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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL Q. NO. 2000126145/22 H 009930

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar,  
Ranarpur, South 24 Parganas

14 JAN 2022

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this  
the 14th day of January Two Thousand Twenty Two(2022). /

BETWEEN

993 10-01-2022  
৩১৫ ৫০০০

বরাদ্দার

মাং

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেডার

সোনাপুর এ্যা.ডি.এস.আর অফিস  
৮৫ ১৪ পল্লভাঙ্গা

T. K. Chakraborti  
Advocate  
Baruipur Court


*[Handwritten signature]*



Skyamal Kumar Bhui  
S/o Late Santosh K. Bhui  
Landay Lane,  
Vill. Malancha  
P.O. Malancha - Mahinagar  
Kolkata - 700145, Sonarpur  
occupies - Services

Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas  
14 JAN 2022

(2)

  
**SRI SAMAR DAS, (PAN ADTPD 6672M)**(Aadhaar No.6098 5623 6328,Ph-8250409235) son of Late Phanindra Nath Das, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Tower-11, U.P.L-1701, Flat No.17, 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**S P CONSTRUCTION,**(having PAN- ADLFS5936P) a Partnership Firm, having its registered office at 441 K.M.Roy Chowdhury Road,, P.O.Dakshin Jgaddal, P.S.Sonarpur, Kolkata-700 151 being represented by its Partners namely (1) **SRI SAMAR DAS, (PAN ADTPD 6672M)**(Aadhaar No.6098 5623 6328) son of Late Phanindra Nath Das, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Tower-II,U.P.L-1701, Flat No.17, 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, and (2) **MRS. PRIYANKA DAS (PAN-CGIPS3952B)**(Aadhaar No.9454 1015 8795), wife of Mr. Samar Das, by occupation-Business, by Nationality-Indian, by faith-Hindu, residing at Tower-11,U.P.L-1701, Flat No.17,2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas,to act single or jointly, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and administrators) of the **OTHER PART/SECOND PARTY.**

**WHEREAS** the Vendor/ First Part is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or less 13 Decimals equivalent to more or less 8 Cottahs 20 Sq.ft. alongwith proposed a(G+IV) storied building( as per sanctioned Building Plan No.333/CB/26/39 dated-19/03/2020) situated



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

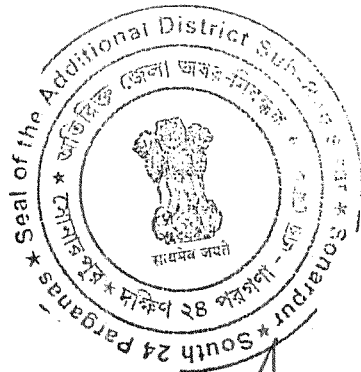
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and lying at Mouza-Elachi, J.L.No.70, Pargana-Mugura, R.S.No.223, Touzi-100, A.D.S.R.officed at Sonarpur, P.S.Sonarpur, comprising in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619, L.R. No.2919, Holding No.768 S N.Ghosh Avenue, Assessment No.1104302163079, Ward No.26, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103( hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written and also shown in the map or paln annexed hereto by RED border..

**AND WHEREAS** One Bholanath Naskar , Satish Chandra Naskar and Sripati Naskar were seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of property including R.S.Dag No.397, R.S.Khatian No.619 of Elachi Mouza, J.L.No.70.as per Revisional Settlement Records of rights and enjoying every rights, title and interest over the aforesaid property without interruption, claim and demand whatsoever..

**AND WHEREAS** the said Bholanath Naskar , Satish Chandra Naskar and Sripati Naskar executed a deed of partition on 23/01/1983 in respect of property of R.S.Dag No.397. & other properties duly registered at S.R.Sonarpur office office and recorded in Book No.I, Volume No.9, Pages-156 to 165, being No.414 for the year 1983.

**AND WHEREAS** by virtue of aforesaid partiton,the said Bholanath Naskar got the property in Schedule Ka of the said partition deed and also shown in the map or plan annexed thereto of the said partition deed marked as Green border and during peaceful possession said Bholanath Naskar, son of Late Puntiram Naskar sold the land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. out of 64 decimałs in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619, of Elachi Mouza on 06/08/1997 in favour of One Sri Sachindra Nath Maity, duly registered at Sonarpur A.D.S.R. offife and recorded in Book No.I, Volume No.106, Pages-357 to 363, being No.6775 for the year 1997.



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(4)

**AND WHEREAS** the said Sachindra Nath Maity sold the land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. on 07/08/1998 in favour of Rabindra Nath Chowdhury duly registered at A.D.S.R.Alipore office and recorded in Book No.I, Volume No.100, Pages-198 to 205, being No.6084 for the year 1998.

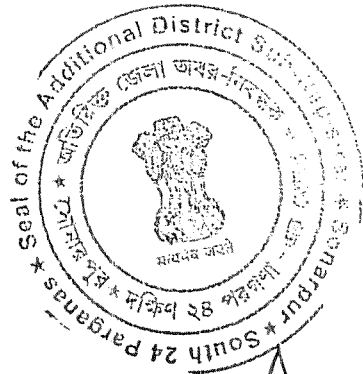
**AND WHEREAS** the said Rabindra Nath Chowdhury sold the land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. on 07/08/2000 in favour of Sri Jitendra Singh duly registered at A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.117, Pages-108 to 113, being No.6839 for the year 2000..

**AND WHEREAS** the said Bholanath Naskar, son of Late Puntiram Naskar died intestate leaving behind him wife, Smt.Bina Naskar, two sons, namely, Sri Khokan Naskar and Sri Pradip Naskar and two daughters, namely, Smt. Mira Mondal and Smt. Gita Mondal as his sole legal heirs and successors.

**AND WHEREAS** the said successors of Late Bholanath Naskar sold the land measuring more or less 1 Cottah executed on 23/06/2004 and completion on 30.3/2006 to Sri Jitendra Singh and Smt. Krishna Singh registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.62., Pages-15 to 20, being No.3030 for the year 2006.

**AND WHEREAS** the said Jitendra Singh gave the undivided 1/2th share i.e. 1 Cottah 1 Chattak 15 sq.ft. out of 2 Cottahs 2 Chattaks 30 sq.ft. of land of R.S.Dag No.397 executed on 23/06/2004 and completion on 30/3/2006 by a registered deed of gift in favour Smt. Krishna Singh, registered at Sonarpur A.D.S.R.office and recoded in Book No.I, Volume No.188, Pages- 63 to 68, being No.9272 for the year 2006.

**AND WHEREAS** ;the said Jitendra Singh sold his undivided 1/2th share, i.e. 1 Cottah



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(5)

1 Chattak 15 Sq.ft. out of 2 Cottahs 2 chattaks 30 sq.ft. on 02//08/2011 to Firoza Molla, registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D. Volume No.20, Pages-276 to 291, being No.5921 for the year 2011.

