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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-II
Alipora, South 24-Parganas

22 MAY 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 22nd day of May. Two Thousand Twenty Four **BETWEEN**

20 MAY 2024

27698

No..... ₹ 100/- Date..... 20 MAY 2024

Name : M/S. Roy Enterprise

Address : 290, Nayabad Nabodil
P.S - Pancharasayar.

Vendor : Kof-700099,
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

~~100/- 20/5/24~~

SUBHANKAR DAS
Stamp Vendor
Alipur Police Court
Kolkata-27



District Sub Registrar-II
Alipore, South 24 Parganas
22 MAY 2024

Dilip Kr. Mallick
870 Sri Mohan Lal Mallick
vill - Sonapur
Po + Ps - Modakheri, in 8315,
Pin - 74 3318
Lawclerk

(1) **SRI TARUN SUTRADHAR**, having PAN: CGBPS3574E, Aadhaar No.6728 3166 4296, son of Late Sristidhar Sutradhar, by Occupation - Business and (2) **SMT. KANIKA SUTRADHAR**, having PAN: FEMPS9454B, Aadhaar No.6962 2008 8464, wife of Sri Tarun Sutradhar, by Occupation - Housewife, both by faith - Hindu, by Nationality - Indian, both are residing at 128, Satabdi Park, Nayabad, Block - F, Post Office - Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, (3) **SMT. SWAPNA CHAKRABORTY**, having PAN: AYTPC8911F, Aadhaar No.3549 7525 9883, wife of Late Hiralal Chakraborty, by Occupation - Housewife, (4) **SRI SAMAR CHAKRABORTY**, having PAN: AUNPC3938L, Aadhaar No.2940 3437 9981, son of Late Hiralal Chakraborty, by Occupation - Service, both by faith - Hindu, by Nationality - Indian, both are residing at 129, Satabdi Park, Nayabad, Block - F, Post Office Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, (5) **SMT. SOMA CHAKRABORTY**, having PAN: BUGPC1052H, Aadhaar No.4905 9557 4992, daughter of Late Hiralal Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 196/192, Upen Banerjee Road, Post Office - Parnasree Pally, Police Station - Parnasree, Kolkata - 700060, District: South 24-Parganas, West Bengal, India, hereinafter jointly called and referred to as the "**O W N E R S**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**:

A N D

M/S. ROY ENTERPRISE, a Sole Proprietorship Firm, having its registered office at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, represented by its Proprietor **SRI JOY ROY**, having PAN: AFHPR2836P, Aadhaar No.3221 1317 9424, Mobile - 9674056216, son of Late Jagannath Roy, by faith - Hindu, by Nationality -

Indian, by occupation - Business, residing at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, hereinafter called and referred to as the "D E V E L O P E R" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, proprietor, authorized representatives and assigns) of the OTHER PART:

W H E R E A S one Sudarshan Pramanik was the recorded Owner of 1 Acre 88 Decimals of Sali land in R.S. Dag No.151 under R.S. Khatian No.98 of Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, Sub-Registry Office Alipore at present A.D.S.R. Office Sealdah, within the limits of the Kolkata Municipal Corporation under Ward No.109, Police Station previously Sadar Tollygunge, thereafter Kasba, at present Police Station Purba Jadavpur, District: 24-Parganas since South 24-Parganas.

AND WHEREAS while thus seized and possessed the said Sudarshan Pramanik died intestate leaving behind his wife Smt. Subhasi Bala Pramanik and two sons namely Sri Sailen Pramanik and Sri Ratikanta Pramanik and two daughters namely Smt. Palan Bala Sikari and Smt. Angur Bala Naskar as his only legal heirs and successors, who became the joint Owners of the said Property each having undivided $\frac{1}{5}^{\text{th}}$ share.

AND WHEREAS by way of inheritance, the said Smt. Subhasi Bala Pramanik, Sri Sailen Pramanik, Sri.Ratikanta Pramanik, Smt. Palan Bala Sikari and Smt. Angur Bala Naskar became the joint Owners of the said land measuring 1 Acre 88 Decimals having ejmali rights and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS while the said Smt. Subhasi Bala Pramanik, Sri Sailen Pramanik, Sri Ratikanta Pramanik, Smt. Palan Bala Sikari and Smt. Angur Bala Naskar jointly enjoyed the said property exercising all rights of ownership with a view to sell and transfer of the said property divided and demarcated

the said landed property into various small plots and Opened Roads, common passages for free ingress and egress to and from those plots and thereafter said Owners offered to sell a number of Scheme Plots immediately for their urgent need of money.

AND WHEREAS one Smt. Namita Rani Rakshit wife of Ram Sundar Rakshit, residing at 32/1, Janata Road, Santoshpur, P.S. Kasba, Kolkata - 700075 after being informed through reliable sources, by a Deed of Sale dated 29th day of May, 1982 which was duly registered in the office of the D.R. Alipore and recorded Book No.I, Volume No.176, Pages 177 to 186, Being No.1978 for the year 1982, purchased a demarcated Plot of land measuring an area of 4 Cottahs 13 Chittaks 11 Square Feet more or less out of said 1 Acre 88 Decimals of land, lying and situate at Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising Part of R.S. Dag No.151, appertaining to R.S. Khatian No.98, Sub-Registry/ A.D.S.R. Office Sealdah, within the limits of the Kolkata Municipal Corporation under Ward No.109, Police Station Purba Jadavpur, District: South 24-Parganas from the said Owners namely Smt. Subhasi Bala Pramanik, Sri Sailen Pramanik, Sri Ratikanta Pramanik, Smt. Palan Bala Sikari and Smt. Angur Bala Naskar for a valuable consideration mentioned therein.

