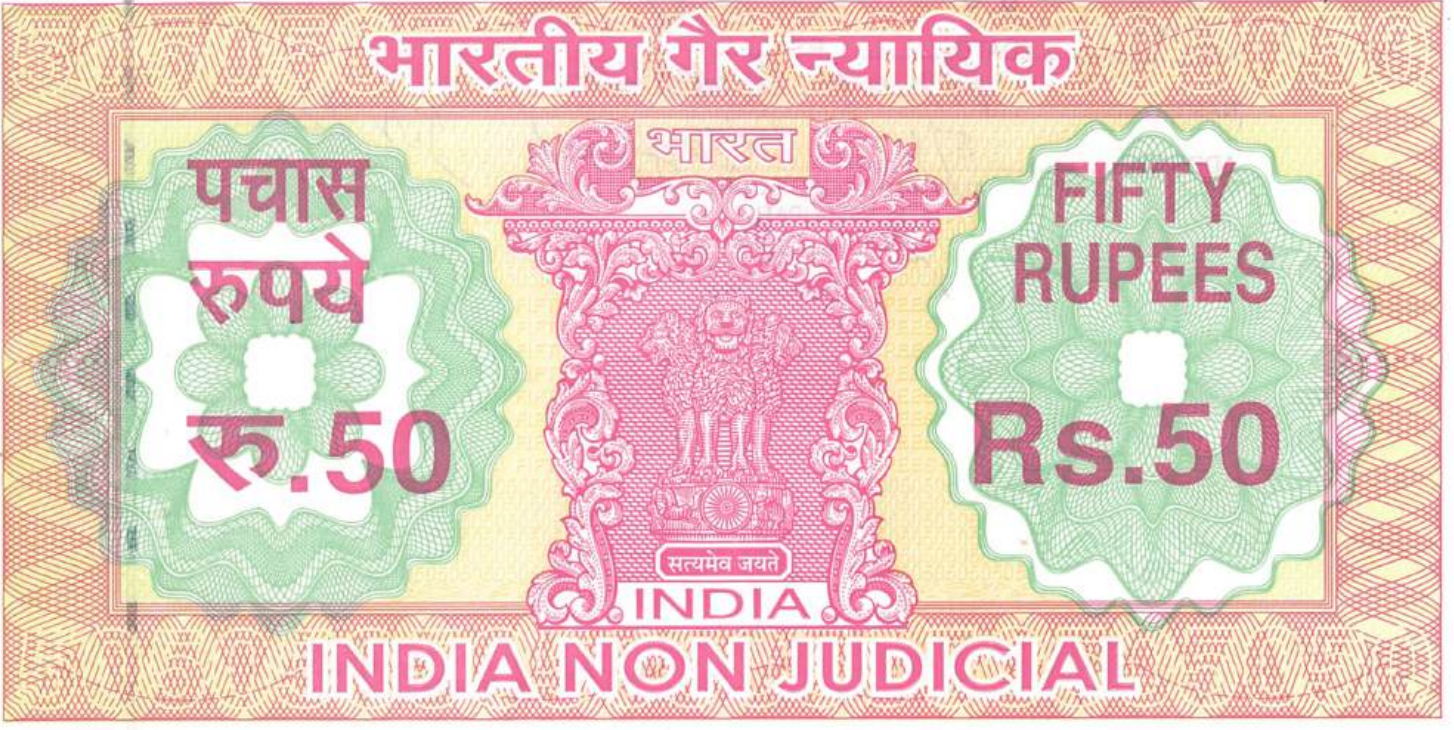


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Certified that the document is admitted  
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endorsement sheets attached with the  
document are the part of this document.

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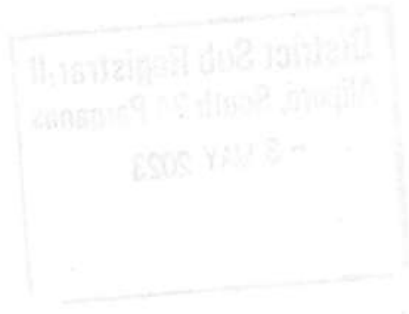
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**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on this the 3<sup>rd</sup> day of May, 2023  
(Two Thousand Twenty-Three)

**BETWEEN**



*[Faint handwritten text and signatures, likely the names of the parties to the agreement.]*

03 MAY 2023

466

NO. DATE RS

502

NAME

Arup Rakshit

ADDRESS

5/42 Bijaygash

502 92

ALIPORE JUDGES COURT  
A. K. SAMAJPAT

*[Signature]*

SIGNATURE

Verified that the document is admitted  
Registration. The signature sheets and the  
original documents attached with the  
document of the said document.

District Sub-Registrar-II  
Alipore, South 24 Parganas

03 MAY 2023



Identified by me  
Oindrila Guha.  
Dolphin Apartment Flat No-5/4  
Rachhanger Road.  
Asansol - Pin - 713325  
Private Service.



1. **SRI JAYANTA GUHA (PAN No. BBXPG9384G)**, (Aadhaar- 8325-0033-8477), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- retired, Permanently residing at Dolphin Apartment, Radhanagar Road, Near Chitra Cinema, P.O. Hirapur, P.S. Hirapur, District- Paschim Bardhaman, Pin- 713325, West Bengal, 2. **SMT TAPASHI BOSE (PAN No. AXMPB3739L)**, (Aadhaar- 8210-5388-1159), Daughter of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Housewife, Permanently residing at 4/4, Netaji Nagar, P.O. Regent Park, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700040, District- South 24 Parganas, West Bengal, 3. **SRI SUBRATA GUHA (PAN No. BJEPG8814N)**, (Aadhaar- 3049-0309-4046), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- others, Permanently residing at 1 No. Mohisila Colony, Purba Para, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, 4. **SRI DEBABRATA GUHA (PAN No. BHTPG3244D)**, (Aadhaar- 5333-9883-9190), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Business, Permanently residing at Purbapara, Ushagram, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, hereinafter jointly referred to and called as **LAND OWNERS/**



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**FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**RAKSHIT HOUSING ASSOCIATES** a proprietorship firm having its registered office at 5/17, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, represented by its sole proprietor **SRI ARUP RAKSHIT, (PAN ADHPR2816H)**, (Aadhaar- 3160-7266-9346), son of Rabindra Nath Rakshit, by occupation- Business, by faith-Hindu, by nationality- Indian, permanently residing at 5/42, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District-South 24 Parganas, West Bengal, hereinafter called and referred to as "the **CONTRACTOR /DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its/his successors, heirs, executors, administrators, legal representatives, nominees, and assigns) of the **OTHER PART**.