**AND WHEREAS** ;the said Jitendra Singh also sold his undivided 1/2th share, i.e. 8 Chattaks out of 1 Cottah. on 23//12/2011 to Firoza Molla, registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D. Volume No.30, Pages-4918 to 4933 being No.9197 for the year 2011.

**AND WHEREAS** the said Khokan Naskar, son of Late Bholanath Naskar executed a General power of attorney regarding his undivided share of property of R.S.Dag No.397 of Elachi Mouza, J.L.No.70 on 19/02/2013 in favour of Sri Sachindra Nath Maity, registered at Sonarpur A.D.S.R.office and recorded in Book No.IV, being No.569 for the year 2013

**AND WHEREAS** the said Pradip Naskar, son of Late Bholanath Naskar executed a General power of attorney regarding his undivided share of property of R.S.Dag No.397 of Elachi Mouza, J.L.No.70 on 06/09/2013 in favour of Sri Sachindra Nath Maity, registered at Sonarpur A.D.S.R.office and recorded in Book No.IV, being No.2607 for the year 2013.

**AND WHEREAS** the said Smt. Bina Naskar, wife of Late Bholanath Naskar , Smt. Mira Mondal and Smt. Gita Mondal, both daughters of Late Bholanath Naskar executed a General power of attorney regarding his undivided share of property of R.S.Dag No.397 of Elachi Mouza, J.L.No.70 on 03/01/2014 in favour of Sri Sachindra Nath Maity, registered at Sonarpur A.D.S.R.office and recorded in Book No.IV, being No.067 for the year 2014,

**AND WHEREAS** the said Smt. Bina Naskar, Sri Khokan Naskar, Sri Pradip Naskar, Smt. Mira Mondal and Smt. Gita Mondal jointly sold the land measuring more or less 5 Cottahs but actual Survey land measures more or less 4 cottahs 13 chattaks 35 sq.ft. on 23/06/2014 to



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(6)

SRI SAMAR DAS(Owner herein) registered at Sonarpur A.D.S.R.office and recorded in Book No.I, C.D. Volume No.13, Pages-3441 to 3461, being No.06371 for the year 2014.

**AND WHEREAS** the said Smt. Krisna Singh and Firoza Molla jointly sold the land measuring more or less 3 cottahs 2 chattaks 30 sq.ft. on 07/04/2017 to SRI SAMAR DAS(Owner herein) registered at Sonarpur A.D.S.R.office and recorded in Book No.I, . Volume No.1608-2017 Pages-28296 to 28317, being No.01356 for the year 2017.

**AND WHEREAS** by virtue of two sale deed, the said SRI SAMAR DAS(Owner herein) became the absolute owner of 8 Cottahs 20Sq.ft. of land as mentitoned above and also got the property recorded in his name in L.R.Records of rights and also duly mutated his name in the Assessment Register of the Rajpur-Sonarpur Municipality in respect of the aforesaid property and paying taxes regularly in their own names to the said office of the Rajpur-Sonarpur Municipality in respect of the above mentioned landed property now being known numbered and distinguished as the Holding No.768 S.N.Ghosh Avenue, P.S.Sonarpur, Kolkata-700103, District South 24-Parganas within the limits of the Rajpur-Sonarpur Municipality, ward No.26( hereinafter called the SAID PREMISES)fully described in the First Schedule hereunder written.

**AND WHEREAS** a building plan of the said Holding No.768 S.N.Ghosh Avenue ward No.26 of Rajpur-Sonarpur Municipality fully described in the First Schedule hereunder written duly sanctioned by the Authority of Rajpur-Sonarpur Municipality on 19/03/2020, vide Sanction Plan No.333/CB/26/39 for construction of (G+IV) storied building for residential purposes.

**AND WHEREAS** thus the First Party, i.e.SRI SAMAR DAS (Vendor/Owner herein )became the absolute owner of the Bastu land measuring more or less 13 decimals equivalent to more or less 8 Cottahs 20 Sq.ft. alongwith proposed a(G+IV) storied building( as per



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas  
14 JAN 2022

(7)

sanctioned Building Plan No.333/CB/26/39 dated-19/03/2020) situated and lying at Mouza-Elachi, J.L.No. 70, Pargana-Mugura, R.S.No.223, Touzi-100, A.D.S.R.officed at Sonarpur, P.S.Sonarpur, comprising in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619, L.R. No.2919, Holding No.768 S N.Ghosh Avenue, Assessment No.1104302163079, Ward No.26, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103( hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written.

The Owner being desirous to develop the said PREMISES in the form of multistoried residential building in the said premises in the form of joint venture.

The **DEVELOPER** agreed to co-operate and develop the said premises/Land of the owner at its own costs and expenses in the form of joint venture on the terms and conditions hereinafter contained.

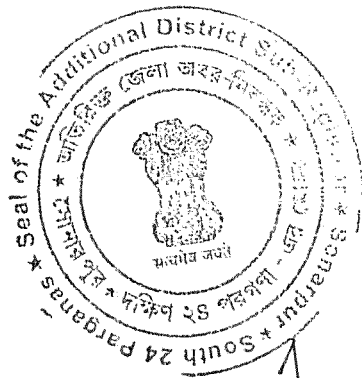
**AND WHEREAS** on the aforesaid representation of the Owner/First party and subject to verification of title of the owner concerning the said premises, the Developer/ Second Party on verification has agreed to develop the said premises in accordance with the sanctioned plan on the terms and conditions hereinafter appearing :-

**NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT** as follows :-

**ARTICLE- I**

(DEFINITION)

1. **OWNER** shall mean and include the above named persons and his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**.
2. **DEVELOPER** shall mean and include the Partnership Firm, namely **S P CONSTRUCTION**, a partnership Firm, being represented by its Partners above mentioned and its successors, administrators, office-in-interes and assigns described as the **SECOND PART**.