AND WHEREAS by another Deed of Sale dated 29th day of May, 1982 which was duly registered in the office of the D.R. Alipore and recorded Book No.I, Volume No.176, Pages 167 to 176, Being No.6977 for the year 1982 one Smt. Rita Roy wife of Sri Ashok Roy of 75A, Santoshpur Avenue, P.S. Kasba, Kolkata - 700075 purchased another demarcated Plot of land measuring an area of 4 Cottahs 13 Chittaks 11 Square Feet more or less out of said 1 Acre 88 Decimals of land, lying and situate at Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprising Part of R.S. Dag No.151, appertaining to R.S. Khatian No.98, Sub-Registry/ A.D.S.R. Office Sealdah, within the limits of the Kolkata Municipal Corporation under Ward No.109, Police Station Purba Jadavpur, District: South 24-Parganas from the said Owners namely Smt. Subhasi Bala Pramanik, Sri Sailen Pramanik, Sri

Ratikanta Pramanik, Smt. Palan Bala Sikari and Smt. Angur Bala Naskar for a valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase by two separate Sale Deed, the said Smt. Namita Rani Rlakshit and Smt. Rita Roy became the Owners of the said two separate adjoining plots of land and lawfully seized and possessed of the said land without any hindrances and interruptions from others in their respective plot.

AND WHEREAS thereafter by a Deed of Sale dated 15th day of December, 1995 which was duly registered in the office of the D.S.R. - III, Alipore, South 24-Parganas and recorded Book No.1, Volume No.60, Pages 347 to 354, Being No.2290 for the year 1999, the said Smt. Namita Rani Rlakshit and Smt. Rita Roy jointly sold, transferred and conveyed the demarcated plot of land measuring 2 Cottahs 8 Chittaks more or less out of which net land measuring 2 Cottahs 3 Chittaks and road land measuring 3 Chittaks 25 Square Feet sold by the said Smt. Namita Rani Rlakshit out of her aforesaid purchased land measuring 4 Cottahs 13 Chittaks 11 Square Feet more or less and 1 Chittak 20 Square Feet road land sold by the said Smt. Rita Roy out of her aforesaid purchased land 4 Cottahs 13 Chittaks 11 Square Feet more or less, lying and situate at Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising Part of R.S. Dag No.151, appertaining to R.S. Khatian No.98, Sub-Registry/ A.D.S.R. Office Sealdah, within the limits of the Kolkata Municipal Corporation under Ward No.109, Police Station Purba Jadavpur, District: South 24-Parganas unto and in favour of Sri Hiralal Chakraborty, since deceased, the predecessors and also the husband of the Vendor No.3 and father of the Vendor Nos.4 & 5 herein for a valuable consideration mentioned therein.

AND WHEREAS the said Smt. Namita Rani Rlakshit retained the balance net land measuring 2 Cottahs 6 Chittaks 5 Square Feet more or less in her khas possession.

AND WHEREAS by virtue of aforesaid purchase the said Sri Hiralal Chakraborty became the Owner of the said land measuring about 2 (two) Cottahs 3 (three) Chittaks and lawfully seized and possessed of the said land without any hindrances and interruptions from others by erecting a R.T. Structure in the said plot of land.

AND WHEREAS while the said Hiralal Chakraborty enjoying and occupying the said property containing an area of land measuring 2 (two) Cottahs 3 (three) Chittaks more or less together with a R.T. structure standing thereon, died intestate, leaving behind him surviving his wife Smt. Swapna Chakraborty, one son namely Sri Samar Chakraborty and one married daughter namely Smt. Soma Chakraborty, the Owner Nos.3, 4 & 5 herein as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance, the said Smt. Swapna Chakraborty, Sri Samar Chakraborty and Smt. Soma Chakraborty, the Owner Nos.3, 4 & 5 herein became the joint Owners of the said land measuring 2 (two) Cottahs 3 (three) Chittaks more or less together with a R.T. structure standing thereon having ejmali rights and lawfully seized and possessed of the said property without any hindrances and interruptions from others.

AND WHEREAS thereafter the said the said Smt. Swapna Chakraborty, Sri Samar Chakraborty and Smt. Soma Chakraborty, the Owner Nos.3, 4 & 5 herein got their names mutated in B.L. and L.R.O. in respect of the said land in L.R. Khatian Nos.2605, 2606 & 2607 respectively against R.S. Khatian No.98 of R.S. & L.R. Dag No.151 of the said Mouza Nayabad.

AND WHEREAS thereafter, the said the said Smt. Swapna Chakraborty, Sri Samar Chakraborty and Smt. Soma Chakraborty, the Owner Nos.3, 4 & 5 herein have jointly mutated their names in the records of the Kolkata Municipal Corporation under Ward No.109 in respect of the said land being Premises No.4036, Nayabad, Kolkata - 700099, vide Assessee No.