**WHEREAS** after partition of India one Sri. Madhusudan Ghosh alias Phanibhusan Ghosh came down to the State of West Bengal



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along with his other family members from the former East Pakistan (presently Known as Bangladesh) and occupied a piece of Land measuring about 3 (Three) Cottahs 08 (Eight) Chittacks more or less and started to staying therein permanently after constructing the necessary structure or structures thereon.

**AND WHEREAS** the Government of West Bengal so as to solve the rehabilitation problem of the vest number of refugees hailed from the then East Pakistan, have and acquired landed properties from different mouzas, similarly for the aforesaid reason the Government of West Bengal to rehabilitates the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh along with other refugees too had acquired some portion of land under Mouza Arakpur, within Jadavpur Police Station.

**AND WHEREAS** the Government of West Bengal after acquiring the said lands for rehabilitation purpose of the refugees had formed a department named in the style of **"THE REFUGEES RELIEF & REHABILITATION DEPARTMENT"**.

**AND WHEREAS** the said **REFUGEES RELIEF & REHABILITATION DEPARTMENT** allotted the E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza- Arakpur, in favour of



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the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh and thus the **REFUGEES RELIEF & REHABILITATION DEPARTMENT** for and on behalf of the Government of West Bengal regularized the name of Sri. Madhusudan Ghosh alias Phanibhusan Ghosh as the owner and/ or occupier of the said plot of Land comprised in E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza- Arakpur, measuring about 3 (Three) Cottahs 08 (Eight) Chittacks.

**AND WHEREAS** the Government of West Bengal donated and/or gifted the aforesaid mentioned land and property to Sri. Madhusudan Ghosh alias Phanibhusan Ghosh and the said Deed of Gift was duly Registered at the office of the Additional District Registrar at Alipore, South 24 Parganas and the same was recorded in Book No. I, Volume No. 2, Pages from 225 to 228, Being No. 132 for the Year 1994. **ALL THAT PIECE AND PARCEL ALL THAT** piece and parcel of homestead land measuring an area of 3 Cottahs 08 Chittacks 00 Sq. Ft. be the same a little more or less, comprised in E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza- Arakpur, P.S. Jadavpur, in the District of South 24 Parganas, Sub Registrar at Alipore, within the Kolkata Municipal Corporation Ward No. 98, together with all



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ways path passage, easement, privileges, appendages and appurtenances whatsoever with all easement its thereto and herein to **HAVE AND TO HOLD** the said land hereditaments and premises hereby given granted and transfer unto and to the used of the Said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh therein forever subject to the condition that the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh therein shall have no right to alienate or transfer in any way the said plot of land within a period of ten years from the date of Gift as aforesaid without obtaining prior permission of the Government of West Bengal, herein after referred to as the Principal Deed.

**AND WHEREAS** the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh applied before the Kolkata Municipal Corporation for mutating his name in the record of the Kolkata Municipal Corporation in respect of the said landed property. The Kolkata Municipal Corporation Assessment Department issued a Mutation Certificate in favour of the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh and the said land was/ is known and numbered as KMC Premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O.



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Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata-700092, being Assessee No.- 230980200267.

**AND WHEREAS** the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh created a structure on the said land and was enjoying the aforesaid landed property herein after referred to as the said property, lying and situated at KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, ward no. 098, in the name of the Land owner herein namely Sri. Madhusudan Ghosh alias Phanibhusan Ghosh and the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh without any interruption from any corner has been enjoying and possessing the aforesaid landed property and its absolutely free from all encumbrances.

**AND WHEREAS** the said Sri. Madhusudan Ghosh alias Phanibhusan Ghosh **BELA RANI SENGUPTA @ BELA SENGUPTA** died intestate on 21.01.2000 leaving behind him, surviving his wife Gouri Ghosh and only son Debasish Ghosh as his legal heirs and



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successors under the Hindu Succession Act, under which the said deceased was governed during his lifetime and at the time of death.

**AND WHEREAS** the said Gouri Ghosh died intestate on 07.01.2019 leaving behind him, surviving her only son Debasish Ghosh, as her only legal heir and successor under the Hindu Succession Act, under which the said deceased was governed during his lifetime and at the time of death.

**AND WHEREAS** the said Debasish Ghosh died intestate as bachelor on 27.04.2023 leaving behind him, surviving his father's sister's daughter namely Tapashi Bose and three father's sister's sons namely 1. Jayanta Guha, 2. Subrata Guha, and 3. Debabrata Guha, the party of the First Part herein, as his only legal heirs and successors under the Hindu Succession Act, under which the said deceased was governed during his lifetime and at the time of death.

**AND WHEREAS** after the death of Sri Debasish Ghosh, the said 1. Jayanta Guha, 2. Tapashi Bose, 3. Subrata Guha, and 4. Debabrata Guha, become the absolute joint owners and possessors of the aforesaid property and well sufficiently entitled to have all right title, interest at all materials times were in possession of the said property.



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**AND WHEREAS** thereafter the said 1. Jayanta Guha, 2. Tapashi Bose, 3. Subrata Guha, and 4. Debabrata Guha, became the absolute joint owners and possessors of the Schedule "A" land measuring about 3 Cottahs 08 Chittacks which is more fully and particularly describe in the Schedule "A" hereunder written and well sufficiently entitled to having all right title, interest at all materials times were in possession of the said property, hereinafter called the **LAND OWNERS**.

**AND WHEREAS** the said owners have decided to construct a G+III storied building containing several independent flats and spaces on the said plot of land after demolishing the existing structure but due to lack of fund and having no such experience and workmanship and lack of experience of construction work, the Land owner decided to place the responsibility for development of the property to a competent person or persons and was looking for a **CONTRACTOR/DEVELOPER** who can construct the said building on the said land on the cost and expenses of himself or out of the funds to be procured by him from the intending buyer or others on certain terms and conditions.



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**AND WHEREAS** knowing from a reliable source regarding the, **RAKSHIT HOUSING ASSOCIATES** a proprietorship firm having its registered office at 5/17, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, represented by its sole proprietor **SRI ARUP RAKSHIT, (PAN ADHPR2816H)**, (Aadhaar- 3160-7266-9346), son of Rabindra Nath Rakshit, by occupation- Business, by faith-Hindu, by nationality- Indian, permanently residing at 5/42, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District-South 24 Parganas, West Bengal, hereinafter called and referred to as the "**CONTRACTOR/DEVELOPER**", the land owners has approached the Developer to develop the said property by constructing a G+III Storied building on the aforesaid plot of land thereon with at his own costs and expenses.