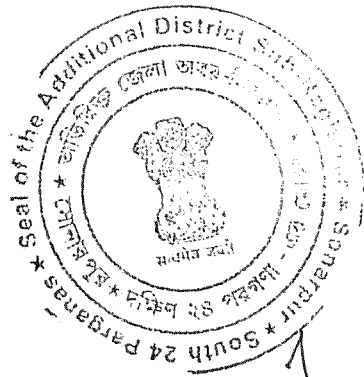


addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(8)

3. **ADVOCATE** shall mean and include Advocates whom the Developer may from time to time appoint as the Advocates for the project. and on the side of the Owners Advocate shall mean the Advocate duly appointed by the Owners
4. **ARCHITECTS** shall mean and include such architect or firm of architects whom the Developer may, from time to time appoint as the Architects for the new building or buildings.
5. **PREMISES** shall mean and include ALL THAT piece and parcel of bastu land measuring more or less 13 decimals equivalent to more or less 8 Cottahs 20 Sq.ft. alongwith proposed a(G+IV) storied building( as per sanctioned Building Plan No.333/CB/26/39 dated-19/03/2020) situated and lying at Mouza-Elachi, J.L.No.70, Pargana-Mugura, R.S.No.223, Touzi-100, A.D.S.R.officed at Sonarpur, P.S.Sonarpur, comprising in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619, L.R. No.2919, Holding No.768 S N.Ghosh Avenue, Assessment No.1104302163079, Ward No.26, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103( hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written.
6. **NEW BUILDING** shall mean and include the multi storied building to be constructed in the said Property as per the sanctioned building Plan or Plans to be sanctioned by authority of Rajpur-Sonarpur Municipality at the costs of the **DEVELOPER**.
7. **UNIT** shall mean and include the flats , shops and/or spaces in the building intended to be built and/or constructed in the said premises to be occupied by the Flat Owners including Owner herein.
8. **COMMON FACILITIES** : shall mean and include stair-cases, lift, common passages, open spaces, water supply system, water, water pump and motor, septic tank, Electric



Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(9)

lines, Land, Boundary walls, roof, main gate of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system and toilet as described in the Schedule 'D' herein below.

9. **THE SANCTIONED PLAN** Shall mean Plan of the new building to be sanctioned by the authority of Rajpur-Sonarpur Municipality and/or any other such competent authorities as the case may be, including all its additions alterations and amendments.
10. **SINGULAR** shall mean and includes the plural and vice-versa.
11. **MASCULINE** shall include the feminine and vice-versa.
12. **OWNER'S ALLOCATION SHALL MEAN** : the owner will get 4 nos of Flats Flat No. 1A on the First Floor measuring about 848 sq.ft. super built up area, Flat No.2A on the Second Floor measuring about 848 sq.ft. super built up area , Flat No.3A on the Third Floor measuring about 848 sq.ft. super built up area & Flat No.4A on the Fourth Floor measuring about 848 sq.ft. super built up area and two carparking space on the ground floor of Total F.A.R of the proposed new (G+IV) storied building including proportionate share of stair case, common place and service area of the proposed new (G+IV) storied building which described in the Second Schedule hereunder written.
13. **SUBMISSION OF THE DOCUMENTS** : At the time of signing agreement all the original deeds, tax receipt, documents, heirs certificate and all other related necessary papers in original shall be submitted by the owners to the Developer and against this submission the Developer shall issue a proper receipt to the Land Owner for their documents as and when received. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of developer's allocation and all other allied jobs.
14. **DEVELOPER'S ALLOCATION** : Shall means remaining portion of flats ,carparking space and other spaces of total F.A.R.of the new (G+IV) storied building including



Adtl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas  
14 JAN 2022

(10)

proportionate share of stair case, common place and service area of the proposed new building except the OWNER'S ALLOCATION and such DEVELOPER'S ALLOCATION has been described in the third Schedule below.

- 15 SALEABLE SPACE shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the Owner's Allocation together with all proportionate common facilities and the space as required thereof.
- 16 FORCE MAJURE shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out, any Third Party's action and/or law suit and/or any other act or commission beyond the control of the Parties hereto.
17. TRANSFER with its grammatical variation shall include transfer by possession and by any other mean adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.
- 18 TRANSFeree shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

#### ARTICLE- II COMMENCEMENT

The agreement shall deemed to have commenced with effect from the date of execution of these presents.

#### ARTICLE- III OWNERS' RIGHTS & REPRESENTATIONS

1. The **OWNER** is absolutely seized and possessed of and/or well and sufficiently entitled to the undivided said Premises.
2. No other persons other than the Owner has any claims, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.



Addl. Dist.-Sub Registrar  
Sonairpur  
South 24 Parganas

14 JAN 2022

(11)

4. The **DEVELOPER** as well as the **OWNER** shall collect individual clearance Income Tax if required in respect of their individual allocation..

#### ARTICLE- IV PROCEDURE

1. **DEVELOPER** will get the said property measured and surveyed on behalf of the Owner and will pay all the necessary expenses.
2. The **OWNER** shall deliver the entire landed property with structure after sanctioned building plan of the proposed building at the said premises to the **DEVELOPER** who shall erect and construct the proposed building in the said holding/premises.
3. Some taxes may be dues for the said Property to Rajpur Sonarpur Municipality and/or other concerned authorities. These amount of due taxes will be paid by the **OWNER**.
5. The **DEVELOPER** shall receive the sanction of the building plan in connection with the said property as described in the First hereunder written.
6. After execution of this agreement the **DEVELOPER** shall take proper steps promptly for sanctioning the building plan in respect of the proposed project/Construction..
7. **DEVELOPER** will prepare all necessary documents, architectural Plan, structural design etc. and will submit the Plan in the name of the Owner before Rajpur-Sonarpur Municipality and for the same the **OWNER** shall extend full Co-operation to the **DEVELOPER** without raising any objection.
8. The **DEVELOPER** hereby undertake to construct and complete the new building at the said premises within a period of **24 (Twenty Four ) months** to be calculated from the date of Signing this Agreement . If any uneven situation will arise for construction the time for Performance of the Contract shall be extended upto **6(Six) months**.
9. At the time of construction of the new building during the time of transfer **DEVELOPER** is entitled to enter into an Agreement for sell or any kind of transfer rent or in any way



addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(13)

in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and the **OWNER** shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER'S ALLOCATION**.

5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The such building materials shall be standard one. However, the **OWNER** shall have the right of inspection the project from time to time if required and shall give suggestion to the Developer.

#### **ARTICLE- VI CONSIDERATION**

1. The **OWNER** has agreed to permit the **DEVELOPER** to exploit commercially the said property of said Premises and to construct and erect new building on the such land in accordance with the Building Plan to be sanctioned by Rajpur-Sonarpur Municipality
  - a) The **DEVELOPER** will prepare all necessary documents, Architectural Plan Structural design etc. and will bear all expenses for the above purpose.
  - b) The **DEVELOPER** shall erect, construct and complete the new building and shall provide the **OWNER'S ALLOCATION** to the **OWNER** and all costs, charges and expenses shall be paid, borne and discharged by the **DEVELOPER** for the construction.
  - d) The **DEVELOPER** hereby undertakes to construct and complete the new building at the said premises within a period of 24 (Twenty ) months to be calculated from the date of Signing this Agreement and also with a grace period of 6 (Six) months ( hereinafter referred to as the **GRACE PERIOD** ).
  - e) The **DEVELOPER** shall erect the building as per sanctioned building plan.