31-109-08-4275-8 and thus enjoying the same by paying usual rents and taxes thereto.

AND WHEREAS while thus seized and possessed the said Smt. Namita Rani Rakshit with a view to sell and transfer of the said land divided and demarcated the said land measuring 2 Cottahs 6 Chittaks 5 Square Feet more or less into two plots one plot measuring 1 Cottah 3 Chittaks 2 Square Feet and another plot measuring 1 Cottah 3 Chittaks 3 Square Feet and thereafter said Smt. Namita Rani Rakshit offered to sell the said Plots immediately for her urgent need of money.

AND WHEREAS One Sri Tarun Sutradhar, the Owner No.1 herein after being informed through reliable sources, by an Indenture of Bengali Kobala (Sale) which was duly registered in the office of the D.S.R. - III, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.7, Pages from 4659 to 4670, Being No. 2842 for the year 2006, purchased a demarcated plot of land measuring 1 (one) Cottah 3 (three) Chittaks 2 (two) Square Feet more or less out of said 2 Cottahs 6 Chittaks 5 Square Feet of land, lying and situate at Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. Dag No.151, appertaining to R.S. Khatian No.98, now within the limits of the Kolkata Municipal Corporation, Ward No.109 under Police Station Purba Jadavpur, A.D.S.R. Office Sealdah, District: South 24-Parganas from the said Owner Smt. Namita Rani Rakshit for the valuable consideration mentioned therein.

AND WHEREAS after such purchase, the said Sri Tarun Sutradhar, the Owner No.1 herein got his name mutated in B.L. and L.R.O. in respect of the said land in L.R. Khatian No.170 against R.S. Khatian No.98 of R.S. & L.R. Dag No.151 of the said Mouza Nayabad.

AND WHEREAS thereafter, the said Sri Tarun Sutradhar, the Owner No.1 herein has mutated his name in the records of the Kolkata Municipal Corporation under Ward No.109, being Premises No.4033, Nayabad,

Kolkata - 700099, vide Assessee No.31-109-08-4258-8 and thus enjoying the same by erecting a R.T. Structure in the said premises and paid the usual rents and taxes thereto.

AND WHEREAS by another Deed of Sale dated 15th day of February, 2005 which was duly registered in the office of the D.S.R. - III, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.7, Pages from 7506 to 7607, Being No. 2949 for the year 2006, one Smt. Kanan Paul wife of Prantosh Paul of 34, Stadium Nagar, P.S. Purba Jadavpur, Kolkata - 700099 purchased another demarcated Plot of land measuring an area of 1 Cottah 3 Chittaks 3 Square Feet more or less out of said 2 Cottahs 6 Chittaks 5 Square Feet of land, lying and situate at Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. Dag No.151, appertaining to R.S. Khatian No.98, now within the limits of the Kolkata Municipal Corporation, Ward No.109 under Police Station Purba Jadavpur, A.D.S.R. Office Sealdah, District: South 24-Parganas from the said Owner Smt. Namita Rani Rakshit for the valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Smt. Kanan Paul became the absolute Owner of the said land measuring 1 Cottah 3 Chittaks 3 Square Feet more or less and lawfully seized and possessed of the said land without any hindrances and interruptions from others by erecting R.T. Shed Structure measuring 100 Square Feet in the said plot of land.

AND WHEREAS while in possession of the said land with Structure, the said Smt. Kanan Paul by executing a Deed of Sale, duly registered in the office of the D.S.R. - III, Alipore, South 24-Parganas and recorded in Book No.I, C.D. Volume No.1, Pages 2209 to 2229, Being No.00120 for the year 2012, granted, sold, transferred and conveyed the said land measuring 1 Cottah 3 Chittak 3 Square Feet more or less together with 100 Square Feet R.T. Shed Structure standing thereon unto and in favour of One Sri Jhantu Sarkar alias Babu Sarkar son of Late Anil Sarkar of 6C/17, Mukundapur, P.S. Purba Jadavpur, Kolkata - 700099 for a valuable consideration mentioned therein.

AND WHEREAS after such purchase, the said Sri Jhantu Sarkar alias Babu Sarkar became the absolute Owner of the said land measuring 1 Cottah 3 Chittaks 3 Square Feet more or less together with R.T. Shed Structure standing thereon and lawfully seized and possessed of the said property without any hindrances and interruptions from others.

AND WHEREAS thereafter the said Sri Jhantu Sarkar alias Babu Sarkar executed a General Power of Attorney unto and in favour of Sri Tarun Sutradhar son of Late Sristidhar Sutradhar of 128, Satabdi Park, Nayabad, Block - F, Post Office - Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099 to look after, manage, supervise, administer, sale, transfer and convey the said plot of land with structure standing thereon, by virtue of a General Power of Attorney dated 12/04/2019 and the same was duly registered in the office of the D.S.R. - V, Alipore, South 24-Parganas, vide Book No.IV, Volume No.1630-2019, Pages 3688 to 3708, Being No. 163000123 for the year 2019.

