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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

65AB 870677

It is hereby certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-III
Alipore, South 24-parganas

20 JUL 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT entered in on this the 20th day of July..... Two Thousand Twenty Two (2022) by and

B E T W E E N

012624

11 MAY 2022

No. Rs 10/- Date

Name: **S. R. Das**

Advocate

Address: Alipore Police Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

ST BHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Order



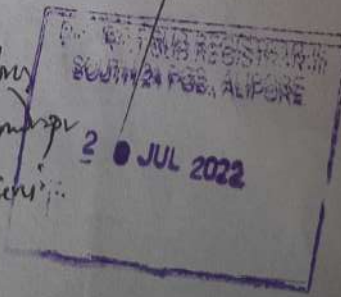
Rangst Hatri

Bo - Ranekanta Hatri

VII - Birebore, P.O. - Parelma

P.S. Egga, Dist. - Purnima

Pinn - 721447, Sripur



(1) **SRI DIPANKAR MAJUMDER**, son of Late Harendra Chandra Majumder, (**PAN.AGMPM8945Q, Aadhar No.5523 5683 1177**), by Nationality-Indian, by faith Hindu, by occupation-Service, residing at 21, Gold Park Rajdanga, P.O.-EKTP, P.S-Kasba, Kolkata-700107

(2) **SMT SIKHA ROY**, (PAN-COQPR0415C, Aadhar No.4535 7730 0702) wife of Gobinda Roy and daughter of Late Harendra Chandra Majumder, by Nationality-India, by religion - Hindu, by occupation - Housewife, residing at 91/21/D, Bose Pukur Road, P.O.-Kasba, P.S-

Kasba, Kolkata-700042, (3) **SMT. RINA SINHA**, (PAN.DEAPS0725F, Aadhar No.7538 2131 1572) wife of Alok Sinha and daughter of Late Harendra Chandra Majumder, by Nationality-India, by religion - Hindu, by occupation - Housewife, residing at Eshan Apartment, North Singatala, Post Office-and District-Malda, Pin-732101, (4) **SMT.**

SRABANTI CHAKRABORTY, wife of Goutam Chakraborty, (**PAN.BDQPC6629D, Aadhar No.2840 4143 8027**), by Nationality-Indian, by faith Hindu, by occupation-Housewife, residing at 15/1, Moore Avenue, P.O. & P.S-Regent Park, Kolkata-700040, hereinafter jointly referred to and called for the sake of brevity as the **"OWNERS"** (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

B. S. CONSTRUCTIONS, (having **PAN-AAZFB0843M**) a Partnership Firm, having its registered office at C/18, Rajdanga Nabapally, P.S.-Kasba, Kolkata-700107, represented by its Partners (1) **SMT. BEAUTY DAS**, (PAN-AKHPD8125A, Aadhar No.6289 9738 7150) wife of Sri Sagar Das, by Nationality-Indian, by faith- Hindu, by occupation-Business, residing at House No.9, Block-I, Tagore Park, Police Station-Kasba, Post office-Tiljala, Kolkata-700039 (2) **SMT. SABITA DAS**, (PAN-CHBPD9313B, Aadhar No.4799 6550 2920) wife of Sri Prasanta Das, by Nationality-Indian, by faith-

Hindu, by occupation-Business, residing at C/18, Rajdanga Nabapally, Police Station-Kasba, Post office-EKTP, Kolkata-700107, hereinafter referred to and called for the sake or brevity as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT the land measuring about 4 Cottahas be the same a little more or less together with all easement right and common facilities thereto lying and situated at Mouza-Kasba, J.L.No.13, R.S. Khatian No.915, Dag No.2528, within the limits of Kolkata Municipal Corporation Ward No.107, Police Station-Kasba, Assessee No.311071500772, Premises No.77, Rajdanga Gold Park (mailing address No.21, Gold Park), Police Station-Kasba, Kolkata-700107, is the subject matter of this agreement.

AND WHEREAS by a registered Deed of Sale dated 29.08.1973 one **Kumari Ira Nathak**, thereafter referred to as the Owner, the said Owner Sold, transferred and conveyed to and in favour of **Harendra Chandra Majumder**, the Purchaser therein, of ALL THAT the land measuring about 4 Cottahas alongwith other land be the same a little more or less together with all easement right and common facilities thereto lying and situated at Mouza-Kasba, J.L.No.13, R.S. Khatian No.915, R.S. Dag No.2528, within the limits of Kolkata Municipal Corporation Ward No.107, Police Station-Kasba, the said Sale Deed was registered in the office of the District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.128, Pages-109 to 111, being No.4749 for the year 1973.