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(14)

- f) As soon as the new building shall be completed the **DEVELOPER** shall give written notice to the Owner for taking the vacant possession of the **OWNER'S ALLOCATION** in the new building as within mentioned and the **OWNER** shall then take the possession in the said allocation of the **OWNER** and since the date of receiving the such notice the **OWNER** shall pay the proportionate taxes and maintenance cost for their allocation.
- g) The **OWNER** shall execute the deed of Conveyance or Conveyances in respect of the flats etc., together with undivided proportionate share of the land which shall come under the **DEVELOPER ALLOCATION** in favour of either the **DEVELOPER** and/or their nominee or nominees at the time of getting possession of the **OWNER'S ALLOCATION** or thereafter when call for. The cost of the Deed of Conveyance will be borne by the **DEVELOPER** and/or their nominee or nominees.

#### ARTICLE- VII OWNERS' INDEMNITY

1. **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to the said construction and shall enjoy its allocated space without any interference.
2. The **OWNER** shall be liable to meet up all previous outstanding and liabilities and Documentation including Panchayet Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities including, legal, social, civil, criminals in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with the said venture dies due to accident **OWNER** shall not be held responsible and liable to pay any compensation for the same.
3. The **OWNER** hereby agree and covenant with the **DEVELOPER** not to cause any interference or hindrance in the construction of the said new building at the said Property by the Developer.



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Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

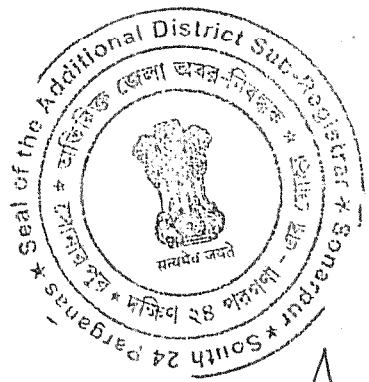
4. The **OWNER** hereby agree and covenant with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented from selling, assigning and/ or disposing of any of the Developer allocated portion in the building after completion of the new building.

**ARTICLE- VIII DEVELOPER INDEMNITY**

1. The **DEVELOPER** hereby undertake to keep the Owner indemnified against all third Party claims and actions arising out of any sort of act or commission of the **DEVELOPER** in or related to the construction of the said new building.
2. The **DEVELOPER** shall on completion of the new building put the **OWNER** in undisputed possession together with all rights therein including proportionate rights in common to the common portion area by virtue of Owner's allocation..

**ARTICLE- IX MISCELLANEOUS**

1. It is understood that from time to time to facilitate the construction of the new building by the **DEVELOPER** various deeds, matters and things herein specified may be required to be done by the **DEVELOPER** and for which the **DEVELOPER** may need the authority of the Owner and various applications and other documents may be required to be signed or made by the **OWNER**, the **OWNER** hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter of proposed construction and the **OWNER** shall sign and execute all such additions, applications, power of attorney and/or authorisation and other documents as the case may be to facilitate the construction of the new building. It is decided that at the time of execution of this agreement, the **OWNER** shall hand over all original title deed, paid up tax bill etc., to the **DEVELOPER**, immediate after completion of registration of all flat etc. on **DEVELOPER ALLOCATION** the same shall be handed over to the **OWNER** by the **DEVELOPER**.



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

2. The **OWNER** herein empower the **DEVELOPER** to facilitate the construction work and also sell and transfer of all kinds of **DEVELOPER ALLOCATION** at the said Premises and by virtue of registered Power of Attorney which shall remain in force till the completion of project as well as completion of registration of **DEVELOPER ALLOCATION** the **DEVELOPER** shall sell or transfer their allocation to the intending Purchasers or in favour of their nominated persons and shall do all the acts for Rajpur-Sonarpur Municipality such as sanctioning the building plan, modified or revised plan or sewerage or drainage plan and its connection and also take necessary connection of water, electricity connection in the said holding on behalf of the **OWNER** and execute all papers, deeds, plans etc., and the **DEVELOPER** shall have right to advertise for sale or transfer their allocation to any third party or parties by virtue of this indenture and Power to be executed by the **OWNER** in favour of the **DEVELOPER**.
3. The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
5. The **OWNER** shall provide full co-operation to the **DEVELOPER** for smooth running of the project in connection with the property.
6. The **OWNER** hereby undertake that the **DEVELOPER** shall be entitled to use the said construction and shall enjoy their space without interference or disturbances, provided the **DEVELOPER** performs and fulfils and all the terms and conditions herein contained and on their part to be observed and performed and it is decided by both the parties and it is also decided that this project shall be registered under Section 3 of the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 if required.
7. The **DEVELOPER** shall sell their Allocation to the intending Purchaser(s)) as described



↑  
Addl. Dist. -Sub Registrar  
Sonairpur  
South 24 Parganas  
14 JAN 2022

deal with **DEVELOPER'S ALLOCATION** with any Third Party or Parties as absolute Ownership thereof, the **OWNER** shall not interfere and raise impediment..

10. As soon as the new building shall be completed including the **DEVELOPER'S ALLOCATION**, the **OWNER** shall execute the deed of conveyances, in respect of the **DEVELOPER'S ALLOCATION** together with in respect of the undivided proportionate share of land and other common facilities in favour of the **DEVELOPER** and/or its nominees after the receiving owners's allocation.

#### **ARTICLE- V DEVELOPER'S RIGHT**

1. The **OWNER** hereby grant, subject to what have been hereunder provided, exclusive right to the **DEVELOPER** to construct the proposed building in the said premises and the **DEVELOPER** shall erect the new building thereon in accordance with the building Plan to be sanctioned by Rajpur-Sonarpur Municipality at its cost.
2. The **DEVELOPER** will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said Premises.
3. The **OWNER** shall give the **DEVELOPER** exclusive licence to commercially exploit the same in terms hereof and to deal with the **DEVELOPER'S ALLOCATION** in the new building in the manner hereinafter stated. The **DEVELOPER** can enter/entitled into an agreement for Sale, transfer, lease rent handover possession of or in any way deal in respect of **DEVELOPER'S ALLOCATION** excluding the **OWNER'S ALLOCATION** . However, the **OWNER** will be bound to sign as Confirming Party of the aforesaid agreement for Sale, transfer, lease rent between the **DEVELOPER** and any Third Party if required, after receiving the owner's allocation...
4. The **DEVELOPER** shall be exclusively entitled to **DEVELOPER'S ALLOCATION**



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas  
14 JAN 2022

in the Third Schedule hereunder written alongwith common services & common expenses as described in the schedule "D" & "E" hereunder written and the **DEVELOPER** shall have right to take full or part consideration sum against their Allocation as within mentioned on which the **OWNER** shall not claim or demand.