AND WHEREAS the said Sri Jhantu Sarkar alias Babu Sarkar being his urgent need of money sold, transferred and conveyed the said land measuring 1 Cottah 3 Chittaks 3 Square Feet more or less together with R.T. Shed Structure standing thereon, lying and situate at Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. Dag No.151, appertaining to R.S. Khatian No.98, now within the limits of the Kolkata Municipal Corporation, Ward No.109 under Police Station Purba Jadavpur, A.D.S.R. Office Sealdah, District: South 24-Parganas unto and in favour of Smt. Kanika Sutradhar, the Owner No.2 herein, through his Attorney namely Sri Tarun Sutradhar, by virtue of a registered by a Deed of Conveyance dated 5th July, 2019 which was duly registered in the office of D.S.R. - V, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1630-2019, Pages from 59946 to 59979, Being No.163001551 for the year 2019.

AND WHEREAS after such purchase, the said Smt. Kanika Sutradhar, the Owner No.2 herein got her name mutated in B.L. and L.R.O. in respect of the said land in L.R. Khatian No.2624 against R.S. Khatian No.98 of R.S. & L.R. Dag No.151 of the said Mouza Nayabad.

AND WHEREAS thereafter, the said Smt. Kanika Sutradhar, the Owner No.2 herein has mutated her name in the records of the Kolkata Municipal Corporation under Ward No.109, being Premises No.4037, Nayabad, Kolkata - 700099, vide Assessee No. 31-109-08-4286-2 and thus enjoying the same by erecting a R.T. Structure in the said premises and paid the usual rents and taxes thereto.

AND WHEREAS by a Registered Deed of Gift dated 14th day of December, 2023 which was duly registered in the office of D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1602-2023, Pages from 632501 to 632517, Being No.160217585 for the year 2023 said Sri Tarun Sutradhar, the Owner No.1 herein out of love and affection conveyed, granted and transferred ALL THAT piece and parcel of undivided land measuring 2 (two) Chittaks out of said 1 Cottah 3 Chittaks 2 Square Feet of land together with undivided constructed area measuring 50 Square Feet out of 350 Square Feet structure standing thereon, lying and situate at Municipal Premises No.4033, Nayabad, Kolkata - 700099 unto and in favour his wife Smt. Kanika Sutradhar, the Owner No.2 herein.

AND WHEREAS by another Registered Deed of Gift dated 14th day of December, 2023 which was duly registered in the office of D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1602-2023, Pages from 632484 to 632500, Being No.160217586 for the year 2023 said Smt. Kanika Sutradhar, the Owner No.2 herein out of love and affection conveyed, granted and transferred ALL THAT piece and parcel of undivided land measuring 2 (two) Chittaks out of said 1 Cottah 3 Chittaks 3 Square Feet of land together with undivided constructed area measuring 50 Square Feet out of 350 Square Feet structure standing thereon, lying and situate at Municipal

Premises No.4037, Nayabad, Kolkata - 700099 unto and in favour her husband Sri Tarun Sutradhar, the Owner No.1 herein.

AND WHEREAS by virtue of aforesaid two Deed of Gift, the said Sri Tarun Sutradhar, the Owner No.1 herein and Smt. Kanika Sutradhar, the Owner No.2 herein became the joint Owners of land measuring 2 Cottahs 6 Chittaks 5 Square Feet more or less together with 700 Square Feet Structure standing thereon out of which land measuring 1 Cottahs 3 Chittaks 2 Square Feet more or less together with 350 Square Feet Structure standing thereon at Premises No.4033, Nayabad and land measuring 1 Cottahs 3 Chittaks 3 Square Feet more or less together with 350 Square Feet Structure standing thereon at Premises No.4037, Nayabad having ejmali rights and lawfully seized and possessed of the said property without any hindrances and interruptions from others.

AND WHEREAS thereafter, the said Sri Tarun Sutradhar and Smt. Kanika Sutradhar got their names mutated with the records of the Kolkata Municipal Corporation in respect of the said two premises and the Kolkata Municipal Corporation has duly been assessed the said two premises into single premises in the name of said Sri Tarun Sutradhar and Smt. Kanika Sutradhar being Municipal Premises No.4033, Nayabad, Kolkata - 700099, Assessee No.31-109-08-4258-8 and thus enjoying the said property by paying usual rents and taxes to the appropriate authorities concern with exclusive rights of ownership thereto haying unfettered right, title and interest free from all encumbrances, liens, lispens and attachments whatsoever.

AND WHEREAS the Owners here became the Owners of two adjoining premises being Premises Nos.4033 and 4036, Nayabad and for the purpose of more convenient use and occupation the Owners herein executing a Deed of Exchange on 5th day of February, 2024 duly registered at the Office of the D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1602-2024, Pages from 58368 to 58388, Being No.160201590 for the year 2024, the said Sri Tarun Sutradhar and Smt. Kanika Sutradhar, the Owner

Nos.1 & 2 herein, described therein as the First Party and Smt. Swapna Chakraborty, Sri Samar Chakraborty and Smt. Soma Chakraborty, the Owner Nos.3, 4 & 5 herein, described therein as the Second Party and the said First Party exchanged the undivided un-demarcated land measuring 100 Square Feet together with 100 Square Feet Structure out of 2 Cottahs 6 Chittaks 5 Square Feet of land together with 700 Square Feet structure standing thereon at Premises No.4033, Nayabad in favour of the Second Party and the Second Party also exchanged the undivided un-demarcated land measuring 100 Square Feet together with 100 Square Feet Structure out of 2 Cottahs 3 Chittaks of land together with 834 Square Feet structure standing thereon at Premises No.4036, Nayabad in favour of First Party.

