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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-Register-111  
Alipore, South 24-pargana

: 6 OCT 2023

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 06<sup>th</sup> day of October,  
Two Thousand Twenty Three (2023);

BETWEEN

15 SEP 2023

11633

No..... ₹ 100/- Date.....

Name :..... Sudip Kumar Bhaumik (adv.)

Address :..... CMM Court, Calcutta....

Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipore Police Court, Kot-27



Shivashonder Dutta.

S/o- Sri Shyamal Dutta.

Alipore Police Court,

Kot-27.



(1) **SRI MRINAL KANTI DAS (PAN ADRPD7785K) (AADHAR 4308 8415 4403)** son of Late Manindra Chandra Das, by nationality: Indian, by religion: Hindu, by occupation: Retired, residing at 150, Ramkrishnanagar, P.O. Laskarpur, P.S:- formerly Sonarpur now Narendrapur,, Kolkata - 700153, District – South 24 Parganas, (2) **SRI MANASH DAS, (PAN ADLPD1443L) (AADHAR 5015 5927 5803)** son of Late Manindra Chandra Das, by nationality: Indian, by religion: Hindu, by occupation: Service, residing at 150, Ramkrishnanagar, P.O. Laskarpur, P.S:- formerly Sonarpur now Narendrapur,, Kolkata - 700153, District – South 24 Parganas,, (3) **SMT. RITA DAS (PAN BZVPD1493B) (AADHAAR No. 6752 8417 2507)** wife of Sri Mihir Baran Das, by nationality: Indian, by religion: Hindu, by occupation: Housewife, residing at 150, Ramkrishnanagar, P.O. Laskarpur, P.S:- formerly Sonarpur now Narendrapur,, Kolkata - 700153, District – South 24 Parganas, (4) **SMT. PURABI BAGCHI (PAN AILPB9696E) (AADHAAR No. 9080 9936 2137)** wife of Late Gautam Bagchi, by nationality: Indian, by religion: Hindu, by occupation: Housewife, residing at 150, Ramkrishnanagar, P.O. Laskarpur, P.S:- formerly Sonarpur now Narendrapur,, Kolkata - 700153, District – South 24 Parganas, hereinafter collectively called and referred to as the “OWNERS” which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, nominees, assigns, executors, and administrators) of the **FIRST PART**.

**AND**

**M/S ANWESHA CONSTRUCTION**, a proprietorship firm having its registered office at 83, Ramakrishna Nagar, P.O Garia, P.S. Basdroni, Kolkata – 700084, District – South 24 Parganas, represented by its proprietor **SRI SANTANU KUNDU (PAN AIBPK2294F) (AADHAAR No. 6873 8404 5218)**, son of Late Chandi Charan Kundu, By Nationality – Indian, By Religion: Hindu, By Occupation: Business, residing at 83, Ramakrishna Nagar, P.O Garia, P.S. Basdroni, Kolkata – 700084, District – South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, assigns, nominees, executors, administrators and change in office) of the **SECOND PART**.

**WHEREAS** one Sanjay Sardar, Jumman Sardar and Nagen Sardar were the Owners and occupier of ALL THAT piece and parcel of Bastu land measuring about 05 Cottah 08 Chitak be the same or little more or less marked as plot no ‘3’ lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, under P.S. Sonarpur, District: South 24 Parganas.

**AND WHEREAS** while seized possessed and in occupation of the aforesaid land Sanjay Sardar, Jumman Sardar and Nagen Sardar being the Owners and occupier, sold/conveyed/transferred the aforesaid 05 Cottah 08 Chitak land unto and in favour of Manindra Chandra Das by executing a Bengali Saaf Bikroy Kobala dated 28<sup>th</sup> February, 1973 which was registered at the office of the District Registrar, 24 Parganas and recorded as Book No. I, Volume No. 41, Pages from 170 to 176, being No. 978 for the year 1973.



**AND WHEREAS** after purchase, Manindra Chandra Das mutated his name in the records of the Block Land and Land Reforms Office, Sonarpur and also assessed his name before the concerned authority of the Rajpur Sonarpur Municipality being Assessment No. 1104302041379 and allotted Holding No. 150 against the aforesaid land and thereafter Manindra Chandra Das constructed an one storied building on the aforesaid land and started residing there.

**AND WHEREAS** while seized possessed the aforesaid land together with one storied structure standing thereon, Manindra Chandra Das died intestate on 14<sup>th</sup> November, 2015 leaving behind his wife Smt. Renuka Das and Three sons namely Mihir Baran Das, Mrinal Kanti Das and Manash Das as per the Hindu Succession Act, 1956 and the Dayabhaga School Hindu Law by which he was governed till his death.

**AND WHEREAS** after demise of Manindra Chandra Das, his above named legal heirs become the joint Owners of ALL THAT piece and parcel of Bastu land measuring about 05 Cottah 08 Chitak be the same or little more or less marked as plot no '3' together with 480 sq.ft. one storied structure standing thereon, lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, under P.S. Sonarpur, District: South 24 Parganas.