8. The **DEVELOPER** shall erect the building as per specification as mentioned herein together with standard quality materials and at the time of construction and the **OWNER** shall extend full Co-operation to the **DEVELOPER** and as per **DEVELOPER** necessities the **OWNER** shall put their necessary signature and execute all the documents declarations and deeds to be required for the sanctioning the Building Plan in connection with the Property without raising any objection.
9. That during the stipulated period if any one of the **OWNER** dies his/her all the legal heirs shall have to abide by all the norms, terms and conditions as within mentioned without raising any objection and then the fresh Development Power of Attorney for Construction shall have to be executed by the legal heirs of the present **OWNER** if required in favour of the **DEVELOPER** as and when they shall be informed; on the contrary if any partner of the Developer dies during the stipulated period as within mentioned, the legal heirs of the deceased partner of Developer shall remain liable to complete the proposed construction/building and shall also abide by the terms and conditions of this agreement.

**JURISDICTION** : All courts, within the limits of Baruipur , District South 24-Parganas and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**



Addl. Dist.-Sub Registrar  
Saratpur  
South 24 Parganas

14 JAN 2022

(18)

**(Description of SAID PREMISES)**

**ALL THAT** piece and parcel of Bastu land measuring more or less 13 Decimals equivalent to more or less 8 Cottahs 20 Sq. ft. alongwith proposed a(G+IV) storied building( as per sanctioned Building Plan No.333/CB/26/39 dated-19/03/2020) situated and lying at Mouza-Elachi, J.L.No.70, Pargana-Mugura, R.S.No.223, Touzi-100, A.D.S.R.officed at Sonarpur, P.S.Sonarpur, comprising in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619,L.R. No.2919, Holding No.768 S N.Ghosh Avenue, Assessment No.1104302163079, Ward No.26, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103 OR HOWSOEVER OTHERWISE and particularly total land delineated in the map or plan annexed hereto by RED border and the said map or plan is part and parcel of this document.

Butted & bounded

on the North:: :- 8 ft wide Common Pssage.  
On the South :- Part of R.S.Dag No.397  
On the East :- S.N.Ghosh Avenue(Avg.26 ft)  
On the West :- Part of R.S.Dag No.397.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Owner's Allocation)

**THE OWNER** will get 4 nos of Flat, i.e Flat No.1A on the First Floor measuring about 848 sq.ft. super built up area, Flat No.2A on the Second Floor measuring about 848 sq.ft. super built up area , Flat No.3A on the Third Floor measuring about 848 sq.ft. super



Addl. Dist.-Sub Registra:  
Sonarpur  
South 24 Parganas  
14 JAN 2022

(19)

built up area & Flat No.4A on the Forth Floor measuring about 848 sq. ft. super built up area and two carparking space on the ground floor of Total F.A.R of the proposed new (G+IV) storied building including proportionate share of stair case, common place and service area of the proposed new (G+IV) storied building .

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**THE DEVELOPER** shall get remaining portion of total F.A.R. together with Flats, Carparking space and others spaces of a new (G+IV) storied building including proportionate share of stair case, common place and service area of the proposed new (G+IV) storied building except the **OWNER'S ALLOCATION** which is to be constructed as per Specification more fully and particularly mentioned and described in the annexure A

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

(Common rights and facilities)

Pump and motor, Stair-case, lift common passage, mummy roof, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate, and toilet shall be enjoyed by the **OWNER** and also the intending Purchasers to whom the **DEVELOPER** shall sell the proposed construction.

**THE SCHEDULE "E" ABOVE REFERRED TO**

(Common Expenses to be Paid Proportionately)

Maintenance charges, common electric, common spaces, repairing of building, litigation, expenses, charge of sweeper and durwan and necessary works relating to building maintenance.



Addl. Dist.-Sub Registrar  
Sonairpur  
South 24 Parganas  
14 JAN 2022

(20)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature and seal on this day month and year first above written.

**SIGNED SEALED AND DELIVERED**

in the presence of:

**WITNESSES :-**

1) Shyamal Kumar Shaha  
Parbag law, Malancha -  
Ks 1-145, Sonarpur

Vamar Das

**OWNER'S SIGNATURE**

2) Salhi Kishor Das  
Baruipur civil court

M/S. S. P. CONSTRUCTION  
Priyanka Das.  
Partner

M/S. S. P. CONSTRUCTION  
Vamar Das  
Partner

**DEVELOPER'S SIGNATURE**

Drafted and prepared by me :-

Tarun Kanti Chakrabarti  
(TARUN KANTI CHAKRABARTI)

Advocate (F.No.853/95)

Baruipur Civil Court,

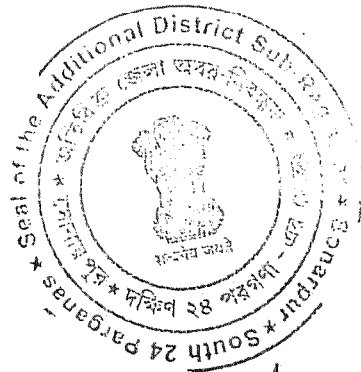
composed by me

Chakrabarti  
Sonarpur A.D.S.R.office

**SCHEDULE OF WORK**

(SPECIFICATION OF THE CONSTRUCTION)

ANNEXTURE-A (Specification)



addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022

(21)

1. **BUILDING:-**

- a) R.C.C.Frame building with R.C.C. Foundation, Columns, beams, slabs as designed by structural engineer.
- b) External walls will be of 8”( 200mm) and internal walls will be of 3’/5” (75mm/125mm)
- c) all walls and ceilings will be plastered with cement mortar.
- d) all internal wall will be finished with plaster of Paris.

2. **DOORS:-**

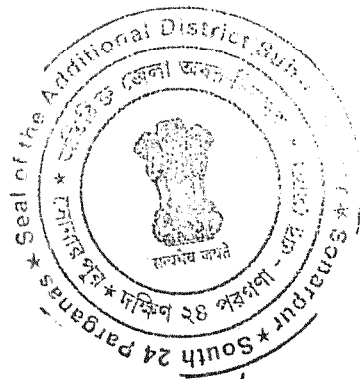
- a) Standard quality shal wooden frame will be provided for doors.
- b) Main door shutter will be of commercial type flash door with one side teak and finish with wooden color polish .Other doors shutter will be of commercial type flash door and finish with glossy paint, with anodized aluminum/steel fittings.

3. **WINDOWS:-**

- A) Aluminum sliding windows with glass panels including M.S.Guard and fittings will be provided.

4. **FLOORING :**

- a) Ceramic Tiles(18x18/ 24x24 inch size) which is available of Branded Company flooring and skirting in all Bed rooms, Drawing -Dining and Balcony.