**AND WHEREAS** the owners being satisfied on the representation of the **CONTRACTOR/DEVELOPER** and ultimately decided to engage or appoint the **CONTRACTOR/DEVELOPER** to complete the construction of the proposed building on the terms and condition stated herein.



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**AND WHEREAS** the **CONTRACTOR/DEVELOPER** have inspected most of the relevant papers and documents produced by the Land Owners relating to the title of the owners of the scheduled "A" property and has made himself satisfied regarding the title of the owners of the scheduled "A" property and has further agreed to develop the said property by constructing a G+III storied building, as per the plan issued by the competent architect, on the terms and conditions morefully mentioned therein.

**AND WHEREAS** the above named **CONTRACTOR/DEVELOPER** have agreed to construct a Building as per Plan issued by the competent Architect on the land of the Owners and the Owners have accepted the offer of the Developer and entrusted it to construct the said G+III storied Building upon the said property of the Owners.

**AND WHEREAS** before execution of this Agreement, the Owners have represented and assure to the Developer as follows:-

- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and that the same is fully occupied by the Owners in KMC premises No. 74/5/26, Jadavpur Central Road, P.O.



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Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092.

- B. That excepting the present Owners nobody has any right, title, interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092.
- D. That the Owners will execute a registered Development Power of Attorney in favour of the Developer, except any transfer of rights of the Building of the Landlord share of Flats (Owners' allocation).
- E. That the Owners has declared to the Developer that the Owners has a marketable title in respect of the said property



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situated thereon without any claim, right, title, interest of any person thereof or therein and the Owners has absolute right to enter into this Agreement with the Developer and the Owners hereby undertakes to indemnify and keep the Developer indemnified against any or all Third Party's claims, actions and demands whatsoever with regard to the title and ownership of the said premises. The Developer has inspected most of the documents produced by the owners and is satisfied that the Owners have a good marketable title from all encumbrances and shall not raise any question/objection/ dispute regarding the right or ownership of the Owners.

- F. Relying on the aforesaid representation and believing the same to be true and acting on good faith thereof the Developer being desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing.

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



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**ARTICLE: I****(DEFINITION)**

In these presents unless it is repugnant to the subject or context :-

**1.1 OWNER :**

Shall mean 1. **SRI JAYANTA GUHA (PAN No. BBXPG9384G)**, (Aadhaar- 8325-0033-8477), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- retired, Permanently residing at Dolphin Apartment, Radhanagar Road, Near Chitra Cinema, P.O. Hirapur, P.S. Hirapur, District- Paschim Bardhaman, Pin- 713325, West Bengal, 2. **SMT TAPASHI BOSE (PAN No. AXMPB3739L)**, (Aadhaar- 8210-5388-1159), Daughter of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Housewife, Permanently residing at 4/4, Netaji Nagar, P.O. Regent Park, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700040, District- South 24 Parganas, West Bengal, 3. **SRI SUBRATA GUHA (PAN No. BJEPG8814N)**, (Aadhaar- 3049-0309-4046), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- others, Permanently residing at 1 No. Mohisila Colony, Purba Para, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, 4.



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**SRI DEBABRATA GUHA (PAN No. BHTPG3244D)**, (Aadhaar-5333-9883-9190), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Business, Permanently residing at Purbapara, Ushagram, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, and their respective heirs, representatives, executors and assigns.

1.2 **CONTRACTOR/DEVELOPER :**

Shall mean **RAKSHIT HOUSING ASSOCIATES** a proprietorship firm having its registered office at 5/17, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, represented by its sole proprietor **SRI ARUP RAKSHIT, (PAN ADHPR2816H)**, (Aadhaar- 3160-7266-9346), son of Rabindra Nath Rakshit, by occupation- Business, by faith-Hindu, by nationality- Indian, permanently residing at 5/42, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District-South 24 Parganas, West Bengal, and its/his respective heirs, representatives, executors, and assigns.



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**1.3 PREMISES :**

Shall mean **ALL THAT** piece and parcel of homestead land measuring an area of 3 Cottahs 08 Chittacks 00 Sq. Ft. be the same a little more or less, together with 1500 sq. ft. covered area on the Ground floor and 1500 Sq. Ft. covered area on the First Floor structure standing thereon, comprised in E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza- Arakpur, lying and situated at KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, Assessee No.- 230980200267, within the limits of the Kolkata Municipal Corporation, under Ward No. 98, District : 24 Parganas (South), particularly and morefully described in SCHEDULE : "A" hereunder written.

**1.4 BUILDING :-**

Shall mean the G+III storied Building to be constructed as per Plan issued by the competent authority and/or competent Architect/ Engineer in the SCHEDULE : "A" property by the Developer herein.



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1.5 **BUILT UP AREA :-**

Shall mean and include the area of the Unit from its outer walls.

1.6 **THE SUPER BUILT-UP AREA OR SUPER BUILT-UP AREA OF AN UNIT:-**

Shall mean built-up area of the Unit together with its proportionate share landings and passages with proportionate share in the common facilities and advantages as well as proportionate undivided share or interest in the land underneath the structure.

1.7 **COMMON AREAS :-**

Shall mean and include the passage, ways, stairways, gates, all rain water pipes, sewerage, fittings, fixtures, manholes pit, gullies, roof, municipal filtered water connection and pipe lines, water pump and overhead tank, underground reservoir, fences, boundary wall, courtyard, C.E.S.C. Electric connection, electric supply to the common areas facilities, electrical fixtures in the common areas, main switches, interior walls and other facilities, which will be provided by



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the Developer, provided however there will not be any provision for mobile tower.

**1.8 OWNER ALLOCATION :-**

Shall mean as follows :-

- A. The Owner shall be allotted one flat measuring about 600 Sq. Ft. super built up area on the Third Floor (Northern side) of the new building to be constructed on the said premises/ plot of land. And also, a non- refundable sum of Rs. 30,00,000/- (Thirty Lakhs) to be paid to the owners herein in the manner as mentioned in the Schedule B hereunder written.
- B. Including common walls, lobbies, staircases, roof etc. constructed covered and un-covered area of the said property as per Plan issued by the competent authority and/or architect together with proportionate share in the land underneath the structure including all common areas and facilities or advantages. The Owners allocation is mentioned in SCHEDULE : "B" hereunder written.

**1.9 DEVELOPER ALLOCATION :-**

Shall mean except the Owner's allocation, all Flats, and other spaces will be treated as Developer allocation and the



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Developer shall have right to enter into an Agreement for Sale for any type of transfer, lease or in any way of deed with the same, in the manner hereinafter provided. The Developer allocation is mentioned in SCHEDULE : "C" hereunder written.