AND WHEREAS while in possession and enjoying the said land with structure the said **Harendra Chandra Majumder** died intestate on 23.11.2010 and his wife Bela Majumder also pre

deceased on 30.01.2010 leaving behind surviving their one son namely **SRI DIPANKAR MAJUMDER** and three daughters namely **(1) SMT SIKHA ROY, (2) SMT. RINA SINHA, (3) SMT. SRABANTI CHAKRABORTY**, as his/their legal heirs and successors as per Hindu Succession Act, 1956 who became the owner of the Property left by said **Harendra Chandra Majumder** and **Bela Majumder**.

AND WHEREAS thus said **(1) SRI DIPANKAR MAJUMDER (2) SMT SIKHA ROY, (3) SMT. RINA SINHA, (4) SMT. SRABANTI CHAKRABORTY**, jointly became owners of ALL THAT the land measuring about 4 Cottahas alongwith other land be the same a little more or less together with all easement right and common facilities thereto lying and situated at Mouza-Kasba, J.L.No.13, R.S. Khatian No.915, R.S. Dag No.2528, within the limits of Kolkata Municipal Corporation Ward No.107, Police Station-Kasba, Assessee No.311071500772, Premises No.77, Rajdanga Gold Park (mailing address No.21, Gold Park), Kolkata-700107, Kolkata-700107.

AND WHEREAS for a considerable period of time the Owners have been thinking of developing the said property by demolishing existing structure in such manner as may yield them greater advantage together with providing flats or apartments for intending dwellers for their residential requirement.

AND WHEREAS the Developer herein of the knowing the intention of the owners herein, has approached the owners for development of the said premises and after detail discussions by and between the parties herein, the owners herein have agreed to appoint the Developer herein as Developer of the project and the developer herein has agreed to accept such appointment and according the owner herein do hereby appoint the developer as developer and the

developer herein do hereby accept such appointment as developer of the said project.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulations in writing such as to avoid future complication and eventually entering into this AGREEMENT. ✓

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

ARTICLE - I DEFINATIONS

In these presents unless there is something inconsistent with the subject or context:-

i) **LAND** : shall mean ALL THAT the land measuring about 4 Cottahas be the same a little more or less together with all easement right and common facilities thereto lying and situated at Mouza-Kasba, J.L.No.13, R.S. Khatian No.915, R.S. Dag No.2528, within the limits of Kolkata Municipal Corporation Ward No.107, Police Station-Kasba, Assessee No.311071500772, Premises No.77, Rajdanga Gold Park (mailing address No.21, Gold Park), Kolkata-700107, Kolkata-700107, South 24 Parganas.

ii) **BUILDING** : shall mean the proposed Ground plus Three storied building consisting of residential flats, Unit, Car parking space and other structures which the Developer hereto shall construct in or upon the said land accordingly to the sanction plan to be sanctioned by the concerned building department of the K.M.C.

iii) **SANCTIONED PLAN** : shall mean the plan for the construction of the new building and other structures to be sanctioned by the Kolkata Municipal Corporation and other authorities and shall include such modification or alteration as may be made by the developer from time to time as per building rules of the K.M.C.

iv) **THE OWNERS** : shall mean (1) Sri Dipankar Majumder, (2) Smt. Sikha Roy, (3) Smt. Rina Sinha, (4) Smt. Srabanti Chakraborty and their respective heirs, executors, administrators, legal representatives and or assign.

v) **THE DEVELOPER** : shall means **B. S. CONSTRUCTIONS, (having PAN-AAZFB0843M)** a Partnership Firm, having its registered office at C/18, Rajdanga Nabapally, P.S.-Kasba, Kolkata-700107, represented by its Partners **(1) SMT. BEAUTY DAS,** (PAN-AKHPD8125A, Aadhar No.6289 9738 7150) wife of Sagar Das, by Nationality-Indian, by faith- Hindu, by occupation-Business, residing at House No.9, Block-I, Tagore Park, Police Station-Kasba, Post office-Tiljala, Kolkata-700039 **(2) SMT. SABITA DAS,** (PAN-CHBPD9313B, Aadhar No.4799 6550 2920) wife of Sri Prasanta Das, by Nationality-Indian, by faith- Hindu, by occupation-Business, residing at C/18, Rajdanga Nabapally, Police Station-Kasba, Post office-EKTP, Kolkata-700107.