**AND WHEREAS** Smt. Renuka Das, Sri Mihir Baran Das, Sri Mrinal Kanti Das and Sri Manash Das were the joint Owners each one having 1/4<sup>th</sup> undivided share of the said property having land area measuring about 05 Cottah 08 Chitak i.e each 1/4<sup>th</sup> shareholder individually is now the Owners of 990 sq.ft land area together with undivided 1/4<sup>th</sup> share of the structure standing thereon measuring about 480 sq.ft i.e. each 1/4<sup>th</sup> shareholder individually is now the Owners of 120 sq.ft of the structure standing thereon.

**AND WHEREAS** after becoming the Owners of their respective share of the land area, Smt. Renuka Das, Sri Mihir Baran Das, Sri Mrinal Kanti Das and Sri Manash Das mutated their name in the L.R. Record of Rights at the office of the B.L & L.R.O, Sonarpur and allotted L.R. Khatian Nos. 3368, 3370, 3367, 3369 respectively and were enjoying the aforesaid land free from all encumbrances whatsoever in nature.

**AND WHEREAS** thereafter Smt. Renuka Das, out of natural love and affection gifted her undivided share of land measuring about 990 sq.ft together with 120 sq.ft undivided share in respect of structure standing thereon lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, under P.S. Sonarpur, District: South 24 Parganas, unto and in favour of Sri Mrinal Kanti Das by executing a 'Deed of Gift' dated 12<sup>th</sup> day of May, 2023, followed by 'Deed of Declaration' dated 16.06.2023 which were registered at the office of D.S.R-IV, South 24 Parganas and recorded as Book No-I, Volume No 1604-2023, Pages from 165219 to 165239 being No 160405788



for the year 2023 and Book No-I, Volume No 1604-2023, Pages from 220614 to 220625 being No 160407385 for the year 2023 respectively.

**AND WHEREAS** by virtue of the aforesaid transfer Sri Mrinal Kanti Das become the Owners of undivided 1980 sq.ft of land equivalent to 02 Cottah 12 Chitak of land together with 240 sq.ft structure standing thereon in respect of the property lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, under P.S. Sonarpur, District: South 24 Parganas and later mutated his name in the L.R. Record of Rights and allotted L.R. Khatian No. 3367.

**AND WHEREAS** Sri Mihir Baran Das, out of natural love and affection also gifted his undivided share of land measuring about 990 sq.ft together with 120 sq.ft undivided share in respect of structure standing thereon lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, under P.S. Sonarpur, District: South 24 Parganas, unto and in favour of his wife Smt. Rita Das by executing a 'Deed of Gift' dated 12<sup>th</sup> day of May, 2023 followed by 'Deed of Declaration' dated 16.06.2023 which were registered at the office of D.S.R-IV, South 24 Parganas and recorded as Book No-I, Volume No 1604-2023, Pages from 165501 to 165522 being No 160405789 for the year 2023 and Book No-I, Volume No 1604-2023, Pages from 220626 to 220637 being No 160407386 for the year 2023 respectively.

**AND WHEREAS** by virtue of the aforesaid transfer Smt. Rita Das become the Owners of undivided 990 sq.ft of land equivalent to 01 Cottah 06 Chitak of land together with 120 sq.ft structure standing thereon in respect of the property lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, under P.S. Sonarpur, District: South 24 Parganas and later mutated her name in the L.R. Record of Rights and allotted L.R. Khatian No. 3424.

**AND WHEREAS** Sri Manas Das also mutated his name in respect of his share of land in the L.R. Record of Rights and allotted L.R. Khatian No. 3369.

**AND WHEREAS** thus Sri Mrinal Kanti Das, Sri Manash Das and Smt. Rita Das together become the joint Owners of ALL THAT piece and parcel of Bastu land measuring about 05 Cottah 08 Chitak be the same or little more or less marked as plot no '3' together with 480 sq.ft. one storied structure standing thereon, lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, L.R. Dag No. 612, L.R. Khatian Nos. 3367, 3369, 3424, under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 150.



**AND WHEREAS** Smt. Purabi Bagchi, the Owners number 4 herein is the Owners of 01 Cottah 13 Chitak 10 sq.ft. be the same or little more or less situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 576, R.S. Dag No. 91, L.R. Khatian No. 3397, under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30, which was previously owned by one Sri Montu Sardar, who died intestate leaving his two sons namely Nagen Sardar and Sri Khagen Sardar and by virtue of Hindu Law of Inheritance, after demise of Montu Sardar, his two sons Nagen Sardar and Sri Khagen Sardar become the Owners of the total land owned by Montu Sardar measuring about 42 Decimal.

**AND WHEREAS** after demise of Montu Sardar, his son Nagen Sardar become Owners of  $\frac{1}{2}$  share of 42 decimal of land which is equivalent to 21 decimal and while seized possessed his share of land owned by way of inheritance, Nagen Sardar gifted/ conveyed /transferred his land unto and in favour of his son Sanjay Sardar by executing a 'Deed of Gift' dated 11.12.1972, which was registered at the office of A.D.S.R Sonarpur, South 24 Parganas and recorded as Book No-I, Volume No 52, Pages from 103 to 106 being No 3899 for the year 1972.