**1.10 ARCHITECT :-**

Shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to Act as Architect, who will be appointed by the Developer for designing and supervision of the Building to be constructed in the SCHEDULE : "A" property.

**ARTICLE : II**  
**(COMMENCEMENT)**

This Agreement shall be made to have commencement with effect from the date of this present in respect of KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District: 24 Parganas (South). The name of the building shall be “ **SHIV SHAKTI APARTMENT**”.



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**ARTICLE : "III"****(OWNER DECLARATION)**

3.1 That there are no arrear taxes to be payable to the Kolkata Municipal Corporation and no proceedings for recovery of taxes is pending.

3.2 That the Owners till date have not yet entered into any Agreement with other any person or persons for sale or joint venture or whatsoever.

3.3 That the SCHEDULE : "A" property is not affected by mortgage, lispendences, debatter or trust or any Will and till date no notice of acquisition or requisition has been served upon the Owners from any concerning authority. That there is no other claimant who has any right, title or interest in respect of the SCHEDULE : "A" property other than the Owners herein.

3.4 If at any time, defect in title shall be found out and if anybody shall dispute the title of the Owners in respect of the SCHEDULE : "A" property or any suit or action or proceedings shall be initiated then the responsibility of the Owners to defend such, action or all actions suits proceedings and cause and charge and expenses in respect thereof.



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**ARTICLE : "IV"****(DEVELOPER DECLARATION)**

- 4.1 That the Developer have to complete the construction of the said Building in all respect within the stipulated period of 30 (Thirty) months from the date of receiving vacant possession of the property, provided however that the owners shall extend the period of completion by another 6 (Six) months from the date of expiry of the said 30 months. Provided further however that the parties hereto shall not be considered liable for any obligation hereunder if they are affected by the force majeure clause.
- 4.2 That the Developer hereby undertakes to hand over a Xerox copy of all relevant documents to the Owners.

**ARTICLE : "V"****(DEVELOPER'S RIGHTS)**

- 5.1 That the Owners hereby grant rights to the Developer to construct the Building on the existing land of the SCHEDULE : "A" property.



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**ARTICLE "VI"****(CONSTRUCTION)**

- 6.1. In consideration of the Owners having agreed to permit the Developer to residentially develop the SCHEDULE : "A" premises by construction, erecting the Building, and the Developer has agreed to allocate the Owners allocation/constructed space in the said property together with the proportionate share in the common parts and facilities which shall hereinafter called as the Owner's allocation, which is mentioned in SCHEDULE : "B" hereunder written.

**ARTICLE VII****(PROCEDURE)**

- 7.1 That the Owners shall grant to the Developer a registered Development Power of Attorney, as may be required for the purpose of obtaining necessary permission and approvals from the different authorities in connection with the construction of the building and by which the Developer shall be entitled to enter into an Agreement for sale in respect of the Developer' allocation only.



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- 7.2 That the Developer shall sell and transfer the undivided proportionate share of land underneath the Building comprised in the portion of the said Flat through registered development Power of Attorney given by the owners, after retaining itself undivided proportionate share in the land underneath the Building attributed to the Owners allocation to the Owners as mentioned in SCHEDULE : "B" hereunder written.
- 7.3 As soon as the said proposed building shall be completed, the Developer shall give written information/notice/Letter to the Owners to take possession of their allocation mentioned in the Schedule "B" hereunder written. That after 30 days the Developer has the right to hand over the possession of the Developer's allocation to any prospective Buyers of the Developer's allocation.
- 7.4 That after 30 days from the date of serving of such information/ notice/Letter at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal Taxes for their allocation. And the Owners shall also be responsible to pay and/or bear the proportionate



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maintenance charges for the common facilities in the newly constructed building payable in respect of Owner's allocation and such charges are include proportionate share of water bill, repair of the portions to be used in common and its renovation, replacement and/or repair of the all common wiring pipes, electricity and others which are specifically mentioned in the Schedule "D" hereunder written.

- 7.5 That the Developer shall execute Deed of Sale as Constituted Attorney of the Owners for the Developer's allocation and the owners shall have no right to execute any Deed of Transfer for the Developer's allocation without Developer's consent.
- 7.6 All men and machinery and materials will be supplied by the Developer at its own costs and expenses and by the Supplier nominated by the Developer.
- 7.7 That the Owner shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said Building in the SCHEDULE : "A" property.
- 7.8 All the materials e.g. electrical goods, sewerage goods, water



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pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer at his own sweet will from the Supplier of the Developer and the Owners cannot raise any objection for the same.

- 7.9 That the Developer shall negotiate the terms and conditions with the intending Purchaser/s for the sale of Flat(s), of the Developer's allocation portion and shall receive the entire consideration money from the intending Purchasers of the said Flats and shall discharge the money receipt for the same as a Constituted Attorney for the Owners in respect of the undivided share of land.

**ARTICLE : "VIII"**

**(POSSESSION & CONSTRUCTION)**

- 8.1 That the Owners will make over and deliver the vacant possession of the SCHEDULE : "A" property for the purpose of construction and shall allow the Developer and its men and agents, mason to enter into the said property for the purpose of construction and for other purpose which are



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required for the construction of the Building and the Developer shall be in possession of the said property till completion of the Building and/or handing over the Flats to the Prospective purchasers of the Flats of the Developer's allocation.

- 8.2 That existing building in the said property should be demolished by the Developer at his own cost and the same debris, materials to be sold by the Developer without causing any interference by the owner.

**ARTICLE : "IX"**

**(OWNER'S INDEMNITY)**

- 9.1 That the Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy the allocate share without any interference and/or disturbance provided that the Developer perform and fulfils all the terms and conditions herein contained and/or its part to be observed and performed. The Owners shall have to hand over the original deed and last tax bill to the Developer for the necessary documents and paper works of the projects with proper receipt.



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9.2 That the Owners hereby undertake to keep the Developer indemnified against all Third-Party claims and actions arising out of any sort of act or commission of the owners in or relating to the construction of the said Building.

9.3 That the Owners hereby undertake to execute a registered Development Power of Attorney in favour of the Developer.

**ARTICLE 'X'**

**(DEVELOPER INDEMNITY)**

10.1 That the Developer hereby undertakes to keep the Owners indemnified against all Third-Party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said Building.