AND WHEREAS by virtue of aforesaid Deed of Exchange, the said Owners herein became the joint Owners of land measuring 4 Cottahs 9 Chittaks 5 Square Feet more or less, as per physical measurement of 4 Cottahs 7 Chittaks 25 Square Feet together with 1534 Square Feet Structure standing thereon out of which land measuring 2 Cottahs 6 Chittaks 5 Square Feet of together with 700 Square Feet structure standing thereon at Premises No.4033, Nayabad and land measuring 2 Cottahs 3 Chittaks together with 834 Square Feet structure standing thereon at Premises No.4036, Nayabad having ejmali rights and lawfully seized and possessed of the said property without any hindrances and interruptions from others.

AND WHEREAS thereafter, the said Sri Tarun Sutradhar, Smt. Kanika Sutradhar, Smt. Swapna Chakraborty, Sri Samar Chakraborty and Smt. Soma Chakraborty, the Owners herein jointly got their names mutated with the records of the Kolkata Municipal Corporation in respect of the said two premises and the Kolkata Municipal Corporation has duly been assessed the said two premises into single premises in the name of the Owners herein being Municipal Premises No.4033, Nayabad, Kolkata - 700099, Assessee No.31-109-08-4258-8 and thus enjoying the said property by paying usual rents and taxes to the appropriate authorities concern with exclusive rights of ownership thereto, more fully described in the First Schedule hereunder

written having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever.

AND WHEREAS thereafter, the said Sri Tarun Sutradhar, Smt. Kanika Sutradhar, Smt. Swapna Chakraborty, Sri Samar Chakraborty and Smt. Soma Chakraborty, the Owners herein jointly executing a Boundary Declaration on 01/03/2024, which was duly registered in the office of the D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1602-2024, Pages from 99701 to 99715, Being No.160203004 for the year 2024 in respect of actual measurement of the said Premises No.4033, Nayabad, Kolkata - 700099 and Area of land measuring 4 Cottahs 7 Chittaks 25 Square Feet more or less equivalent to 299.193 Square Meter.

AND WHEREAS thereafter with a view to develop the land of the said Premises, the Owners herein obtained a sanction Building Plan being Building Permit No.2024120020 dated 13-04-2024, Borough - XII duly sanctioned by the Kolkata Municipal Corporation for construction of a three storied building upon the land of the said premises comprised of several self-contained flats/ units/ apartments, in their Own names.

AND WHEREAS the Owners have decided to constructing the said proposed three storied building as per the aforesaid sanctioned building plan as joint venture scheme and the Developer having learnt to intention of the Owners approached the Owners to allow the Developer to undertake the construction work of the proposed three storied building at the said Premises No.4033, Nayabad, Kolkata - 700099 as per the aforesaid sanctioned plan of the Kolkata Municipal Corporation at his costs and liabilities to which the Owners agreed the same.

AND WHEREAS the Owners have now entered into this Development Agreement with the Developer for development of the Owner's premises subject to the terms, conditions, stipulations and obligations as contained herein below.

**IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES
HERETO as follows:-**

1. That after completion of the proposed Building the Owners will be allocated four numbers of self contained residential flats out of which one flat in the ground floor being Flat No.B measuring built up area of 485 Square Feet and two flats on the first floor being Flat No.B measuring built up area of 492 Square Feet and Flat No.D measuring built up area of 603 Square Feet and one flat on the Second floor being Flat No.D measuring built up area of 603 Square Feet.
2. Save and except the Owner's Allocation mentioned above remaining portion of the said proposed three storied building shall be allocation of the Developer herein.
3. Besides above the Developer shall pay to the Owners a non refundable sum of Rs.40,000/- (Rupees Forty Thousand) only at the time of singing of this Development Agreement.
4. That the Developer shall have to complete the construction of the new building within 24 (twenty four) months from the date of singing of this Development Agreement.
5. The Owners herein have handed over the original title deed of the said land to the Developer and the Developer shall retain the said title deed in its safe custody until the entire Developer's Allocation is sold to the intending purchaser/s.
6. That the Developer during the period of construction shall be entitled to enter into agreement with any intending buyer or buyers for sale and transfer of Developer's Allocation and to receive advance or Booking money from those intending buyers to which the Owners shall have no right to raise any objection pleas or pretext whatsoever.