**AND WHEREAS** while seized possessed the aforesaid 21 decimal of land, Sanjay Sardar sold conveyed transferred 05 Cottah 05 Chitak 20 sq.ft. out of 21 decimal of land unto and in favour of Sri Rabindra Nath Gupta by executing a Bengali Deed of sale dated 28.02.1973, which was registered at the office of A.D.S.R Sonarpur, South 24 Parganas and recorded as Book No-I, Volume No 31, Pages from 157 to 162 being No 976 for the year 1973.

**AND WHEREAS** while seized possessed the aforesaid land measuring about 05 Cottah 05 Chitak 20 sq.ft., Sri Rabindra Nath Gupta gifted a 01 Cottah 13 Chitak 10 sq.ft out of 05 Cottah 05 Chitak 20 Sq.ft unto and in favour of Purabi Bagchi, the Owners No. 4 herein and by virtue of the aforesaid gift Smt. Purabi Bagchi, become the sole and absolute Owners of ALL THAT piece and parcel of land measuring about 01 Cottah 13 Chitak 10 sq.ft. be the same or little more or less situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 576, R.S. Dag No. 91, L.R. Khatian No. 3397, under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30.

**AND WHEREAS** after the aforesaid transfer by way of gift, Smt. Purabi Bagchi mutated her name in respect of the aforesaid 01 Cottah 13 Chitak 10 sq.ft land in office of the Block Land and Land Reforms Officer, Sonarpur and allotted L.R. Khatian No 3397.

**AND WHEREAS** thereafter all the Owners herein amalgamated their land by executing a Deed of Amalgamation dated 06/10/2023 which was registered at the office of the D.S.R. III, South 24 Parganas and recorded as Book No-I, Volume No           , Pages from            to            being No 15855 for the year 2023.

Santam Kundu



**AND WHEREAS** by virtue of the aforesaid deed of amalgamation, the Owners no. 1 to 4 become the joint Owners of **ALL THAT** piece and parcel of Bastu land measuring about 07 Cottah 05 Chitak 10 sq.ft. be the same or little more or less, lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, L.R. Dag No. 612, 611, L.R. Khatian Nos. 3367, 3369, 3424 AND 3397 under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 150, which is hereinafter referred to as the 'said property' and which is more fully and particularly described in the First Schedule hereunder.

**AND WHEREAS** the Owners herein are well seized possessed and sufficiently entitled to the said property and enjoying the said property free from all encumbrances whatsoever in nature.

**AND WHEREAS** now for better accommodation purpose the Owners herein jointly decided to develop the said property by erecting a Multi-storied Residential / Commercial building on a joint venture basis with a Developer having wide experience in the business of Development.

**AND WHEREAS** knowing the aforesaid intention of the Owners, the second part herein **M/S ANWESHA CONSTRUCTION**, , a proprietorship firm having its registered office at 83, Ramakrishna Nagar, P.O Garia, P.S. Basdroni, Kolkata - 700084, District - South 24 Parganas, represented by its proprietor **SRI SANTANU KUNDU** son of Late Chandi Charan Kundu, being the Developer approached by the Owners for construction of a G + Three storied building, consisting of several flats in each Floor and car parking spaces office spaces in the Ground floor on the said property and after satisfying the terms and conditions, the above said Developer and the Owners have agreed to execute a Development Agreement followed by Development Power of Attorney to carry on the aforesaid joint venture project further.

**AND WHEREAS** on or before execution of this agreement the above said Owners have represented and assured the Developer as under:

1. That the owners are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all that the said property morefully described in the First Schedule herein below written. The Owners further declare that they have full and absolute authority and there is no legal bar or otherwise to enter upon this Agreement.
2. That the said Owners declared that the said property measuring 07 Cottah 05 Chitak 10 sq.ft. be the same or little more or less, lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, L.R. Dag No. 612, L.R. Khatian Nos. 3367, 3369, 3424 and 3397, under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 150, are mutated in the name of the Owners and the Owners



shall produce the mutation certificate along with the paid up tax bills to the developer as and when will it be necessary.

3. Excepting the above named owners, there is no one else who has got any right, title, interest, claim or demand in any nature whatsoever and/or howsoever over the said property referred to as First Schedule.
4. That there is no Notice of acquisition and /or requisition or any case or proceeding either Civil or Criminal nature is/are pending in the respective Learned Court in the District of South 24 Parganas or elsewhere upon the said property referred to as First Schedule or any part thereof.
5. That the said owners have not entered into any Agreement for sale, transfer, Development Agreement or otherwise for any purpose regarding the said property or any part thereof.
6. That the entire property referred to as First Schedule hereunder written are free from all encumbrances, charges, liens, lispendences, attachments whatsoever or howsoever.
7. That there is no proceeding under the Public Demand Recovery Act, against the said owners in respect of the said Property.