**ARTICLE : "XI"**

**(FORCE MAJEURE CLAUSE)**

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



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- 11.2 That the Force measure shall mean flood, earthquake, riot, war, storm etc. which are beyond the control of the parties.
- 11.3 That if the Developer fails to handover the possession for the Owner herein within a maximum period of 30 (Thirty) months, after receiving the vacant possession, in that event the further 6 (Six) months shall be extended by the mutual discussion of the parties.

**ARTICLE : "XII"**

**(ARBITRATION)**

- 12.1 That all disputes and differences arising out of this agreement or in relation to the determination of any liability of the parties hereto, or the construction and interpretation of any of the terms and meaning thereof shall be referred to joint Arbitrators, one to be appointed by the **OWNERS** and the other to be appointed by the **CONTRACTOR/DEVELOPER** and umpire/presiding arbitrator to be appointed by both Arbitrators and the same shall be deemed to be a reference under the provisions of the Arbitration and Conciliation Act 1996 and statutory modification or enactment hereunto from time to time in force and the Award given by the umpire Arbitrator shall be binding, conclusive and final. The



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Arbitrator shall have summary powers to pass interim awards and the parties are bound to abide by the same. The court of Alipore alone shall have jurisdiction to entertain and determine all actions, proceedings, arising out of this agreement between the parties hereto. The Owners cannot create any type of obstruction to the Developer's ingress and egress in the SCHEDULE : "A" property as and when necessary and cannot restrain the Developer by any Court of Law from this day till the date of completion or handing over of the respective Flats to the owners and other intending Purchaser/s. provided all terms and conditions as per chronology schedule are fulfilled as on time and date.

- 12.2 That, if the Owners intend to undertake any extra work which is beyond the Specification of the annexure, then the Owners have to apply to the Developer separately and the Developer shall raise the bill for such extra work, if the Owners agree to pay the bill raised by the Developer and gives written consent to the Developer, then the Developer shall undertakes the extra work with the proper permission of the Architect appointed by the Developer.



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**ARTICLE : "XIII"****(DEVELOPER'S ALLOCATION)**

13.1 That the Developer shall be entitled to for its allocation mentioned in the Schedule "C" hereunder written, together with common parts including the undivided share in common facilities attached thereto and also the common staircase including the right of the roof, which is common for both the Developer and the Owners. The persons of the intending Purchaser/s for the Developer's allocation will be allowed to use the roof for drying clothes garments.

**ARTICLE : "XIV"****(MISCELLANEOUS)**

14.1 That the Developer shall be liable to pay the taxes from the date of receiving vacant possession, till date of completion of the Building and after completion of the said Building and after taking possession and fulfillment of SCHEDULE : "B", the Owners shall pay proportionate tax for his allocated portion and the intending purchaser shall be liable to pay his allocated portion in pro-rata basis from the date of possession.



*[Handwritten signature]*

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- 3 MAY 2023

- 14.2 Be it noted that by this Development Agreement and the Related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/ Final document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the Related Development Power of Attorney shall never be treated as the Agreement/ Final document for transfer of property between the Owners and the Developer in anyway.
- 14.3 Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, etc.
- 14.4 No goods or other items shall be kept by the Owners and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the new Building.



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- 14.5 That Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the premises in terms of this Agreement.
- 14.6 That the Developer and the Owners shall mutually frame scheme for the Management and Administration of the said Building and/or common parts thereon. The Owners and the Developer hereby agree to abide by all the rules and regulations of such Management/ Society/Association/ Holding Organization and hereby give their consent to abide by the same.
- 14.7 The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successors in-interest of both the parties hereto.
- 14.8 All debris shall belong to the Developer only.



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**THE SCHEDULE 'A' ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID PROPERTY)**

**ALL THAT ALL THAT** piece and parcel of homestead land measuring an area of 3 Cottahs 08 Chittacks 00 Sq. Ft. be the same a little more or less, together with 1500 sq. ft. covered area on the Ground floor and 1500 Sq. Ft. covered area on the First Floor structure standing thereon, comprised in E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza-Arakpur, lying and situated at KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, Assessee No.- 230980200267, within the limits of the Kolkata Municipal Corporation, under Ward No. 98, sub Registry office- A.D.S.R Alipore, District : 24 Parganas (South), which is butted & bounded as follows :-

ON THE NORTH : E.P. No. 976.  
 ON THE SOUTH : E.P. No. 974.  
 ON THE EAST : Drain.  
 ON THE WEST : 14 Feet wide Colony Road.



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

**OWNERS' ALLOCATION:-** After completion of the building the Developer shall be deliver the Owners one Flat measuring about 600 Sq. Ft. more or less super built up area on the Third Floor of the new building to be constructed on the said premises/ plot of land. And also, a non- refundable sum of Rs. 30,00,000/- (Thirty Lakhs) to be paid by the developer to owners herein in the following manner:-

- A.** At the time of signing of this Agreement a sum of Rs. 2,00,000/- (Two Lakhs) to be paid by the developer to the owners.
- B.** After completion of top floor Dhalai a sum of Rs. 3,00,000/- (Three Lakhs) will be paid by the developer to the owners.
- C.** After completion of Brick work a sum of Rs. 2,00,000/- (Two Lakhs) will be paid by the developer to the owners.
- D.** After completion of plaster works a sum of Rs. 3,00,000/- (Three Lakhs) will be paid by the developer to the owners.
- E.** After completion of flooring works a sum of Rs. 2,00,000/- (Two Lakhs) will be paid by the developer to the owners.



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**F.** After completion of wall putty and colour of the building a sum of Rs. 3,00,000/- (Three Lakhs) will be paid by the developer to the owners.

**G.** At the time of handing over the possession of the owners' allocation balance sum of Rs. 15,00,000/- (Fifteen Lakhs) will be paid by the developer to the owners.

**THE SCHEDULE : "C" ABOVE REFERRED TO**

**(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)**

**ALL THAT** the entire rest portion save and except Owners' allocation of the said G+III storied building to be constructed on the said plot of land as per the structural Building Plan will be issued by the competent authority and/or competent Architect, in respect of the said plot of land/ premises should be treated as Developer's allocation and the Developer shall be entitled of its portion of the building and have right to enter into agreement for sale, transfer, lease on the said portion with the intending purchaser/ purchasers as its own discretion without disturbing the Owner's allocation.