Adtl. Dist.-Sub Registrar  
Sonairpur  
South 24 Parganas  
14 JAN 2022

(22)

5. **KITCHEN.**

- a) floor will be finished with ceramic tiles.
- b) Standard size Granite cooking platform,
- c) Standard steel sink will be provided,
- d) Two feet high glaze tiles above cooking platform.

6. **TOILET**

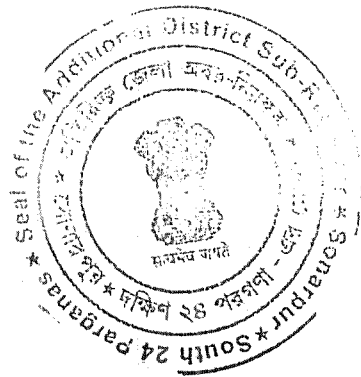
- a) floor will be finished with ceramic tiles,
- b) White glaze sanitary fixture of HINDWARE will be provided,
- c) All internal pipe fittings will be provided.
- d) Standard Quality.
- e) Toilet walls will be a glazed tiles up to a height of six feet,
- f) Hot and cold system only in common toilet.

7. **ELECTRICAL**

- a) Concealed wiring with modular type switches.

8. **WATER SUPPLY**

- a) Deep tube well will be provided for twenty four hours water supply.














Addl. Dist.-Sub Registrar  
Soranpur  
South 24 Parganas  
14 JAN 2022

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

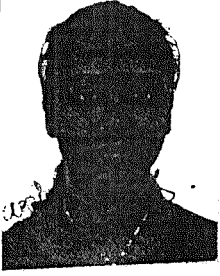










Name .....

Signature .....

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name Samar Das .....

Signature Samar Das .....

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name Priyanka Das .....

Signature Priyanka Das .....

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name .....

Signature .....



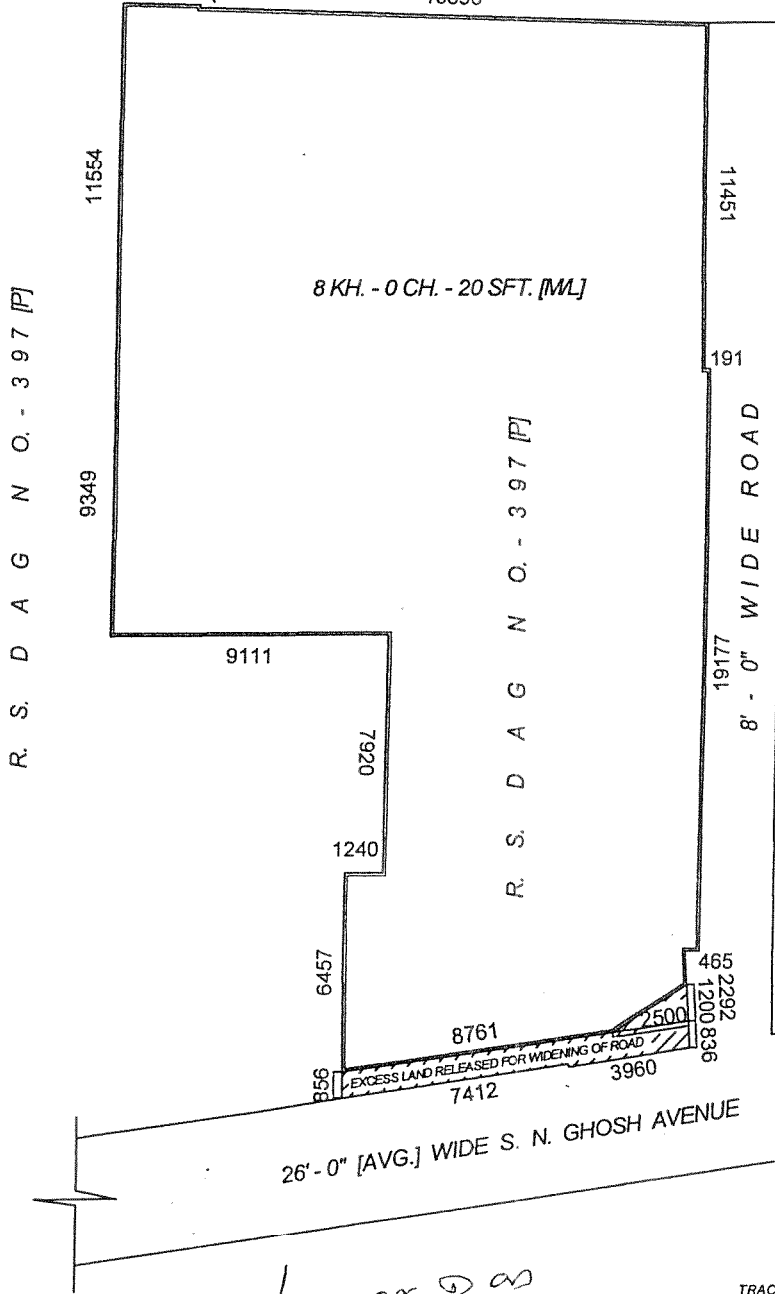
↑  
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Sonarpur  
South 24 Parganas  
14 JAN 2022

SITE PLAN AT MOUZA - ELACHI, J. L. NO. - 70, R. S. DAG NO.- 397, L. R. DAG NO.- 527, R. S. KHATIAN NO.- 619, L. R. KHATIAN NO. - 2919, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO.- 26, HOLDING NO.- 768, S. N. GHOSH AVENUE, UNDER RAJPUR - SONARPUR MUNICIPALITY.  
 LAND AREA = 8 KH. - 0 CH. - 20 SFT. [ML], SHOWN IN RED BORDER

R. S. D A G N O. - 3 9 7 [P]  
 2531 100 16596



SCALE 1 : 200



*Jamar Das*  
 TRACED BY  
 Surajit Ghosh  
 Civil Engineer, E.B.S. Lice. No.- 747  
 Rajpur - Sonarpur Municipality



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

14 JAN 2022



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

GRN Details

GRN: 192021220162315981      Payment Mode: Online Payment  
GRN Date: 14/01/2022 08:00:33      Bank/Gateway: State Bank of India  
BRN : CKS5476140      BRN Date: 14/01/2022 08:01:54  
Payment Status: Successful      Payment Ref. No: 2000126145/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SAMAR DAS  
Address: 252 Chak Garia Kol 700094  
Mobile: 9831595331  
Depositor Status: Buyer/Claimants  
Query No: 2000126145  
Applicant's Name: Mr Tarun Kanti Chakrabarti  
Identification No: 2000126145/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000126145/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000126145/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>5041</b>