**AND WHEREAS** relying upon the aforesaid representations made by the owners, the developer have agreed to enter into this Agreement with the said owners in respect of the said property described as First Schedule under the terms and conditions hereunder appearing:

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

#### **ARTICLE-I**

#### **(DEFINITIONS)**

- 1) **OWNERS:** shall mean **SRI MRINAL KANTI DAS (PAN ADRPD7785K) (AADHAR 4308 8415 4403)** son of Late Manindra Chandra Das, (2) **SRI MANASH DAS, (PAN ADLPD1443L) (AADHAR 5015 5927 5803)** son of Late Manindra Chandra Das, (3) **SMT. RITA DAS (PAN BZVPD1493B) (AADHAAR No. 6752 8417 2507)** wife of Sri Mihir Baran Das, (4) **SMT. PURABI BAGCHI (PAN AILPB9696E) (AADHAAR No. 9080 9936 2137)** wife of Late Gautam Bagchi, and in absence of them their legal heirs, executor administrator, successor, legal representative, nominee and assigns as the case may be.
- 2) **DEVELOPER:** shall mean and include **M/S ANWESHA CONSTRUCTION**, a proprietorship firm having its registered office at 83, Ramakrishna Nagar, P.O Garia, P.S. Basdroni, Kolkata – 700084, District – South 24 Parganas, represented by its proprietor **SRI SANTANU KUNDU (PAN AIBPK2294F) (AADHAAR No. 6873 8404 5218)**, son of Late Chandi Charan Kundu, and in absence of him his respective heir/ heirs, executor/ executors, administrator/ administrators, legal representative / representatives, successor/ successors, nominee/nominees, assigns / assignees as the case may be.



- 3) **SAID PROPERTY: ALL THAT** piece and parcel of Bastu land measuring about 07 Cottah 05 Chitak 10 sq.ft. be the same or little more or less, lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, L.R. Dag No. 612, 611, L.R. Khatian Nos. 3367, 3369, 3424 and 3397, under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 150, more fully and particularly described in First Schedule hereunder written whereupon construction shall be done.
- 4) **SITE PLAN:** Shall mean the plan showing the entire property under First Schedule whereupon construction of new Three Storied building shall be erected.
- 5) **BUILDING PLAN:** Shall mean the plan for a proposed G+Three Storied Residential Building to be prepared by a Registered Architect as per rules and regulations of Rajpur Sonarpur Municipality.
- 6) **SANCTIONED PLAN:** shall mean the Building Plan for the proposed new G+Three Storied building duly approved and sanctioned by the Rajpur Sonarpur Municipality and / or subsequent modification thereof, duly sanctioned for construction of the proposed building.
- 7) **BUILDING :** Shall mean a Three Storied building of which Building plan to be sanctioned by the Rajpur Sonarpur Municipality and each floor of the building divided into two or more independent, self contained Residential Flats or Apartments, alongwith car parking spaces and office spaces in the Ground Floor as per building plan to be sanctioned by the Rajpur Sonarpur Municipality.
- 8) **SALEABLE SPACE:** shall mean the area of total construction of the Building including the stairs, lobby, corridors and other common areas.
- 9) **BUILT UP AREA / COVERED AREA:** In case of individual flat the covered area shall be the area within the flat / unit and will include the outer walls and half of the common walls.
- 10) **SUPER BUILT UP AREA:** Shall mean in case of individual flat/ unit/ portion, relevant percentage of additional area to be included in excess of the covered area.
- 11) **COMMON AREAS & PARTS:** Shall mean the areas to be demarcated by the Developer for common use of the Occupants which includes stair, lift, lobby, corridor, roof, space, passages, paths and common installations etc. which is more specifically described in the **FOURTH SCHEDULE** hereunder.
- 12) **ARCHITECT / LICENSED BUILDING SURVEYOR:** Shall mean any qualified licensed/enlisted person or persons and/or firm or firms competent enough for design and planning of the newly proposed building to be constructed at the said property, appointed or nominated by the DEVELOPER.
- 13) **ENGINEER:** Shall mean qualified graduate Engineer to be appointed by the Developer under whose supervision entire building construction shall be done.
- 14) **FLATS/ UNITS/ GARAGES:** Shall mean the habitable portion within the covered area plus the area to be counted for the measurement of the Super built up area.



- 15) **TRANSFER:** Shall mean transfer of Flat/ Unit / Spaces / Garages etc. together with undivided proportionate share of land as described in the Schedule-A by way of execution and registration of Deed of Conveyance.
- 16) **TRANSFeree:** Shall mean the person or persons, firm, limited company or association to whom any Flat/ Unit/ Space/ Garage of the proposed new building to be transferred under All allocation.
- 17) **FLOOR AREA RATIO:** shall mean constructed area available for the purpose of getting sanction plan of the newly proposed building from the competent authority for construction purpose at the said property as per the amended building Regulation, if any, under the Rajpur Sonarpur Municipality.
- 18) **OWNERS' ALLOCATION:** shall mean 50% saleable area more precisely three numbers of flat situated at South East side, South West side and North East side of the Second Floor, three numbers of flat/unit situated at South East side, South west side and North West side of the Third Floor, three numbers of dependable Garage Spaces being numbered as 3,5,6 and one office space being numbered as '1' on the Ground Floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building, which is more fully described in the SECOND SCHEDULE hereunder.
- 19) **DEVELOPER'S ALLOCATION** shall mean 50% saleable area more precisely all the flats/Units of the entire First Floor, one flat/unit situated at North West side of the Second Floor, one flat/unit situated at North East side of the Third Floor, three numbers of dependable Garage Spaces being numbered as 1,2,4 and one office space being numbered as '2' on the Ground Floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building, which is more fully described in the THIRD SCHEDULE hereunder.
- 20) **SHIFTING:** shall mean and include that the Developer shall arrange an alternative suitable accommodation for the Owners till the completion and handover of the khas vacant possession of the Owners' allocation in the new multistoried building to be erected on the said property.
- 21) **ADVOCATE:** shall mean and include Advocate appointed by the Developer to do all legal job relating to the development of the said property including registration of the Flats/Units/Garages of the proposed newly constructed building against legal fees.