vi) **COMMON AREA AND FACILITIES** : shall include the common area and facilities of the building for the use of Owners/ Developer and all occupiers of flats of the building in the Schedule hereunder written.

vii) **OWNERS' ALLOCATION SHALL MEAN** : The Developer shall deliver or handover to the owners as **(i) Entire First Floor consisting of two flats (one measuring about 1120 Sq.ft. Super Built up Area and another measuring about 750 Sq.ft. Super Built up Area (ii) Entire third Floor consisting of two flats (one measuring about 1120 Sq.ft. Super Built up Area and another measuring about 760 Sq.ft. Super Built up Area. And (iii) Two open Car Parking Spaces on the back side of ground floor (SMT SIKHA ROY, SMT. RINA SINHA will get the said Parking spaces).**

a) **AND** the Developer has paid a sum of Rs.10,000.00 (Rupees Ten Thousand) only as advance money to the owners on signing of this agreement.

AND Developer shall pay a sum of Rs.10,000.00 to 12,000.00 per month per family/flat as cost of alternative accommodation for Srabanti Chakraborty and Dipankar Majumder's family for the period from the date of receiving the delivery of possession of the said premises from the owners till the date of delivery of khas, actual physical possession of the flats/units under owners' allocation to the owner.

viii) DEVELOPER'S ALLOCATION: shall mean remaining flat/unit/space that is **(i) Entire Second Floor (ii) Entire ground floor** together with proportionate undivided impartible share / or interest of the land together with common areas and facilities in the common building.

ix) ARCHITECT: shall mean any qualified person or persons or firm, to be appointed or nominated by the Developer at its own cost during construction of the proposed building.

x) ENCUMBRANCES: shall mean charges, liens, lispendence, claims, liabilities, trusts, demands, acquisition and requisition.

xi) SINGULAR NUMBER: shall include the plural.

xii) TIME: shall mean the period of construction which shall be completed fully for occupation by the Owner / Developer within 24 months from the date of sanction of building plan and subject to force majeure.

xiii) SALEABLE SPACE: shall mean Developer's as well as Owners' portion.

xiv) FORCE MAJEURE: shall mean flood, earthquake, storm, natural calamities, dispute in the title, delay by the KMC authority or other irresistible force or any other circumstances beyond the control of the Developer.

xv) COMMON PURPOSES: shall mean and include the purpose of maintaining the said premises and the said building in particular the common parts and meeting of the common expenses and matters relating to mutual rights and obligations of the owners of various units and common use and enjoyment thereof.

xvi) COMMON EXPENSES: shall mean the common expenses to be paid borne and / or contributed by the intending purchasers and owners in proportion to the area of their units for rendition of common services.

xvii) COMMON PARTS AND PORTIONS: shall mean and include, staircase, water tank roof and other facilities whatsoever required

for maintaining and / or management of the building to be determined by the Developer at the time for making over of the possession of the unit subject to the approval of owner.

ADVOCATE TO THE PROJECT : shall be appointed by both the parties mutually.

ARTICLE - II : DEVELOPMENT

The developer at its sole responsibility and absolute liabilities herein shall develop the said premises at its own cost & risk and expenses on the terms herein agreed and in the manner as follows :-

- 1) By obtaining necessary sanctions and / or permission from the Kolkata Municipal Corporation and other appropriate environment Department and authorities.
- 2) By erecting and / or constructing the said building in or upon the said vacant land.
- 3) By retaining /selling /transferring or otherwise disposing of the Developer's allocation in favour of the intending buyers of flat and other space of the building and also to receive, realize, recover and appropriate the proceed.
- 4) That being fully satisfied about the marketable title and possession of the Owners, the Developer herein has entered into this agreement with the Owners. If any defect in respect of title and possession of the owners be transpire the Owners will rectify the same at the cost of the owners.
- 5) The Owners have also represented that to the best of their knowledge the said premises is not affected by the provision of Urban Land (Ceiling and Regulation Act, 1976).
- 6) The Owners shall keep the title deeds in respect of the premises in their custody and they shall provide the copies of the same to the Developer on accountable receipt and so allow inspections and to

take copies or to take extract of the title deeds to the Developer and / or its nominees or its solicitors as and when required at the cost of Developer.