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADLFS5936P

नाम / Name  
S P CONSTRUCTION

स्थापना/गठन की तारीख  
Date of Incorporation / Formation  
14/06/2017

18992017

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारें :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वी मजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341 सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

M/S. S. P. CONSTRUCTION  
Priyanka Das.  
Partner

M/S. S. P. CONSTRUCTION  
Jamar Das  
Partner



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ডালিকাভুক্তির আই ডি / Enrollment No. : 1040/20791/26922

To  
 Priyanka Das  
 প্রিয়ানকা দাস  
 FLOOR-17 UPL -111701  
 2052 CHAK GARIA  
 Panchasayar  
 Panchasayar, Kolkata  
 West Bengal - 700094

08/04/2014



KL865134122FT  
 86513412



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9454 1015 8795**

আধার - সাধারণ মানুষের অধিকার



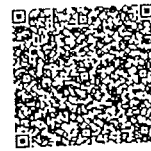
ভারত সরকার  
 Government of India



প্রিয়ানকা দাস  
 Priyanka Das  
 পিতা : সরৎ চন্দ্র সাহা  
 Father : Sarat Chandra Saha

জন্মতারিখ/DOB: 11/05/1990  
 মহিলা / Female

**9454 1015 8795**



আধার - সাধারণ মানুষের অধিকার

*Priyanka Das.*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card


**CGIPS3952B**

नाम/Name  
 PRIYANKA DAS

पिता का नाम/Father's Name  
 SARAT CHANDRA SAHA

जन्म की तारीख/Date of Birth  
 11/05/1990

Priyanka Das  
 Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें। रिपोर्ट  
 आयकर पैन सेवा इकाई एन एस डी एल  
 5 वीं मंजिल, मन्त्री स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8  
 मॉडल कॉलोनी, दीप बंगला चौक, पुणे  
 पुणे - 411 016

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

Tel: 91-20-2721-8080 Fax: 91-20-2721-8081  
 e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

Priyanka Das.

यदि प्राधिकारी को सूचित / थापस कर दे  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी).

पी-7,

चीरंगी स्क्वायर,

कलकत्ता - 700 069.



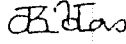
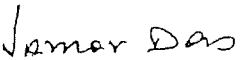
In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADTPD6672M	
नाम / NAME	SAMAR DAS	
पिता का नाम / FATHER'S NAME	PHANINDRA NATH DAS	
जन्म तिथि / DATE OF BIRTH	19-04-1957	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त, प.ब. - XI	COMMISSIONER OF INCOME-TAX, W.B. - XI

Samar Das



Government of India



সমর দাস  
Samar Das  
পিতা : ফণিন্দ্র নাথ দাস  
Father : Phanindra Nath Das

জন্ম তারিখ/DOB : 19/04/1997  
পুরুষ / Male



6098 5623 6328

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা অধিকার  
Unique Identification Authority of India

ঠিকানা: ফ্লোর- ১৭, ইউপিএল,  
নক গারিয়া, পঞ্চাশায়ার পঞ্চসায়ার,  
কালকাতা, পশ্চিম বঙ্গ

Address FLOOR-17  
UPL-111731, 2052 CHAK  
GARIA, Panchasayar  
Kolkata Panchasayar, West  
Bengal, 700094

6098 5623 6328

19-17  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Samar Das



শ্যামল কুমার ঘোষ  
Government of India



শ্যামল কুমার ঘোষ  
Shyamal Kumar Ghosh  
জন্মতারিখ / DOB : 10/03/1955  
পুরুষ / MALE

06/05/2014

6881 4610 3813

আমার আধার, আমার পরিচয়

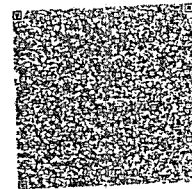


ভারতীয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা: S/O: সন্তোষ ঘোষ, পান্ডে লেন,  
মালঞ্চা মাহিনগর, রাজপুর সোনারপুর  
(এম), দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,  
700145

Address: S/O: Santosh Ghosh, PANDEY  
LANE, MALANCHA MAHINAGAR, Rajpur  
Sonarpur(M), South 24 Parganas, West  
Bengal, 700145



6881 4610 3813



1947



help@uidai.gov.in



www.uidai.gov.in

Shyamal Kumar Ghosh

## Major Information of the Deed

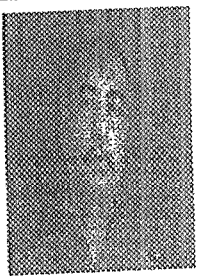

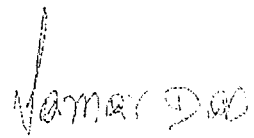
Deed No :	I-1608-00247/2022	Date of Registration	14/01/2022
Query No / Year	1608-2000126145/2022	Office where deed is registered	
Query Date	13/01/2022 8:11:35 PM	1608-2000126145/2022	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status : Advocate		
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. 5,00,000/-	Rs. 91,03,495/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (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: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:768 JI No: 70, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-527 (RS -397 )	LR-2919, (RS:-619\0 )	Bastu	Bastu	8 Katha 20 Sq Ft	5,00,000/-	91,03,495/-	Width of Approach Road: 26 Ft., ,Las Reference Deed No :1608-I -01356-2017
<b>Grand Total :</b>					13.2458Dec	5,00,000 /-	91,03,495 /-	

### Land Lord Details :

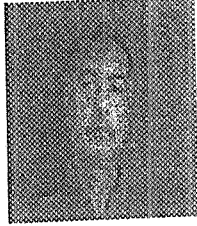
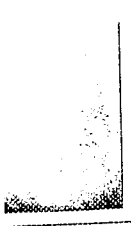
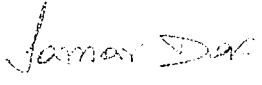
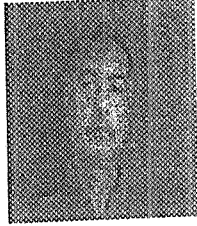
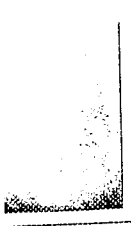
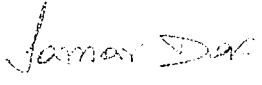
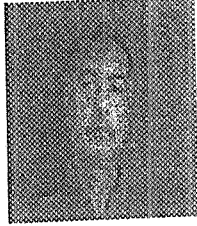
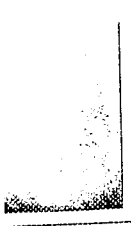
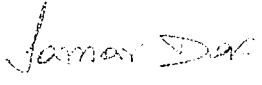

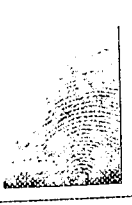
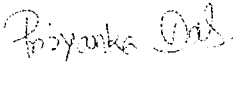