## ARTICLE-II

### (COMMENCEMENT)

1. This Agreement shall be in force from the date of signing this Agreement. Notwithstanding anything contained herein, the Developers agree to complete construction of the said building



- within 36 months from the date of Sanction Plan and handover possession to the Owners as per Owners' allocation. However in excess of 36 months period 6 months time may be extended by mutual consent of both parties.
2. This Agreement shall cease to operate in the event of complete transfer of all the allocated saleable space in the new proposed building by the Developer in the manner as provided herein and after delivery of possession of the Owners' allocation.
  3. In case any Partner of the Developer Firm dies in the mean time, in that event her/his legal heirs and successors or their nominated person will step into the shoes left by the deceased Partner and other terms and conditions, covenants and stipulations will be followed as per the Hindu Succession Act.

### **ARTICLE-III**

#### **(DEVELOPER'S RIGHT)**

1. The Owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to develop and construct building at the said property in accordance with the plan to be sanctioned by The Rajpur Sonarpur Municipality.
2. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owners and the Owners through his Attorney shall sign and execute all such plans and applications.
3. That save and except the Owners' allotted portion the Developer has full rights to execute any Agreement for sale, Deed of Sale, Deed of Conveyance from the Developer's allocation.

### **ARTICLE-IV**

#### **(DEVELOPER'S OBLIGATIONS)**

1. The Developer shall secure the sanctioned and approved plans, specification, drawings, elevations and other required permissions so as to commence erection and construction of the building by the Developer in accordance with the plans, specifications, drawings and elevations that may be sanctioned and approved by the concerned Authority and shall complete the said building in fully habitable condition within 36 months from the date of sanction of the building plan by The Rajpur Sonarpur Municipality unless prevented by natural calamity, riot, civil commotion, statutory preventive orders or on any other reasonable ground or grounds. However in excess of 36 months period 6 months time may be extended by mutual consent of both parties.
2. The building to be created, constructed and completed by the Developer shall consist of the specification provided in Fifth Schedule hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Developer shall be entitled to claim or demand extra payment for extra work done whatsoever nature from the Owners in respect of Owners' allocated portion.



3. The Developer shall make all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof.
4. The developer shall bear all defect liability of the newly constructed building upto one year from the date of handover of possession of the first unit.
5. If the developer fails to complete the building in habitable condition within the stipulated time as mentioned hereinabove i.e 36 months from the date of obtaining sanction plan from the competent authority in that event the developer shall pay a sum of Rs. 10,000/- (Rupees Ten Thousand) only per month till the completion of the building and hand over the owners' allocation in habitable condition.

#### ARTICLE-V

#### (OWNERS'S OBLIGATION)

1. The Owners shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law.
2. To provide the Developer with appropriate powers as are or may be required in connection with construction, erection, completion of the newly proposed building and to appear before all concerned Authorities and to sign and execute applications, declarations and other relevant papers and documents to appropriate Authorities for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law and all costs and expenses in that respect shall be borne by the Developer. It is made clear that Power of Attorney shall remain valid till completion of the newly proposed building at the aforesaid property and also until transfer of Developers' allocation is completed provided the Developer duly performs its obligations as contained hereunder.
3. During the subsistence of this Agreement, the Owners shall not in any manner whatsoever encumber the said demarcated and specified portion of the said property or any part thereof nor shall enter into any other Agreement or obligations whatsoever nature with any other party or parties in respect of Developer's allocation.
4. On and from the date of service of notice after issuance of no objection and occupancy certificate of completion of the said building by the Developer and in particular the Owners' allocated portions and until separate mutation and assessment of the Owners and/or their nominee or nominees and/or allottees, as the case may be, Owners shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoings whatsoever payable in respect of the said Owners allocation and every part thereof. In addition thereto, they shall also be responsible and liable to pay and bear



- the proportionate part or share of all costs, charges, levies, impositions and expenses relating to common areas and facilities towards its maintenance and up-keep of the said property.
5. The Owners shall hand over all Original Deeds and title documents in relation to the said property to the Developer as and when required to help them in conveniently obtaining the Sanction Plan and other necessary permissions/ approvals.

