরিচয়কৃত প্রমাণ
বিশেষ পরিচয়কৃত প্রমাণ

Perimal Lin.
Shikha Das
Sibani Karmaker.





ভারত সরকার

Government of India

শ্রীশা দাস

Shikha Das

পতি : গোবিন্দ দাস

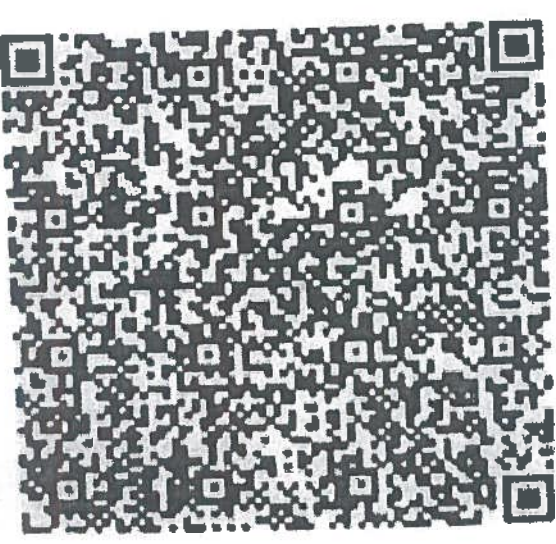
Husband : Gobinda Das

জন্মতারিখ / DOB: 01/01/1970

সহিলা / Female



9541 4050 4369



আধার - সাধারণ মানুষের অধিকার

CR 12-10-2024

CR 12-10-2024





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: /: গোবিন্দ দাস

ত্রিপুরা সুন্দারী রোড, বোড়াল, বোরাল
বোরাল, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ



Address: W/O: Gobinda Das,
TRIPURA SUNDARI ROAD,
BORAL, Raipur Sonarpur
(m), Boral, South 24
Parganas, West Bengal,
700154

9541 4050 4369



1947

1800 300 1947



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Residential Sur -

Shekha Das

Silhami Karmaker

www

www.uidai.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

PARIMAL SEN



भारत सरकार

GOVT. OF INDIA

HARINARAYAN SEN

03/04/1965

Permanent Account Number

BXBPS2890H



Parimal Sen

Signature



*Parimal Sen -
Shikha Das
Sikari Karmaker.*



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIBANI KARMAKER

HARINARAYAN SEN

08/10/1961

Permanent Account Number

BVYPK2676J



Sibani Karmaker
Signature



Perimal Sen -
Shikha Das
Sibani Karmaker



इस कार्ड के साथ / साथ पर कृपया सुरक्षित करें / लौटाने
आवश्यक पैम सेवा दिखाई, एम एस डी एस
लीकरी मॉडल, वापस करने के लिए
बोनर टेलिफोन एक्सचेंज के नजदीक
बोनर, पुना - 411 045

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Boner Telephone Exchange,
Boner, Pune - 411 045

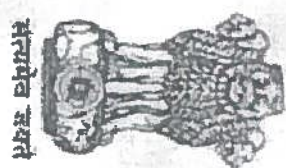
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: itinfo@nsdl.co.in

Perimal Sm-
Shikha Das
Sikari Karmaker.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

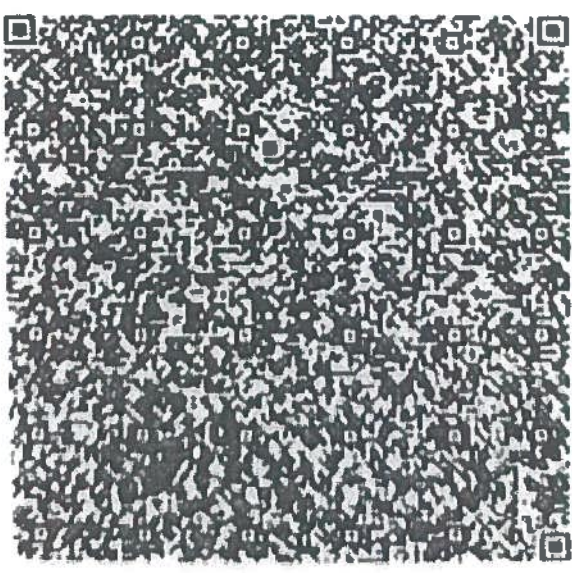
Permanent Account Number Card

EZCPD5396D

नाम / Name
SHIKHA DAS

पिता का नाम / Father's Name
HARI NARAYAN SEN

जन्म की तारीख /
Date of Birth
01/01/1970



13102018

Shikha Das
हस्ताक्षर / Signature

Residential Son -
Shikha Das
Sikha's Kosmoniker



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

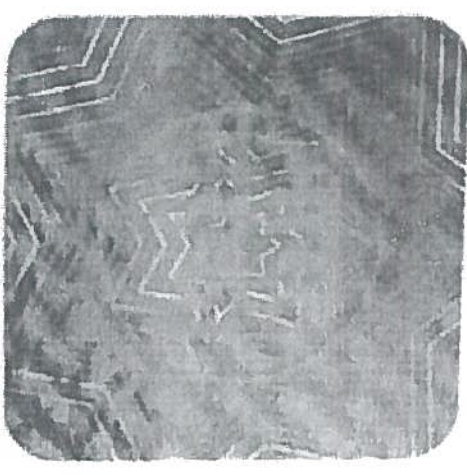
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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



Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



*Received from -
Shrikha Das
Gillani Korumaker.*



Major Information of the Deed

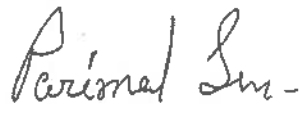
Deed No :	I-1630-01097/2021	Date of Registration	26/02/2021
Query No / Year	1630-2000431575/2021	Office where deed is registered	
Query Date	25/02/2021 12:37:10 AM	1630-2000431575/2021	
Applicant Name, Address & Other Details	Chandrakant Kushwaha 1A Vansittart Row Damodar House,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980724774, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value		Market Value	
		Rs. 62,69,997/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,011/- (Article:48(g))		Rs. 15,046/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mahamaya Mandir Road, Mouza: Kumrakhali, Ward No: 27 JI No: 48, Pin Code : 700103

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-580 (RS :-)		Bastu	Bastu	3 Katha		62,69,997/-	Width of Approach Road: 25 Ft.
Grand Total :					4.95Dec	0/-	62,69,997/-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Piralal Sen Son of Late Harinarayan Sen Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	26/02/2021	LTI	26/02/2021	26/02/2021
Uttar Kumrakhali, Mahamayatala, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXxxxxxx0H, Aadhaar No: 59xxxxxxxx3162, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Office				



2	Name Mrs SIBANI KARMAKER Daughter of Late Harinarayan Sen Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Office	Photo  26/02/2021	Finger Print  LTI 26/02/2021	Signature  26/02/2021
G-110/B, Baghajatin Road, Boral, P.O:- Patuli, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BVxxxxxx6J, Aadhaar No: 27xxxxxxxx0544, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Office				
3	Name Mrs SHIKHA DAS Daughter of Late Harinarayan Sen Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Office	Photo  26/02/2021	Finger Print  LTI 26/02/2021	Signature  26/02/2021
Tripura Sundari Road, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EZxxxxxx6D, Aadhaar No: 95xxxxxxxx4369, Status :Individual, Executed by: Self, Date of Execution: 26/02/2021 , Admitted by: Self, Date of Admission: 26/02/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HIVE INFRACON CONSTRUCTION 29/1, Block-C, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.: AJxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJYAM GUPTA (Presentant) Son of Mr Subhash Chandra Gupta Date of Execution - 26/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office			
		Feb 26 2021 3:09PM	LTI 26/02/2021	26/02/2021



GC-212, SALT LAKE, P.O:- Bidhanagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx2Q, Aadhaar No: 75xxxxxxxx0278 Status : Representative, Representative of : HIVE INFRACON CONSTRUCTION (as proprietor)

Identifier Details :

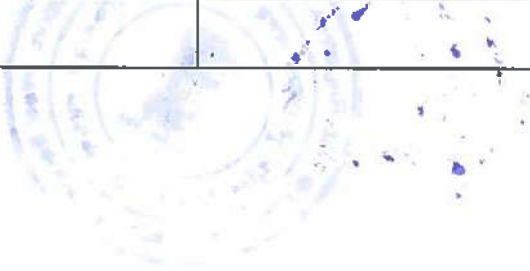
Name	Photo	Finger Print	Signature
Mr Chandrakant Kushwaha Son of Mr Sheoji Ram Kushwaha 1a Vansittart Row Damodar House, Vansi Hart Row, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	26/02/2021	26/02/2021	26/02/2021
Identifier Of Mr Piramal Sen, Mrs SIBANI KARMAKER, Mrs SHIKHA DAS, Mr RAJYAM GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Piramal Sen	HIVE INFRACON CONSTRUCTION-1.65 Dec
2	Mrs SIBANI KARMAKER	HIVE INFRACON CONSTRUCTION-1.65 Dec
3	Mrs SHIKHA DAS	HIVE INFRACON CONSTRUCTION-1.65 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mahamaya Mandir Road, Mouza: Kumrakhal, , Ward No: 27 JI No: 48, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 580		Seller is not the recorded Owner as per Applicant.



On 26-02-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:08 hrs on 26-02-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr RAJYAM GUPTA ,

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 62,69,997/-

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

Execution is admitted on 26/02/2021 by 1. Mr Piramal Sen, Son of Late Harinarayan Sen, Uttar Kumrakhal, Mahamayatala, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. Mrs SIBANI KARMAKER, Daughter of Late Harinarayan Sen, G-110/B, Baghajatin Road, Boral, P.O: Patuli, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 3. Mrs SHIKHA DAS, Daughter of Late Harinarayan Sen, Tripura Sundari Road, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Indetified by Mr Chandrakant Kushwaha, , Son of Mr Sheoji Ram Kushwaha, 1a Vansittart Row Damodar House, Road: Vansi Hart Row, , P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-02-2021 by Mr RAJYAM GUPTA, proprietor, HIVE INFRACON CONSTRUCTION (Sole Proprietorship), 29/1, Block-C, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Chandrakant Kushwaha, , Son of Mr Sheoji Ram Kushwaha, 1a Vansittart Row Damodar House, Road: Vansi Hart Row, , P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,046/- (B = Rs 15,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 10:42AM with Govt. Ref. No: 192020210235230398 on 26-02-2021, Amount Rs: 15,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8731135791240 on 26-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34928, Amount: Rs.500/-, Date of Purchase: 25/02/2021, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 10:42AM with Govt. Ref. No: 192020210235230398 on 26-02-2021, Amount Rs: 9,511/-, Bank: SBI EPay (SBlePay), Ref. No. 8731135791240 on 26-02-2021, Head of Account 0030-02-103-003-02


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1630-2021, Page from 47090 to 47143
being No 163001097 for the year 2021.**



Digitally signed by RITA LEPCHA
Date: 2021.03.17 11:55:37 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/03/17 11:55:37 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