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**THE SCHEDULE : "D" ABOVE REFERRED TO**  
**(COMMON AREAS AND PARTS)**

- a) Entrance and exits to the said premises and building.
- b) Boundary wall and main gate of the said building.
- c) Ultimate roof of the said building.
- d) Drainage and sewerage lines and other installations.
- e) Electrical sub-station, electrical wiring and other fittings.
- f) Staircase and stair landings, stair head room, lobbies, on all the floors, entrance, lobbies, electric/utility room, pump etc.
- g) Water supply system, pump room, water reservoir, together with all common plumbing installations for carriage water in the said building.
- h) Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the said premises and the said building as are necessary for passage and user of the flats/units in common by the co-owners.
- i) The foundation columns, girders, beams, support, main walls etc. and all the other facilities and amenities of the said premises which are intended for common use.



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**THE SCHEDULE : "D" ABOVE REFERRED TO**

**(COMMON EXPENSES)**

1. All costs of maintenance, operating, replacing, white washing painting rebuilding, reconstructing, decorating, redecorating and lighting the common parts and common portions and also the outer walls of the building and also for security of the said building.
2. The salaries of all persons employed for the same purpose.
3. The costs of cleaning and lighting the passage, landings, staircase and other parts of the building as enjoyed or used by the Purchasers in common as aforesaid.
4. All charges and deposits for supplies of common utilities.
5. Municipal taxes and other outgoing save those separately assessed on the respective flat.
6. Costs and charges of establishment for maintenance of the building and for watch and ward staff.
7. All litigation expenses appertaining to the maintenance and protection of the said building and disputes regarding claims and/or demands from the Municipality and/or other legal authorities.



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8. Capital or recurring expenditure for replacement and/or repair of such common utilities such as overhead tank, tube well pump motor and other equipment whatsoever which are or may be installed or situated in any portions of the said building.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portion and common facilities.
10. All other expenses-and outgoings as are deemed by the Association to be necessary or incidental for and regulating interest and/or the rights of the Purchasers.

**THE SCHEDULE : "F" ABOVE REFERRED TO**  
**(SPECIFICATION OF THE CONSTRUCTION)**

**TOILET :-**

- i) There will be Commode in the toilet.
- ii) Walls of the toilet of each Flats will be of glaze tiles up-to 7' height.
- iii) Floor will be of 4" Marble dado.
- iv) Toilet will be provided with conceal plumbing line with 3-in-1 mixture line with geyser point.
- v) one Basin should be provided in common toilet with one pillar cock on the basin.



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**GENERAL:-**

- i) All the internal approach roads shall be of cement concrete (Jhama) 75 mm brick boundary wall up to a height of 5 feet with both sides plastered. The building shall be provided with water pump and each flat shall have separate C.E.S.C meter and the cost will be borne by the individual flat owners which obviously does not attract the land owners.

**STRUCTURE:-**

- i) The Building is designed on R.C.C. footings and framed structure.
- ii) R.C.C. Concrete work of M-15 (1:1-1/2:3) and steel as per specification by structural Engineer in foundation, col. Beam, slab etc. Steel should be used of FE-415 grade, stone chip of  $\frac{3}{4}$  down in Col Beam and foundation and  $\frac{3}{4}$  down in slab. Sand of course type. Cement Portland (Lafarge, Ambuja, Birla Plus, Ultratech 53 grade). A through curing in all the R.C.C. works.
- iii) The shuttering work will be preferably done by ply and/or wooden planks of standard quality staging the props to be done by Sal- Balla or stout bamboo.



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- iv) The P.C.C. work should be done with 1:3:6 ratio in stone chip, sand and cement.
- v) The R.C.C. work in foundation to be made as per structural plan or necessary other type of foundation which is solely on the decision and direction of the standard Engineer.
- vi) All TMT bars will be used in the building construction are ISI mark.

**KITCHEN :-**

- i) Flooring will be provided with Vitrified Tiles.
- ii) Kitchen counter will be provided with Black stone and the wall will be fitted with glaze tiles up to 3' height from the tabletop.
- iii) Each kitchen will be provided with a stainless-steel sink and one pillar cock on the sink.

**DOORS & WINDOWS :-**

- i) Main door frame shall be of 100/75 mm of sal wood and all internal door frames shall be of 100/62 mm with one coat wood primer and two coat colour. All doors of the Flat will be made of Flash door except bathroom doors are of PVC door. All fittings such as brass (steel), Hinges, hay bolt with handle, aluminium tower bolt, door stopper, vision apparatus, lock (Godrej) shall be provided to the main door.



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- ii) All the windows will be of Aluminium sliding windows with grill with normal glass and primer coating will be provided.

**FLOOR :-**

- i) All floors except toilet and kitchen, will be finished with standard quality Vitrified Tiles finish.
- ii) Staircase will be finished with Marble.

**WALLS :-**

- i) All exterior walls will be 200 mm thick with 1.6 cement sand mortar and partition walls will be of 75 mm thick with 1.4 cement sand mortar.
- ii) All the external walls of the building will be painted with one coat cement primer and two coats snowcem and internal walls of the building to be finished with wall putty.

**WATER SUPPLY AND PUMP :-**

- i) 1 H.P. CRI Pump (complete set)
- ii) Each flat will be provided with water supply line from R.C.C. overhead tank. Overhead water tank shall be filled up by water submersible (ISI) pump fitted with the underground water reservoir for all flat.



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**ELECTRICAL :-**

- i) BED ROOM- Two light point, one fan point, one TV plug point, and 5 Amp. Power plug point will be provided in each bedroom and one AC connection point will be provided for the one bedroom only.
- ii) DRAWING ROOM- One TV plug point, two light point, one fan point, one 15 Amp. Power plug point.
- iii) KITCHEN- One light point, one exhaust fan point and one 5 Amp. Power plug point, 15 Amp power plug point.
- iv) COMMON TOILET- One light point, one exhaust fan point and one power plug point and one geyser point.
- v) ATTACHED TOILET- One light point, one exhaust fan point.
- vi) VERANDAH- one light point and one plug power point.
- vii) BALCONY- One light point.
- viii) CALLING BELL- Calling Bell line should be provided for each flat by two way switches, one at ground floor near stair room and another in front of the flat.
- ix) All switches are Anchor.

**SANITARY & PLUMBING :**

- i) All water line including concealed line inside the Toilet & Kitchen will be done with CPIC pipes and C.P. fittings. The sanitary line including rainwater pipe will be PVC make hit resistance pipe with fittings.
- ii) Bathroom inside fittings are PVC pipes and outside pipe line are Supreme or Karan. Water lines are of CPVC types.



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

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata in the presence of :-

WITNESSES :-

1. *Arindam Guha*  
Dolphin Apartment:  
Flat No- 5/4.  
Radhanagar Road.  
Asansol .Pin-713325.