7) That the Owners agreed that after execution of this agreement, owner shall not in any manner encumber, mortgage sale, transfer let out or otherwise deal with or dispose of the said premises or portion thereof within the stipulated period of 24 months except in the manner as expressly provided.

8) The Owners hereby also undertake that the Developer shall be entitled to construct the said building on the said premises and to retain and enjoy the Developer's allocation therein without any interruption or interruptions from the Owners or any person or persons claiming under the owners.

9) The Developer undertake to construct the building in accordance with the building plan to be sanctioned by the KMC and undertakes to pay damages penalties and / or compounding fees payable to the authority or authorities concerned relating to any deviation of the plan.

10) In carrying out the said development work and / or construction of the said building herein the Developer shall keep the Owners indemnified from and against all third party claims or compensations.

ARTICLE - III : EXPLORATION RIGHT

1) The Developer in consultation with the Owners shall be entitled to cause all such changes from time to time or modifications to be made in the places as shall be required by the Kolkata Municipal Corporation or the Government or any authority as aforesaid or to comply with such sanction, permission, clearance and approval as aforesaid, all costs, expenses and payment required for the preparation and sanction of the plan shall be paid and borne by the

Developer for peaceful start & completion of the construction as per K.M.C. Sanctioned plan.

ARTICLE-IV : DEVELOPERS / BUILDERS:

The Developer shall at its own cost construct the building in or upon the said land portion thereof in accordance with the sanctioned plan without any hindrance or disturbance by or behalf of the owners or any person claiming under them. The Developer shall ensure that the building to be constructed with Class-I standard materials.

2) The Developer shall be entitled to use the name of the Owner to apply for obtaining quota entitlements for cement, steel, bricks and other building materials as may be required for the construction of the said building.

3) The Developer shall be entitled to at its own cost to apply for and obtain temporary and / or permanent connection of water sewerage, electricity power telephone and / or gas to the building and other public utilities and facilities to the said premises and / or the said building in its own costs and or its nominees as it shall think proper. The Owner shall sign, execute and deliver all papers and applications and approval enabling the developer to obtain such public utility services and facilities.

4) The Developer undertake to complete the construction of the building within 24 months from the sanction of the building plan.

5) The Owners will execute a Registered General Power of Attorney in favour of the Developer authorizing the said Attorney to construct the building and to enter into agreement for sale of the Developer's allocation, execute Deed of Conveyance, appoint Architects, Engineer, Contractor, Agents etc. and to represent the Owner before the Kolkata Corporation, Kolkata Development Authority, Kolkata

Police, Fire Brigade or any other authority or authorities and to sign any application scheme, maps, any other drawing or any other writings, representations in that behalf and to appear before the authority or authorities.

6) After the completion of the proposed building in the manner aforesaid the Owner shall as and when required by the Developer and / or Purchasers, execute and register conveyance together with undivided interest and title in the allotted portion of the developer in the said land in favour of the Purchaser.

ARTICLE : V CONSIDERATION & SPACE ALLOCATION :

1) In consideration of the above agreement Developer shall be entitled to develop the building at his own cost.

2) The Developer shall pay all arrear taxes and all expenses to be incurred towards sanction of the plan including the expenses towards the fees of the Architect, soil testing and expenses cost of boundary walls etc. whatsoever shall become necessary for the purpose of construction of the building.

OWNER'S ALLOCATION SHALL MEAN: AS MENTIONED EARLIER.

Together with the right of the common space to be spared subject to grant and received of the common facilities and grant easement right to the prospective purchaser and / or owners including the Developer.

THE OWNERS shall be entitled to transfer or dispose of their own allocation in the building along with the proportionate undivided common facilities / amenities available to the said building to be

constructed with the exclusive right to deal with and enter into any agreement or sell of Owner's portion of flat/area.