7. That apart from the Owners' Allocated portion of the building the Owners shall have right to use all common areas of the building with the other co-owners of the building such as staircase, roof, main entrance, ground floor common areas, meter room etc.
8. That after execution of this Agreement the Owners shall deliver the vacant possession of the said land to the Developer. And the Developer shall take the full vacant possession of the said land for the purpose of erection of proposed building on the said land as per aforesaid sanction plan of the Kolkata Municipal Corporation.
9. The Owners hereby appoint the Developer for developing the said property described in the First Schedule hereunder written by constructing a three storied Building thereon as the case may be comprising of several flats and other spaces together with all amenities thereto such as boundary wall with grill gate, drainage, electricity, water reservoir, water tank, water pump etc.
10. It is mutually agreed by and between the parties herein, that the Owners herein shall handover the all original documents and other necessary documents in respect of FIRST SCHEDULE property lying with their custody to the Developer at the time of signing this Agreement with proper receipt for the purpose of necessary work for prepare the legal documents and same to be kept with the Developer for disposal of the Developer Allocated portion of the said proposed building and after disposal of the entire Allocation of the Developer in the said proposed building the Developer shall handover the said documents to the Owners⁶ and/ or the Owner's Association.
11. The Owners herein shall also have liberty to inspect the construction at all material times but shall not intervene the process of construction in the said premises.
12. The Developer will complete the building on the said land according to the specification mentioned in the FOURTH SCHEDULE hereunder written, within a period of 24 (twenty four) months from the date signing of this Development Agreement.

13. The Developer shall be entitled to appoint any Contractor Contractors, Architect/ Architects, Engineer/ Engineers, for the necessary purpose or to draw up the building plan and to construct and supervise the same.
14. The Owners hereby agree to sign, execute and register whenever necessary all agreements acceptable in the eye of law for transfer of undivided proportionate and impartible share in the said land.
15. The Owners do hereby authorizes the Developer to make all necessary application in the name of the Owner before the Kolkata Municipal Corporation and other competent authorities for permission, refund, clearance, approvals and all connections such as water sewerage, drainage and electricity and other amenities and shall also be entitled to make deposit and obtain refund thereof.
16. The Owners undertake to render all sorts of assistance to the Developer as would be necessary connection with various applications for obtaining sanction revision, permission, refund clearances, approval and/or connections for successful construction of the entire building.
17. The Developer hereby agrees and undertakes to carry out the construction of the building in strict adherence of the sanctioned building plan without any deviation whatsoever. If any type of deviation appeared, the Owners will not be responsible for the same in any way and moreover the Developer will have to be authorized by the Landowners for any type of deviation even in future beyond the said sanctioned building plan.
18. The Owners hereby further agree and undertake not to let out, grant lease, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement.
19. The Owners hereby declare and assure that they are the joint owners of the FIRST SCHEDULE property and they have full right to enter and execute this Agreement with the Developer and the FIRST SCHEDULE property is free from all encumbrances, charges, liens, mortgage, lease etc and there is no

civil and criminal suit pending in respect of the FIRST SCHEDULE property and the said property is neither acquired or requisition by the any public authority such as KMDA, Metro Rail authority so far his knowledge goes.

20. The Developer shall have the right to transfer its allocated portion of the building only to the intending Purchaser/s and gives their possession as finished or unfinished condition after delivery of the Owners' Allocated portion of the building to the Owners as per this agreement. The Developer shall finish the Owners' Allocated portion of said building first and may delivery the same to the Owners before the delivery of the Purchaser/s of the Developer.
21. The Owners shall execute a REGISTERED POWER OF ATTORNEY in favour of the Developer for the completion of this project and to sale the Developer's Allocation portion of the said building and to collect the advance and/or earnest money or the total consideration money from the Intending Purchaser/s of the Developer's Allocation portion of the building.
22. The parties i.e. the Owners and Developer hereto shall be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of force majeure and shall be suspended from the obligation during the duration of force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm tempest, civil commotion, and/or any act commission beyond the control of the parties hereto.
23. That at the time of registration of Deed of Conveyance/s in respect of the Developer's Allocated portion of the said building in the name of nominees/ purchasers of the Developer, the Owners are bound to execute the said Deed of Conveyance for sale of undivided proportionate share of land of the said premises, if necessary.
24. That all costs and expenses for the construction of the building will be borne by the Developer/ Second party and also the construction work will be completed within 24 (twenty four) months from the singing of this

Development Agreement. And the Owners shall not have any obligation or duty or liability or responsibility for sharing or paying any part of the above cost and expenses.

25. That the legal expenses such as stamp duties, registration cost etc. relating to the Agreement, Power of attorney between the owner and the Developer shall be borne by the Developer only.
26. That the Owners shall not be liable and responsible for any damage or for any claim arising out of any accident and/ or otherwise as a result of and/or in connection with the construction to be carried out while executing the construction of the said project and after completion of the said flats and/or structures.
27. That notwithstanding the terms and conditions as stated hereinabove, the parties to this agreement is entitled to invoke the right under specific performance of contract and / or for damages.
28. That all the current electric bill, water charges and other rates and taxes of the Kolkata Municipal Corporation and other dues and outgoings in respect of the said premises from the date of execution of this Agreement till completion of the project shall be borne by the Developer.
29. This Agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible to handover a copy of the "Possession Letter" as regard handover the flats/ units of the proposed building habitability of flats to the Owners within the stipulated period of 24 (twenty four) months from the date of signing of this Development Agreement.
30. The Developer shall also keep the Owners protected save and indemnified at the times against all third party actions, suits, faulty and construction, proceedings and/or for penalties and other consequences that may arise due to any illegal and wrongful acts, deeds and things done executed and performed by the Developer.