#### **ARTICLE-VII**

##### **(COMMON OBLIGATIONS)**

- a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned Authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other. Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated.
- b. To comply with and observe all regulations that may be framed for proper and systematic enjoyment and upkeep of the premises.
- c. Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbors.
- d. Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the Building.
- e. Not to claim any additional rig
- f. ht save and except provided in writings.

#### **ARTICLE-VIII**

##### **(FORCE MAJURE)**

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJURE' and shall be suspended from the obligations during the duration of the 'FORCE MAJURE'. For such event contraction time shall be automatically extended.

#### **ARTICLE-IX**

##### **(JURISDICTION)**

If there is any dispute or violations of any terms and conditions as stipulated in this Agreement either by the Owners or the Developer, the High Court at Calcutta and its subordinate Courts of South 24 Parganas shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties as mentioned herein.



The Common Areas and the Construction specifications are described in the **FOURTH SCHEDULE** and **FIFTH SCHEDULE** hereunder.

**FIRST SCHEDULE REFERRED TO ABOVE**

**(The Said Property)**

ALL THAT piece and parcel of Bastu land measuring about 07 Cottah 05 Chitak 10 sq.ft. be the same or little more or less, lying and situated at Pargana: Magura, Mouza: Laskarpur, J.L. No. 57, Re. Sa. No. 174, Touzi No. 14, R.S. Khatian No. 576, R.S. Dag No. 91, R.S. Khatian No. 574, R.S. Dag No. 212, R.S. Khatian No. 579, R.S. Dag No. 92, L.R. Dag No. 612, 611, L.R. Khatian Nos. 3367, 3369, 3424 and 3397 under P.S. Sonarpur, District: South 24 Parganas, within the limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 150. The entire property is butted and bounded as follows:

ON THE NORTH : Land of Rabindra Nath gupta and field;

ON THE SOUTH : Jayanta Bhavan;

ON THE EAST : 12 Feet wide Road;

ON THE WEST : Others' land;

**THE 'SECOND SCHEDULE' ABOVE REFERRED TO**

**(Description of the Owners' Allocation)**

ALL THAT 50% saleable area more precisely three numbers of flat situated at South East side, South West side and North East side of the Second Floor, three numbers of flat/unit situated at South East side, South west side and North West side of the Third Floor, three numbers of Garage Spaces being numbered as 5,6,7 and one office space being numbered as '1' on the Ground Floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building.

**THE 'THIRD SCHEDULE' ABOVE REFERRED TO**

**(Description of the Developer's Allocation)**

ALL THAT 50% saleable area more precisely all the flats/Units of the entire First Floor, one flat/unit situated at North West side of the Second Floor, one flat/unit situated at North East side of the Third Floor, three numbers of Garage Spaces being numbered as 1,2,4 and one office space being numbered as '2' on the Ground Floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the

Santosh Kumar



proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building, together with absolute right on the part of the Developer to enter into Agreement for Sale, transfer or in any way deal with the same as good as the absolute Owners thereof.

#### **THE 'FOURTH SCHEDULE' ABOVE REFERRED TO**

##### **(Common areas and facilities)**

ALL THAT at the following portions shall be treated as common areas and facilities:

Entrance gate, entrance passage, boundary wall, stair landing, stair room, overhead water tank, underground water reservoir, septic tank, meter room, pump room, sewerage, drainage, water connection, electric connection of the building, exterior walls of the building, all sanitary and plumbing installations, outside of the building, roof space etc.

#### **THE 'FIFTH SCHEDULE' ABOVE REFERRED TO**

##### **(CONSTRUCTION SPECIFICATION)**

1. **BUILDING:** R.C.C framed structure Multi Storied Building as per design of the Architect / Engineer in accordance with latest IS 456 and IS 800; reinforcement TMT bars of IS marked viz. SAIL/ Shyam/ SRMB/TISCON or similar ISI brand.
2. **FOUNDATION:** R.C.C Framed Structures as per design structure of the structural engineer;
3. **FLOOR & SKIRTING:** All Bed Rooms and dining will have Vitrified floor tiles of approved brand and design viz. Kazaria, Simpolo, RAK, NITCO, or similar ISI brand and of size not less than 600x600 mm with 6" skirting dado for common areas.
4. **SANITARY & PLUMBING :** Toilets will be provided with CPVC pipe for general water supply from overhead RCC /Masonry water reservoir with water supply from reliable source of deep tube well as well as municipal water supply stored in a underground masonry/ RCC reservoir . Consealed hot and cold water line in shower, One standard white vitreous chinaware wash basin of size 550x400 mm, one white commode EPWC with cistern for toilet and walls have glazed tiles upon 6'-6" height all around and flooring will be tiles and provision a cut round shape on the wall for exhaust fan. All chinaware products will be of Hindware/ Parryware made or similar ISI brand.. All soil pipe lines with fittings are to be fixed UPVC pipes.
5. **KITCHEN:** Kitchen will have glazed tiles of approved make with 6'6" Skirting all around. Also there will have one Black stone table and one steel sink, walls have glaze tiles upon 6'-6" height from the top of Black stone kitchen table and provision a cut round shape on the wall or exhaust fan.
6. **DOORS & DOOR FRAMES:** All doors will have sal wooden frame and solid flush door. Main entrance door will be decorative solid flush door with veneer finish with godrej night latch. PVC doors are to be provided in bathrooms.