ARTICLE-VI COMMON RIGHTS AND OBLIGATION

1) The Developer shall solely bear and pay all rates and taxes & paybles and clear electric bills in respect of the said premises till the date of delivery of khas, actual physical possession of the flats/units car parking spaces and other constructed spaces under owners' allocation is delivered by the Developer to the owners in fully habitable condition.

2) As soon as the said building is completed, the Developer shall give written notice to the Owners to take possession of the Owner's allocation in the said building only from the date of delivery and at all times thereafter the owners shall be exclusively responsible for payment of all taxes or property taxes and outgoings and composition whatsoever (hereinafter for the same of brevity collectively referred to as "the said taxes") payable in respect of the said owner's allocation similarly as and from the said date the Developer shall be responsible for the said rates payable in respect of the Developer's allocation. The said rates if & when levied on the building as a whole then and in such an event it shall be appropriate on prorate basis.

3) That within 15 days from the date of taking possession by the Owners or their nominee / nominees as the case may be shall also responsible to pay on demand to the Developer or his nominee or nominees or the association of flat owners and other space owners, the service charges for the common utilities in the building payable in respect of the owners allocation. The said charges shall include premium for the insurance of the building, water, fire and scavenging charges, and taxes, lights sanitation and operation, repair and renewals security guards salary and management of the

common facilities, including replacement repair and maintenance charges and expenses for the building and all of common wiring pipes electric pumps motors and other electrical installations appliances and equipment stair ways, corridors, lift shaft green park way and other common facilities whatsoever including creating of sinking funds similarly as and from the said date the Developer or his nominees or Purchaser of flat and other spaces out of Developer's allocation shall also be responsible to pay and bear and shall forthwith pay the proportionate share in terms and on the same basis of Sub-Clause (ii) hereinabove the service charges for the facilities in the building payable to the owner's Association, if created.

ARTICLE - VII : MISCELLANEOUS:

1) The Owners and the Developer have entered into the agreement purely on a principal to principal basis & nothing state in herein shall be deemed or constructed a Joint Venture between the owners and the Developer nor shall the Developer and the Owners in any manner constituted an association of persons. Each party shall keep the other party indemnified for and against the same.

2) THE OWNERS: or Developer as the case may be shall not be considered to be in breach of any obligation hereinunder to the extent that the performance in the relative obligation is prevented by the existence of a force majeure shall be suspended for the duration of the force majeure. Force majeure shall mean irresistible.

3) COMPULSION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE: flood, earth quake, riot, war, severe abnormal storm, tempest civil commotion state wide strike and any other act beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

4) BE IT specifically mentioned here that the Developer shall deliver the vacant peaceful possession of the owners' allocation to be constructed strictly as per specification mentioned herein schedule below to the owners within 24 months from the date of sanction of building plan. And the building plan to be sanctioned by the building department of KMC must be approved and/or permitted and/ or sanctioned within 100 days from the date of execution of this agreement and/or getting all the relevant papers and/or documents of the said land from the Owners, whichever is later, from the concern authority otherwise this agreement will stand ifsofacto cancelled and/or terminated due to that default from the part of the Developer.

5) If the construction work stop or legitimate the developer can not proceed the development work due to any legitimate dispute arising due to any act or omission of the owners, the developer shall entitle to claim damage for the same from the owner or solve the problem by the developer with owner's cooperation and at the cost of the owner.

6) In case of any dispute or question arising between the parties hereto with regard to this Agreement and / or work relating thereto the same shall be referred to appropriate court in Kolkata and / or South 24-parganas Jurisdiction only.

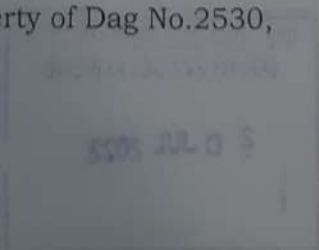
7) Be it noted that by this development agreement and the related development power of attorney, the developer shell only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without 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 owner and the developer in anyway. This clause shall have overriding effect to any written in this document in contrary to this clause.