1. *Jyoti Guha*
2. *Sanjay Guha*
3. *Subrata Guha*
4. *Abhabrata Guha*

2. *Subrata Saha*  
Lasker Pur, Purba Puru  
Kol. 153

**SIGNATURE OF THE OWNERS**

RAKSHIT HOUSING ASSOCIATES

*Anup Rouxhit*

Proprietor

**SIGNATURE OF THE DEVELOPER**

Drafted & prepared by me :-

As per parties instruction & information

*N. K. M. D. M.*

Advocate

Alipore Judges' Court

Kolkata-700027.

ENR No. *F/1361/2018*



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Alipore, South 24 Parganas  
- 3 MAY 2023

**MEMO OF CONSIDERATION**

**RECEIVED** on and from the within named Developer by Cash of Rs 2,00,000/- (Rupees Two lakhs) only being part consideration amount to have been paid by the Developer to the Land Owners in the manner following:

Sl.	Particulars (Date/Cheque No./Bank Details etc.)	Amount (Rs.)	
1.	CASH	2,00,000	00
	TOTAL	2,00,000	00

**SIGNED AND DELIVERED by**

Within named Land Owners

In Presence of

**WITNESSES:**

1. *Aindika Guha*  
Dolphin Apartment  
Flat No.- 5/4  
Radhanagan Road.  
Asansol Pin- 713325

1. *Jyoti Guha*  
2. *Garvit Guha*  
3. *Sukanta Guha*  
4. *Achabrata Guha*

**SIGNATURE OF THE LAND OWNERS**

2. *Sukrat Saha*  
Lankopur Purbapur  
KOL-159



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 3 MAY 2023



Thumb 1<sup>st</sup> Finger Middle Finger Ring finger Small Finger

Left hand					
Right hand					

Name .....

Signature *Jyoti Gupta*

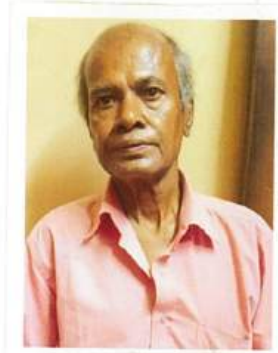


Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name .....

Signature *Uma S. Gupta*



Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name .....

Signature *Subrata Gupta*



Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name .....

Signature *Subrata Gupta*



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 3 MAY 2023



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring finger

Small Finger

Left hand					
Right hand					

Name .....

Signature *Asw. Raju*

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger



Left hand					
Right hand					

Name .....

Signature .....

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Left hand					
Right hand					

Name .....

Signature .....

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Left hand					
Right hand					

Name .....

Signature .....



**District Sub Registrar-II**  
**Alipore, South 24 Parganas**  
**- 3 MAY 2023**



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



030520232003832219

GRIPS Payment Detail

GRIPS Payment ID:	030520232003832219	Payment Init. Date:	03/05/2023 10:31:21
Total Amount:	9042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3354603527129	BRN Date:	03/05/2023 10:31:55
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ARUP RAKSHIT  
Mobile: 9123333752

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240038322208	Directorate of Registration & Stamp Revenue	9042
Total			9042

IN WORDS: NINE THOUSAND FORTY TWO ONLY.

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







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



192023240038322208

GRN Details

GRN:	192023240038322208	Payment Mode:	SBI Epay
GRN Date:	03/05/2023 10:31:21	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3354603527129	BRN Date:	03/05/2023 10:31:55
Gateway Ref ID:	CHM4850427	Method:	State Bank of India NB
GRIPS Payment ID:	030520232003832219	Payment Init. Date:	03/05/2023 10:31:21
Payment Status:	Successful	Payment Ref. No:	2001110167/1/2023
			[Query No*/Query Year]

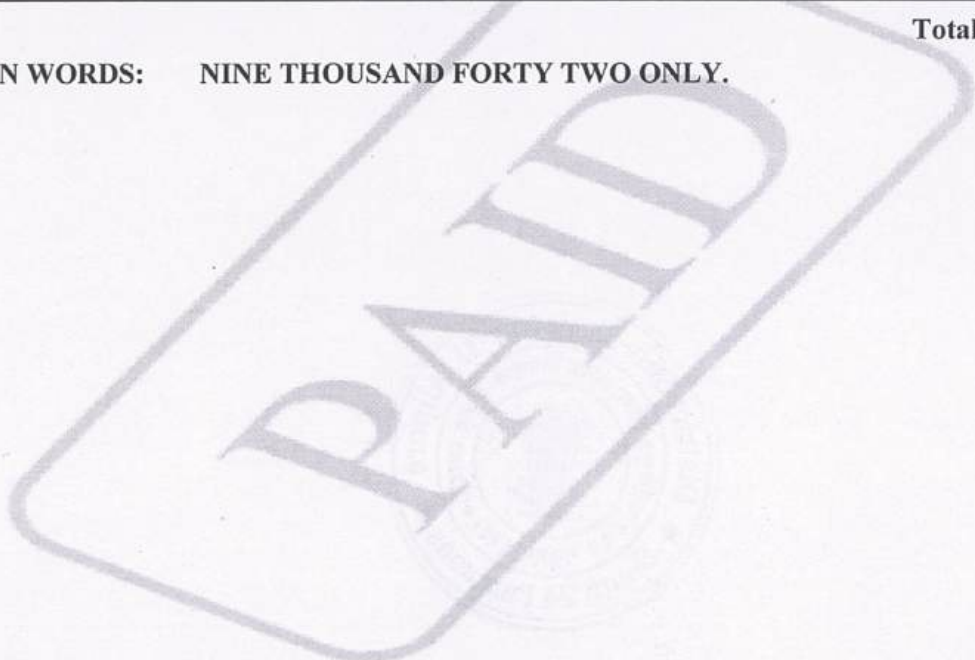
Depositor Details

Depositor's Name:	Mr ARUP RAKSHIT
Address:	5/42, BIJOYGARH, KOLKATA- 700092
Mobile:	9123333752
Period From (dd/mm/yyyy):	03/05/2023
Period To (dd/mm/yyyy):	03/05/2023
Payment Ref ID:	2001110167/1/2023
Dept Ref ID/DRN:	2001110167/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001110167/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2001110167/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	2021
<b>Total</b>				<b>9042</b>

IN WORDS: NINE THOUSAND FORTY TWO ONLY.