7. **WINDOWS FRAME & GRILLS:** All windows are made by anodized Aluminum 3 track sliding shutter.

8. **INTERNAL WALLS:** Plaster walls finished with plaster of Paris, Brick works will be done 8" thickness for external and 3" for internal partition walls.

9. **EXTERNAL WALLS:** External walls to be finished two coated exterior grade acrylic emulsion paint of Barger paint / Asian Paints or similar ISI brand.

10. **WIRING:** All concealed wiring in every room with ISI approved brand wire with provision of MCB and modular switch board (Crabtree) and also in toilet, kitchen, living-cum-dining and verandah.

11. **LIFT:** Life of 4 passenger capacity made of Greenline Elevator is to be installed.

**12. ELECTRIC POINTS:**

**1. BED ROOM:-**

- a. One bracket light point.
- b. One tube light point.
- c. One ceiling fan point.
- d. One night lamp point.
- e. One 6 pin plug point on switch board.
- f. One A.C point in one bed room of each flat.

**LIVING/DINING:-**

- a. One tube light point.
- b. One bracket light point.
- c. One ceiling fan point.
- d. One 5 AMP. Point.
- e. One 5 pin plug point on switch board.
- f. One T.V Antenna concealed pipe line layout only.
- g. One electric calling bell attached at flat entrance.

**TOILET & KITCHEN:**

- a. One exhaust fan point
- b. One light point.
- c. One Geyser point.
- d. One washing machine point.

Anything extra demanded by the Owners or Intending Purchasers apart from the specification given in Fifth Schedule will require prior approval of the Architect / Engineer and shall be made or done by the cost of the Owners / intending purchasers payable in advance according to the market price.

If transformer require to install for the newly constructed building in that event the owners shall pay the 50% amount of the total installation charges.



IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their seal and sign on the day month and year first above written.

SIGNED SEALED AND DELIVERED BY  
THE OWNERS ABOVE NAMED

1. *Mrinal Kanti Das*
2. *Manu L*
3. *Rita Das*
4. *Purabi Bagchi*

SIGNED SEALED AND DELIVERED BY  
THE DEVELOPER ABOVE NAMED

\_\_\_\_\_  
Signature of the Owners

**ANWESHA CONSTRUCTION**  
*Santanu Kundu*  
**Proprietor**

\_\_\_\_\_  
Signature of the Developer

Witnesses




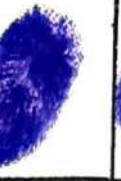






1. *Manir Kayso Bonin.*  
*Ramkrishna Nagar.*  
*Kol - 153*
2. *Mrinal Kanti Das*  
*Ramkrishna Nagar, Kol - 153*

*Drafted by me as per instructions provided by the parties above*

*Sudip Kumar Bhaumik*  
(*Sudip Kumar Bhaumik*)  
Advocate,




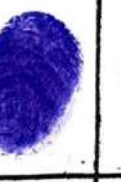




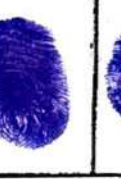

City Seasons & Metropolitan Magistrates' Court, Calcutta  
Enrolment No: WB/124/2007



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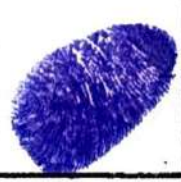

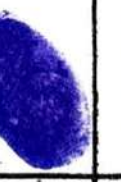







Name MRINAL KANTI DAS

Signature Mrinal Kanti Das

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left hand					
right hand					

Name MANASH DAS












Signature Manash Das

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left hand					
right hand					



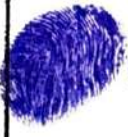
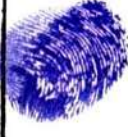




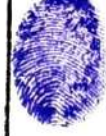


Name RITA DAS

Signature Rita Das



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	left hand					
	right hand					

Name PURABI BAGCHI  
 Signature Purabi Bagchi

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	left hand					
	right hand					

Name SANTANU KUNDU  
 Signature Santanu Kundu

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PHOTO	left hand				
	right hand				

Name \_\_\_\_\_  
 Signature \_\_\_\_\_



### Major Information of the Deed

Deed No :	I-1603-15856/2023	Date of Registration	06/10/2023
Query No / Year	1603-2002533575/2023	Office where deed is registered	
Query Date	04/10/2023 7:18:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHIRSHENDU DUTTA 450, PEYARA BAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9831911012, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 89,28,564/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kalitala Road (Laskarpur),  
Mouza: Laskarpur, , Ward No: 030, Holding No:150 JI No: 57, Pin Code : 700153



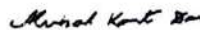






Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-612 (RS :- )	LR-3367	Bastu	Bastu	7 Katha 5 Chatak 10 Sq Ft	1/-	89,01,564/-	Width of Approach Road: 12 Ft.,
Grand Total :					12.0885Dec	1 /-	89,01,564 /-	