✓ THE FIRST SCHEDULE ABOVE REFERRED TO
(The said land)

ALL THAT Ground plus three storied building to be constructed on the piece and parcel of land measuring about 4 Cottahas alongwith other land be the same a little more or less together with all easement right and common facilities thereto lying and situated at Mouza-Kasba, J.L.No.13, R.S. Khatian No.915, R.S. Dag No.2528, within the limits of Kolkata Municipal Corporation Ward No.107, Police Station-Kasba, Assessee No.311071500772, Premises No.77, Rajdanga Gold Park (mailing address No.21, Gold Park), Kolkata-700107, Kolkata-700107, South 24 Parganas, said property free from all sorts of encumbrances, claims, demands, hindrances, liens, debts, dues, attachments, lispendenses, charges, acquisitions and requisitions whatsoever and howsoever without any interference, obstruction and objection whatever from any person whomsoever, manner and corner whatsoever and howsoever. Butted and bounded:-

ON THE NORTH : 20, Feet wide KMC Road,
ON THE SOUTH : Property of Dag No.2529,
ON THE EAST : Property of Dag No.2529,
ON THE WEST : Property of Dag No.2530,



**✓ THE SECOND SCHEDULE ABOVE REFERRED TO :
(OWNER'S ALLOCATION)**

a) The Owners shall be entitled to **(i) Entire First Floor consisting of two flats (one measuring about 1120 Sq.ft. Super Built up Area and another measuring about 750 Sq.ft. Super Built up Area (ii) Entire third Floor consisting of two flats (one measuring about 1120 Sq.ft. Super Built up Area and another measuring about 760 Sq.ft. Super Built up Area. And (iii) Two open Car Parking Spaces on the back side of ground floor** together with proportionate undivided impartible share / or interest of the land together with common areas and facilities in the common building.

b) **AND** the Developer has paid a sum of Rs.10,000.00 (Rupees Ten Thousand) only as advance money to the owners on signing of this agreement.

AND Developer shall pay a sum of Rs.10,000.00 to 12,000.00 per month per family/flat as cost of alternative accommodation for Subrata and Dipankar's family for the period from the date of receiving the delivery of possession of the said premises from the owners till the date of delivery of khas, actual physical possession of the flats/units under owners' allocation to the owner.

**✓ THE THIRD SCHEDULE ABOVE REFERRED TO :
(DEVELOPER'S ALLOCATION)**

The Developer shall be entitled to get mean remaining flat/unit/space area after providing owners' allocation i.e. **(i) Entire Second Floor (ii) Entire ground floor**, together with proportionate

undivided impartible share / or interest of the land together with common areas and facilities in the common building. ✓

**THE FOURTH SCHEDULE ABOVE REFERRED TO :
(SPECIFICATION)**

COMPLETION TIME	24 (Twenty Four) months from the date of sanction of Building plan.
FOUNDATION	R.C.C. foundation and framed structure from ground floor to top floor
CEMENT	Ambuja L.T. ACC
WALL	All external walls will be 8" thick with cement plastering, interior walls 3" thick and will be furnished with putty and outside wall will be snowcem paint.
DOORS	Wooden Frame (wood) will be used for all doors and phenol bond Commercial ply flush door will be provided, main door will be wooden.
WINDOWS	All windows Aluminium with grill/ Grill windows & Fibre
FLOORS	Vertified Flooring
TOILET & SANITERY FITTINGS	Tiles and wall tiles (glazed tiles) white unto 84" from floor level, one Indian type commode, 1(one) Europium Type Commode and Geyser point toilet with shower. All sanitary fittings will be of Iron pipe concealed arrangements. All the cistern, pan / commode will be of white and outside all pipe (water and soil pipe) PVC will be provided. Microwave and chimney point also to be provided and one Mix geyser point.
ELEXTRICAL	Concealed copper wiring for SAMP (light, fan

	and plug) 5 amps. Each in master bedroom, kitchen, hall, T.V. refrigerator and calling bell. All electrical materials will be of all wire Havells. Adequate outlet sockets will be provided. Separate meter for each flat extra cost by the party. # 3 light points, two fan points and one plug points (15 amp) Drawing and Dinning. # One fan point, 3 light points and plug (5 amps) points in master bed room, A/c point. # Two light point and one plug point (15 amp) toilet and kitchen.
KITCHEN	One kitchen black stone sink, one tap on the sink, one tap under the kitchen slab, Granite kitchen top 3' height tiles on the kitchen slab / marble floor
EXTRA WORK	Any extra work other than out specification shall be charged extra as decided by our Engineer and such amount shall be deposited before the execution of work.
TAXES	Taxes or any other consolidated demand is made for the land / building as a whole the same to be paid by the purchaser proportionate to area of apartment
REGISTRATION	All cost of registration of flat to be paid by the buyer only

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands and seals the day month and year first above written:

SIGNED SEALED AND DELIVERED

by the **OWNERS/EXECUTANTS** and

DEVELOPER/ACCEPTANT

at Kolkata in presence of ..