Govt. of West Bengal  
Directorate of Registration & Stamps  
Revenue  
CRPS Challan



Sl. No.	Particulars	Amount	Total
1	Stamp Duty	100000	100000
2	Registration Fee	50000	150000
3	Other Charges	20000	170000
Total			170000

District: Alipore  
 Sub-District: South 24 Parganas  
 Block: Alipore  
 Panchayat: Alipore  
 Village: Alipore  
 Address: Alipore, South 24 Parganas, West Bengal - 743001  
 District Registrar: Alipore  
 Sub-Registrar: Alipore  
 Date: 20/10/2023

Sl. No.	Particulars	Amount	Total
1	Stamp Duty	100000	100000
2	Registration Fee	50000	150000
3	Other Charges	20000	170000
Total			170000



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of October 2023.

District Sub-Registrar, Alipore

## Major Information of the Deed

Deed No :	I-1602-06009/2023	Date of Registration	03/05/2023
Query No / Year	1602-2001110167/2023	Office where deed is registered	
Query Date	03/05/2023 12:21:45 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nirupam Dutta Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123333752, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,93,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



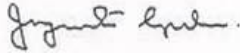


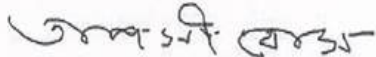


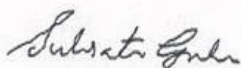
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur Central Road (Bijoygarh Colony), , Premises No: 74/5/26, , Ward No: 098 Pin Code : 700092


Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 8 Chatak	1/-	39,68,998/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>5.775Dec</b>	<b>1 /-</b>	<b>39,68,998 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	20,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>3000 sq ft</b>	<b>1 /-</b>	<b>20,25,000 /-</b>	

**Land Lord Details :**










SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr JAYANTA GUHA</b> Son of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	
DOLPHIN APARTMENT, RADHANAGAR ROAD, City:- Not Specified, P.O:- HIRAPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBxxxxxx4G, Aadhaar No: 83xxxxxxxx8477, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
2	<b>Name</b> <b>Mrs TAPASHI BOSE</b> Daughter of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	
4/4, NETAJI NAGAR, City:- Not Specified, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx9L, Aadhaar No: 82xxxxxxxx1159, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
3	<b>Name</b> <b>Mr SUBRATA GUHA</b> Son of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	
1 NO. MOHISILA COLONY, PURBA PARA, City:- Not Specified, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BJxxxxxx4N, Aadhaar No: 30xxxxxxxx4046, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mr DEBABRATA GUHA</b> Son of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 <small>03/05/2023</small>	 <small>LTI 03/05/2023</small>	 <small>03/05/2023</small>
PURBAPARA USHAGRAM, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx4D, Aadhaar No: 53xxxxxxxx9190, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				



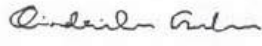
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RAKSHIT HOUSING ASSOCIATES</b> 5/17, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ADxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ARUP RAKSHIT (Presentant )</b>            Son of Mr RABINDRANATH RAKSHIT            Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office         </td> <td>   <small>May 3 2023 3:08PM</small> </td> <td>   <small>LTI 03/05/2023</small> </td> <td>   <small>03/05/2023</small> </td> </tr> </tbody> </table> <p>5/42, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6H, Aadhaar No: 31xxxxxxxx9346 Status : Representative, Representative of : RAKSHIT HOUSING ASSOCIATES (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Mr ARUP RAKSHIT (Presentant )</b> Son of Mr RABINDRANATH RAKSHIT Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office	 <small>May 3 2023 3:08PM</small>	 <small>LTI 03/05/2023</small>	 <small>03/05/2023</small>
Name	Photo	Finger Print	Signature						
<b>Mr ARUP RAKSHIT (Presentant )</b> Son of Mr RABINDRANATH RAKSHIT Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office	 <small>May 3 2023 3:08PM</small>	 <small>LTI 03/05/2023</small>	 <small>03/05/2023</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss OINDRILA GUHA</b> Daughter of Mr JAYANTA GUHA DOLPHIN APARTMENT, RADHANAGAR ROAD, City:- Not Specified, P.O:- HIRAPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 <small>03/05/2023</small>	 <small>03/05/2023</small>	 <small>03/05/2023</small>

Identifier Of Mr JAYANTA GUHA, Mrs TAPASHI BOSE, Mr SUBRATA GUHA, Mr DEBABRATA GUHA, Mr ARUP RAKSHIT

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr JAYANTA GUHA	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
2	Mrs TAPASHI BOSE	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
3	Mr SUBRATA GUHA	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
4	Mr DEBABRATA GUHA	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr JAYANTA GUHA	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft
2	Mrs TAPASHI BOSE	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft
3	Mr SUBRATA GUHA	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft
4	Mr DEBABRATA GUHA	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft

**On 03-05-2023**

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

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

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

Presented for registration at 12:50 hrs on 03-05-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ARUP RAKSHIT ,.

**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 59,93,998/-

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

Execution is admitted on 03/05/2023 by 1. Mr JAYANTA GUHA, Son of Late KANAI LAL GUHA, DOLPHIN APARTMENT, RADHANAGAR ROAD, P.O: HIRAPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Retired Person, 2. Mrs TAPASHI BOSE, Daughter of Late KANAI LAL GUHA, 4/4, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 3. Mr SUBRATA GUHA, Son of Late KANAI LAL GUHA, 1 NO. MOHISILA COLONY, PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 4. Mr DEBABRATA GUHA, Son of Late KANAI LAL GUHA, PURBAPARA USHAGRAM, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Identified by Miss OINDRILA GUHA, , , Daughter of Mr JAYANTA GUHA, DOLPHIN APARTMENT, RADHANAGAR ROAD, P.O: HIRAPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Private Service

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

Execution is admitted on 03-05-2023 by Mr ARUP RAKSHIT, PROPRIETOR, RAKSHIT HOUSING ASSOCIATES (Sole Proprietorship), 5/17, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss OINDRILA GUHA, , , Daughter of Mr JAYANTA GUHA, DOLPHIN APARTMENT, RADHANAGAR ROAD, P.O: HIRAPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,053.00/- ( B = Rs 2,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2023 10:31AM with Govt. Ref. No: 192023240038322208 on 03-05-2023, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3354603527129 on 03-05-2023, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,021/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 243791, Amount: Rs.50.00/-, Date of Purchase: 03/05/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2023 10:31AM with Govt. Ref. No: 192023240038322208 on 03-05-2023, Amount Rs: 7,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3354603527129 on 03-05-2023, Head of Account 0030-02-103-003-02



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 201471 to 201527  
being No 160206009 for the year 2023.



Digitally signed by Suman Basu  
Date: 2023.05.03 18:29:38 -07:00  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2023/05/03 06:29:38 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)