31. That from the date of delivery of possession the Developer, Purchaser/ Owner of the respective flats, shall pay the proportionate share of municipal tax, maintenance charges and other expenses proportionately.
32. During the period of construction of the proposed building the Developer shall arrange the alternative accommodation for two families at his own costs and expenses.
33. The name of the proposed building of "LAKSHMI APARTMENT" and the Developer, Landowners neither any Flat Owner shall have any right to change, alter and modify the name of the building at any point of time.
34. That Developer of its own capacity shall execute the entire construction and all pre construction and post construction job. (Be it clear that in any arrangement the developer is not entitled to take shelter of Financier or other financial assistance from Third Party in executing the process of execution). The Developer will also not be able to take any loan or create any sort of charge on the said land. However, Purchasers of Flat / space are at liberty to take loan to purchase their respective flat from bank or financial institution.
35. In case any dispute and differences arise between the parties hereto regarding committing any breach of any terms or obligations to be observed by any party (under this agreement or regarding construction, interpretation, determination of rights, duties, determination of compensation/ liability touching these presents, the same shall be referred to arbitration under the one arbitrator by the first party and one arbitrator by the second party, arbitration and Conciliation Act, 1996. In connection with the aforesaid arbitration proceedings, the Ld. District Judge, 24-Parganas (South) at Alipore alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.
36. The Owners will not be responsible for G.S.T. for the purpose of construction of the said building.

THE FIRST SCHEDULE ABOVE REFERRED TO

(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottahs 7 (seven) Chittaks 25 (twenty five) Square Feet more or less equivalent to 299.193 Square Meter together with 1534 Square Feet tiles shed structure standing thereon, lying and situate in Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. & L.R. Dag No.151, appertaining to R.S. Khatian No.98, corresponding to L.R. Khatian Nos.170, 2624, 2605, 2606 & 2607, within the limits of the Kolkata Municipal Corporation, Ward No.109, being Municipal Premises No.4033, Nayabad, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, vide Assessee No.31-109-08-4258-8, A.D.S.R. Office Sealdah, District: South 24-Parganas and the said land is butted and bounded as follows:-

On the North : Scheme Plot No.2 of R.S. Dag No.151.
On the South : Premises No.3353, Nayabad.
On the East : Part of R.S. Dag No.151.
On the West : 12' feet wide K.M.C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

OWNERS' ALLOCATION

ALL THAT after construction of the entire building by the Developer on the First Scheduled mentioned property, the Developer will handover or deliver four numbers of self contained residential flats out of which one flat in the ground floor being Flat No.B measuring built up area of 485 Square Feet and two flats on the first floor being Flat No.B measuring built up area of 492 Square Feet and Flat No.D measuring built up area of 603 Square Feet and one flat on the Second floor being Flat No.D measuring built up area of 603 Square Feet of the said proposed three storied Building at the said land.

The Owner have also right to use all common facilities and amenities of the said proposed building with habitable conditions also together with undivided proportionate share of land mentioned in the First schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion of the said proposed three storied building (save and except the Owner's Allocation motioned in the Second Schedule herein above) together with right to use all common amenities and facilities including common user rights thereto.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of Construction)

- R.C.C. STRUCTURE** : Main R.C.C. Structure will be designed by eminent Engineer and quality ISI marked cement and steel will be used. All outside brick work will be either 8 inch. 5 inch. Or 3 inch. As per requirement of the elevation.
- DOORS** : All opening will be made as per sanction plan and all frame of Sal-wood, section will be 4" X 2.5", for main door 4" X 2.5" for other doors. All shutters will be made of both side water proof commercial ply flush door pressed of 32 mm thickness. Main doors will have hatch bolts and the front doors will be of also flush door and bathroom and W.C. door P.V.C.
- PLASTER** : All walls shall be plastered with 16 cement mortar ceiling with 14 cement mortar.
- FLOORING** : All flooring will be white tiles (2 X 2) and skirting upto 4 inches height.
- TOILET** : Tiles flooring and glazed tile wall 6' feet.

- KITCHEN** : Cooking platform one black stone, one steel sink upto 3 feet above from kitchen counter glazed tiles wall.
- WINDOWS** : All windows made of aluminum window with glass with MS grill design by builder. The windows shall have opaque glass.
- PAINTS** : Walls plaster of Putty in bedrooms and D/D Room, kitchen and toilet will be plaster of Putty.
- EXTERNAL WALL** : The entire building shall be painted with a cement-based paint, weather coat.
- DOORS & WINDOWS** : All doors will be Flush door and all windows made of MS grill.
- ELECTRICAL** : Concealed wiring (copper wire).
- Bed room** : Two light point, one fan point, two 5 Amp. Plug point.
- Drawing/ dining** : Two light points, one fan points, two 5 Amp. Plug points, one calling bell point and one 15 Amp. Plug point.
- Kitchen & Toilet** : One light point in each room, one 15 Amp. and 5 Amp. Plug point each at kitchen and at toilet and one point for exhaust fan in kitchen.
- W.C.** : One light point and one exhaust fan point.