### Structure Details :

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



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>MRINAL KANTI DAS</b> Son of Late MANINDRA CHANDRA DAS Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 LTI 06/10/2023 Captured	 06/10/2023
150, RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5K, Aadhaar No: 43xxxxxxxx4403, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
2	<b>MANASH DAS</b> Son of Late MANINDRA CHANDRA DAS Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 LTI 06/10/2023 Captured	 06/10/2023
150, RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx3L, Aadhaar No: 50xxxxxxxx5803, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
3	<b>RITA DAS</b> Wife of MIHIR BARAN DAS Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 LTI 06/10/2023 Captured	 06/10/2023
150, RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx3B, Aadhaar No: 67xxxxxxxx2507, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				



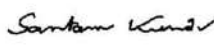


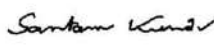


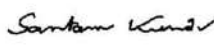


4	Name	Photo	Finger Print	Signature
	<b>PURABI BAGCHI</b> Wife of Late GAUTAM BAGCHI Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	 06/10/2023
	150, RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxxx6E, Aadhaar No: 90xxxxxxxx2137, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office			

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ANWESHA CONSTRUCTION</b> 83, RAMKRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: Alxxxxxx4F,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>SANTANU KUNDU</b>  (Presentant )  Son of Late CHANDI CHARAN KUNDU  Date of Execution - 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office </td> <td></td> <td>   Captured </td> <td>   06/10/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>SANTANU KUNDU</b> (Presentant ) Son of Late CHANDI CHARAN KUNDU Date of Execution - 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office		 Captured	 06/10/2023
Name	Photo	Finger Print	Signature						
<b>SANTANU KUNDU</b> (Presentant ) Son of Late CHANDI CHARAN KUNDU Date of Execution - 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office		 Captured	 06/10/2023						
	83, RAMKRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4F, Aadhaar No: 68xxxxxxxx5218 Status : Representative, Representative of : ANWESHA CONSTRUCTION (as PROPRIETOR)								

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>SHIRSHENDU DUTTA</b> Son of SHYAMAL DUTTA ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	 06/10/2023
	06/10/2023	06/10/2023	06/10/2023



Identifier Of MRINAL KANTI DAS, MANASH DAS, RITA DAS, PURABI BAGCHI, SANTANU KUNDU

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MRINAL KANTI DAS	ANWESHA CONSTRUCTION-3.02214 Dec
2	MANASH DAS	ANWESHA CONSTRUCTION-3.02214 Dec
3	RITA DAS	ANWESHA CONSTRUCTION-3.02214 Dec
4	PURABI BAGCHI	ANWESHA CONSTRUCTION-3.02214 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	MRINAL KANTI DAS	ANWESHA CONSTRUCTION-25.00000000 Sq Ft
2	MANASH DAS	ANWESHA CONSTRUCTION-25.00000000 Sq Ft
3	RITA DAS	ANWESHA CONSTRUCTION-25.00000000 Sq Ft
4	PURABI BAGCHI	ANWESHA CONSTRUCTION-25.00000000 Sq Ft

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kalitala Road (Laskarpur),  
Mouza: Laskarpur, , Ward No: 030, Holding No:150 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 612, LR Khatian No:- 3367	Owner:মৃণাল কান্তি দাস, Gurdian:মন্মথ চন্দ্র, Address:মির্জা , Classification:বাড়ি, Area:0.05000000 Acre,	MRINAL KANTI DAS



**Endorsement For Deed Number : I - 160315856 / 2023**

**On 06-10-2023**

**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 12:46 hrs on 06-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SANTANU KUNDU ..

**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 89,28,564/-

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

Execution is admitted on 06/10/2023 by 1. MRINAL KANTI DAS, Son of Late MANINDRA CHANDRA DAS, 150, RAMKRISHNA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Retired Person, 2. MANASH DAS, Son of Late MANINDRA CHANDRA DAS, 150, RAMKRISHNA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 3. RITA DAS, Wife of MIHIR BARAN DAS, 150, RAMKRISHNA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 4. PURABI BAGCHI, Wife of Late GAUTAM BAGCHI, 150, RAMKRISHNA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by SHIRSHENDU DUTTA, , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-10-2023 by SANTANU KUNDU, PROPRIETOR, ANWESHA CONSTRUCTION (Sole Proprietorship), 83, RAMKRISHNA NAGAR, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by SHIRSHENDU DUTTA, , Son of SHYAMAL DUTTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( 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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 11:25AM with Govt. Ref. No: 192023240248065701 on 06-10-2023, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY2248680 on 06-10-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11633, Amount: Rs.100.00/-, Date of Purchase: 15/09/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 11:25AM with Govt. Ref. No: 192023240248065701 on 06-10-2023, Amount Rs: 9,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY2248680 on 06-10-2023, 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 1603-2023, Page from 428926 to 428951  
being No 160315856 for the year 2023.**



*Shan*

Digitally signed by Debasish Dhar  
Date: 2023.10.13 17:37:15 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 13/10/2023**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**