1. *Apurba Brota Roy*
Adv.
High Court, Cal.

1. *Dipankar M...*

2. *Sikha Roy*

3. *Rina Sinha*

4. *Prabanti Chatterjee*

OWNERS

2. *Rajit Hata.*
10, old Fort-Live Street
Kolkata-70001,

B. S. Constructions
Beauty Das
Partner

B. S. Constructions
Salim Das
Partner

DEVELOPER

Drafted By,

Apurba Brota Roy

MR. APURBA BROTA ROY,
Advocate,
High Court, Calcutta,
Enrolment No.1299/2002

MEMO OF CONSIDERATION

RECEIVED with thanks from the above named Developer a sum of Rs.10,000.00 (Rupees Ten Thousand) only as advance as stated earlier in respect of land /Property at Premises No.77, Rajdanga Gold Park, Kolkata-700107.

MEMO

1. Received by Cash

Rs.10,000.00

Total

Rs.10,000.00

1. *Siprona Singh*

2. *Sikha Roy*

3. *Rina Sinha*

4. *Soabanti Chakraborty*

OWNERS

Witness:

1. *Arjun Boral Roy*

2. *Rajot Hathi*

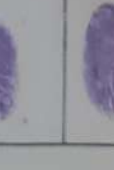
Specimen Form for Ten Finger Prints

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

Signature : Sipnoida My

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

Signature : Sikha Roy

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

Signature : Rina Saha

Specimen Form for Ten Finger Prints

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

Signature : Soabanti Chakraborty

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

Signature : Beauty Des

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

Signature : Saliba Das



ভারত সরকার

Government of India



রঞ্জিত হাতি

RANJIT HATI

পিতা - রামকান্ত হাতি

Father: Ramakanta Hati

জন্মতারিখ/DOB: 02/05/1987

পুরুষ / Male



4175 0018 7415

আধার - সাধারণ মানুষের অধিকার



প্রকাশনা, পাচরোল, বিনম্বড়া, মীডরোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

ভারত সরকার, প্রাধিকরণ

Address: PANCHROL,
Bibara, Panchrol, East
Midnapore, West Bengal,
721447

4175 0018 7415



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-11044/2022	Date of Registration	20/07/2022
Query No / Year	1603-2002135576/2022	Office where deed is registered	
Query Date	14/07/2022 3:06:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Apurba Brota Roy High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433882208, 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 : 10,000/-]		
Set Forth value	Market Value		
Rs. 100/-	Rs. 1,80,67,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,031/- (Article:48(g))	Rs. 153/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

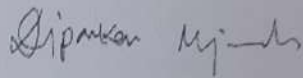
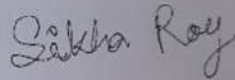
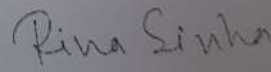
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Gold Park North, , Premises No: 77, , Ward No: 107 Pin Code : 700107

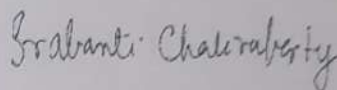
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha		1,80,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	0 /-	180,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	100/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	100 /-	67,500 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Dipankar Majumder Son of Mr Harendra Chandra Majumder Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
15/1, Moore Avenue (Vivekananda Nagar), City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx5Q, Aadhaar No: 55xxxxxxxx1177, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				
2	Smt Sikha Roy Wife of Mr Gobinda Roy Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
91/21/D, Bose Pukur Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: COxxxxxx5C, Aadhaar No: 45xxxxxxxx0702, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				
3	Smt Rina Sinha Wife of Mr Alike Sinha Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
Eshan Apartmenr, Block/Sector: North Singatala, City:- Not Specified, P.O:- Malda, P.S:-Malda, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DExxxxxx5F, Aadhaar No: 75xxxxxxxx1572, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Srabanti Chakraborty Wife of Mr Goutam Chakraborty Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office			
20/07/2022	LTI 20/07/2022	20/07/2022	

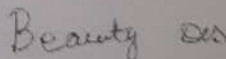
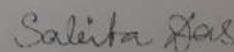
15/1, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx9D, Aadhaar No: 28xxxxxxxx8027, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022
, Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	B. S. CONSTRUCTIONS C/18, Rajdanga Nabapally, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

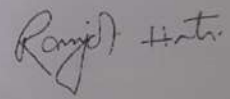
Representative Details :

Representative Details .