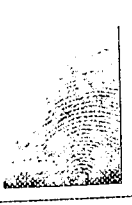
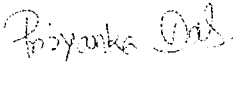

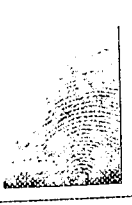
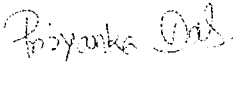
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Samar Das (Presentant )</b> Son of Late Phanindra Nath Das Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office	 14/01/2022	 LTI 14/01/2022	 14/01/2022

Tower-II, U.P.L1701,2052 Chak Garia, P.S.panchasayar, Flat No: 17, City: Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094  
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2M,  
 Aadhaar No: 60xxxxxxxx6328, Status :Individual, Executed by: Self, Date of Execution:  
 14/01/2022  
 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office

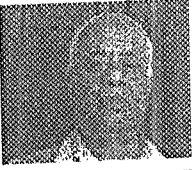

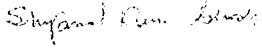
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S P Construction</b> 441 K M Roy Chowdhury Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24 -Parganas. West Bengal, India, PIN:- 700151 , PAN No.:: ADxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Samar Das</b>            Son of Late Phanindra Nath Das            Date of Execution - 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office         </td> <td>   <small>Jan 14 2022 3:15PM</small> </td> <td>   <small>LTI 14/01/2022</small> </td> <td>   <small>14/01/2022</small> </td> </tr> </tbody> </table> <p>Tower-II, U.P.L-1701, 2052 Chak Garia, P.S.Panchasayar, Flat No: 17, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2M, Aadhaar No: 60xxxxxxxx6328 Status : Representative, Representative of : S P Construction (as partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Samar Das</b> Son of Late Phanindra Nath Das Date of Execution - 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	 <small>Jan 14 2022 3:15PM</small>	 <small>LTI 14/01/2022</small>	 <small>14/01/2022</small>
Name	Photo	Finger Print	Signature						
<b>Mr Samar Das</b> Son of Late Phanindra Nath Das Date of Execution - 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	 <small>Jan 14 2022 3:15PM</small>	 <small>LTI 14/01/2022</small>	 <small>14/01/2022</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Priyanka Das</b>            Wife of Mrs Samar Das            Date of Execution - 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office         </td> <td>   <small>Jan 14 2022 3:16PM</small> </td> <td>   <small>LTI 14/01/2022</small> </td> <td>   <small>14/01/2022</small> </td> </tr> </tbody> </table> <p>Tower No.11, U.P.L.-1701, 2052 Chakgaria, P.S.Panchasayar, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Female, B Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx2B, Aadhaar No: 94xxxxxxxx8795 Status : Representative, Representative of : S P Construction (as partner)</p>	Name	Photo	Finger Print	Signature	<b>Mrs Priyanka Das</b> Wife of Mrs Samar Das Date of Execution - 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	 <small>Jan 14 2022 3:16PM</small>	 <small>LTI 14/01/2022</small>	 <small>14/01/2022</small>
Name	Photo	Finger Print	Signature						
<b>Mrs Priyanka Das</b> Wife of Mrs Samar Das Date of Execution - 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	 <small>Jan 14 2022 3:16PM</small>	 <small>LTI 14/01/2022</small>	 <small>14/01/2022</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Shyanal Kumar Ghosh</b> Son of Late Santosh Kumar Ghosh Pandey Lane., City:- Rajpur-sonarpur, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			
	14/01/2022	14/01/2022	14/01/2022
Identifier Of Mr Samar Das, Mr Samar Das, Mrs Priyanka Das			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Das	S P Construction-13.2458 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:768 JI No: 70, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 527, LR Khatian No:- 2919	Owner:সমর দাস, Gurdian:ফনীন্দ্র , Address:নিজ , Classification:বাস্ত, Area:0.13000000 Acre,	Mr Samar Das

On 14-01-2022

**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 13:54 hrs on 14-01-2022, at the Office of the A.D.S.R. SONARPUR by Mr Samar Das ,Executant.

**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 91,03,495/-

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

Execution is admitted on 14/01/2022 by Mr Samar Das, Son of Late Phanindra Nath Das, Tower-II, U.P.L1701,2052 Chak Garia, P.S.panchasayar, Flat No: 17, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Indetified by Mr Shyamal Kumar Ghosh, , , Son of Late Santosh Kumar Ghosh, Pandey Lane,, P.O: Malancha Mahinagar, Thana: Sonarpur, . City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

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

Execution is admitted on 14-01-2022 by Mr Samar Das, partner, S P Construction (Partnership Firm), 441 K M Roy Chowdhury Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Indetified by Mr Shyamal Kumar Ghosh, , , Son of Late Santosh Kumar Ghosh, Pandey Lane,, P.O: Malancha Mahinagar, Thana: Sonarpur, . City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

Execution is admitted on 14-01-2022 by Mrs Priyanka Das, partner, S P Construction (Partnership Firm), 441 K M Roy Chowdhury Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2022 8:01AM with Govt. Ref. No: 192021220162315981 on 14-01-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS5476140 on 14-01-2022, Head of Account 0030-03-104-001-16

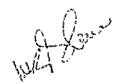
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,020/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 993, Amount: Rs.5,000/-, Date of Purchase: 10/01/2022, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2022 8:01AM with Govt. Ref. No: 192021220162315981 on 14-01-2022, Amount Rs: 5,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS5476140 on 14-01-2022, Head of Account 0030-02-103-003-02

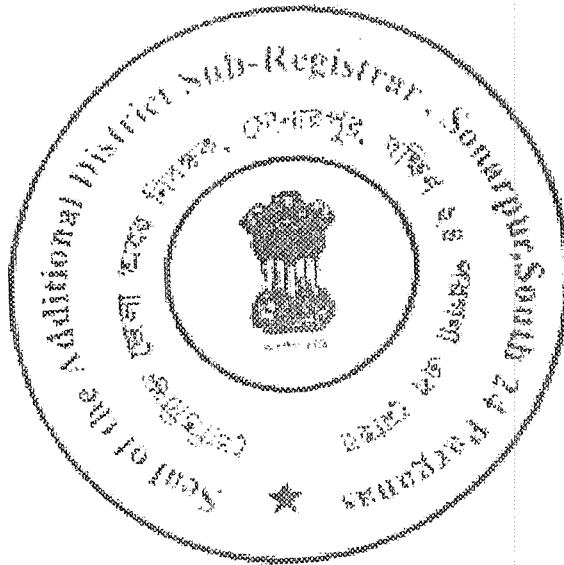


**Barun Kumar Bhunia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 8915 to 8952  
being No 160800247 for the year 2022.



Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2022.01.17 16:53:13 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/01/17 04:53:13 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)