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Beauty Das (Presentant) Wife of Mr Sagar Das Date of Execution - 20/07/2022, , Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office			
	Jul 20 2022 12:01PM	LTI 20/07/2022	20/07/2022	
Block-I, House No.9, Tagore Park,, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx5A, Aadhaar No: 62xxxxxxxx7150 Status : Representative, Representative of : B. S. CONSTRUCTIONS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Smt Sabita Das Wife of Mr Prasanta Das Date of Execution - 20/07/2022, , Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office			
	Jul 20 2022 12:07PM	LTI 20/07/2022	20/07/2022	

C/18, Rajdanga Nabapally, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CHxxxxxx3B, Aadhaar No: 47xxxxxxxx2920 Status : Representative, Representative of : B. S. CONSTRUCTIONS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Hati Son of Mr Ramakanta Hati Village Billbara, City:- Not Specified, P.O:- Panchrol, P.S:-Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			
	20/07/2022	20/07/2022	20/07/2022
Identifier Of Shri Dipankar Majumder, Smt Sikha Roy, Smt Rina Sinha, Smt Srabanti Chakraborty, Smt Beauty Das, Smt Sabita Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dipankar Majumder	B. S. CONSTRUCTIONS-1.65 Dec
2	Smt Sikha Roy	B. S. CONSTRUCTIONS-1.65 Dec
3	Smt Rina Sinha	B. S. CONSTRUCTIONS-1.65 Dec
4	Smt Srabanti Chakraborty	B. S. CONSTRUCTIONS-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dipankar Majumder	B. S. CONSTRUCTIONS-25.00000000 Sq Ft
2	Smt Sikha Roy	B. S. CONSTRUCTIONS-25.00000000 Sq Ft
3	Smt Rina Sinha	B. S. CONSTRUCTIONS-25.00000000 Sq Ft
4	Smt Srabanti Chakraborty	B. S. CONSTRUCTIONS-25.00000000 Sq Ft

On 20-07-2022

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 11:49 hrs on 20-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Beauty Das ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,80,67,500/-

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

Execution is admitted on 20/07/2022 by 1. Shri Dipankar Majumder, Son of Mr Harendra Chandra Majumder, 15/1, Road: Moore Avenue (Vivekananda Nagar), , P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 2. Smt Sikha Roy, Wife of Mr Gobinda Roy, 91/21/D, Road: Bose Pukur Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 3. Smt Rina Sinha, Wife of Mr Alike Sinha, Eshan Apartmenr, Sector: North Singatala, P.O: Malda, Thana: Malda, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession House wife, 4. Smt Srabanti Chakraborty, Wife of Mr Goutam Chakraborty, 15/1, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr Ranjit Hati, , , Son of Mr Ramakanta Hati, Village Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-07-2022 by Smt Beauty Das, Partner, B. S. CONSTRUCTIONS (Partnership Firm), C/18, Rajdanga Nabapally, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Ranjit Hati, , , Son of Mr Ramakanta Hati, Village Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-07-2022 by Smt Sabita Das, Partner, B. S. CONSTRUCTIONS (Partnership Firm), C/18, Rajdanga Nabapally, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Ranjit Hati, , , Son of Mr Ramakanta Hati, Village Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 153/- (B = Rs 100/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/07/2022 8:48PM with Govt. Ref. No: 192022230073553428 on 14-07-2022, Amount Rs: 121/-, Bank: SBI EPay (SBIEPay), Ref. No. 7391959995328 on 14-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10/-, by
online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 870677, Amount: Rs.10/-, Date of Purchase: 11/05/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/07/2022 8:48PM with Govt. Ref. No: 192022230073553428 on 14-07-2022, Amount Rs: 40,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 7391959995328 on 14-07-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 397703 to 397733

being No 160311044 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.07.20 17:42:20 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/20 05:42:20 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)