SANITARY AND PLUMBING FITTINGS :

KITCHEN : One sink & one tap.

TOILET : Commode with low down PVC cistern, two bib cocks, one shower and one wash basin of matching size (white).

ROOF : Over the R.C.C. Roof slab concrete screening and net cement finish on top. 0.9 meters height parapet wall around the roof.

WATER SUPPLY : Overhead reservoir will be provided at top as per design (K.M.C.).

bath room and kitchen water line shall be conceal and pipe made of PVC/ UPVC medium, others by Supreme PVC.

: Suitable electric pump will be installed for round the clock water supply.

: Suitable underground septic tank and water reservoir will be provided.

EXTRA WORK

: In addition to the above items if the Purchaser want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following, an estimate for additional work for the change item, shall be supplied by the builder and the intending Purchaser shall have to pay the total amount in advance to carry out those additional/ changed items.

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals these presents on the day, month and year first above written.

WITNESSES:-

1. Dipak K. V. Mallick
Vill - Sonapur
PO + PS - Modakpuri
Ug 8511

Tarun Sutar dhar
Kamika Sutar dhar
Samar Chakraborty
Soma Chakraborty

2. Ashwita Chakraborty
196/192 Upper Barenjee road
Kolkata - 700060

Signature of the Owners

M/S ROY ENTERPRISE

JAN ROY PROPRIETER

Signature of the Developer

Drafted by me:-

Susmita Dasgupta

Reg. No.:- WB-462/02

Advocate,

Enrolment No. WB/462/2002
Alipore Police Court, Kolkata - 27.

Computer Print by:

Ranjit Bera

Alipore Police Court, Kolkata - 27.

MEMO OF CONSIDERATION

RECEIVED from the Developer a sum of Rs.40,000/- (Rupees Forty Thousand) only being the agreed consideration money in the following manner:-

Date	Cheque No.		Amount	
			Rs.	P.
11/10/2021	NEFT	P284210131908063	20,000.00	
11/10/2021	NEFT	P284210131907519	20,000.00	
Total =			40,000.00	

WITNESSES:

1. *Deep K. Mallick*

Rajan Sutradhar
Kanika Sutradhar

সমর চক্রবর্তী
Samar Chakraborty
Soma Chakraborty

2. *Ashwita Chakraborty*

Signature of the Owners

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Samar Chandra*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Soma Chandra*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name *Joy Roy*

Signature *Joy Roy*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Pavani Sutra dhar*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Kamika Sutra dhar*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Sri S. K. S. S.*



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200520242005275777

GRIPS Payment Detail

GRIPS Payment ID:	200520242005275777	Payment Init. Date:	20/05/2024 11:47:15
Total Amount:	10342	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5267105681445	BRN Date:	20/05/2024 11:47:23
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr JOY ROY
Mobile: 8777749466

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250052757798	Directorate of Registration & Stamp Revenue	10342
Total			10342

IN WORDS: TEN THOUSAND THREE HUNDRED FORTY TWO ONLY.

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





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



192024250052757798

GRN Details

GRN:	192024250052757798	Payment Mode:	SBI Epay
GRN Date:	20/05/2024 11:47:15	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5267105681445	BRN Date:	20/05/2024 11:47:23
Gateway Ref ID:	CHP9772919	Method:	State Bank of India NB
GRIPS Payment ID:	200520242005275777	Payment Init. Date:	20/05/2024 11:47:15
Payment Status:	Successful	Payment Ref. No:	2001252368/1/2024

[Query No * Query Year]

Depositor Details

Depositor's Name:	Mr JOY ROY
Address:	290, NAYABAD, NABODIT
Mobile:	8777749466
Period From (dd/mm/yyyy):	20/05/2024
Period To (dd/mm/yyyy):	20/05/2024
Payment Ref ID:	2001252368/1/2024
Dept Ref ID/DRN:	2001252368/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001252368/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001252368/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	421
Total				10342

IN WORDS: TEN THOUSAND THREE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1602-07337/2024	Date of Registration	22/05/2024
Query No / Year	1602-2001252368/2024	Office where deed is registered	
Query Date	20/05/2024 11:44:17 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURENJIT NASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830290427, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,000/-]		
Set Forth value	Market Value		
	Rs. 80,61,679/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 453/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 4033, , Ward No: 109 Pin Code : 700099






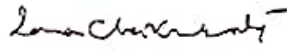
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 25 Sq Ft		76,47,499/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.3792Dec	0 /-	76,47,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1534 Sq Ft.	0/-	4,14,180/-	Structure Type: Structure
Gr. Floor, Area of floor : 1534 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1534 sq ft	0 /-	4,14,180 /-	

Land Lord Details :



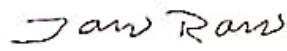


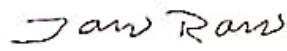


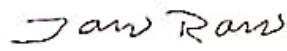
SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Shri TARUN SUTRADHAR Son of Late SRISTIDHAR SUTRADHAR Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>   <p>22/05/2024 LTI 22/05/2024</p> <p>Signature: tarun sutradhar 22/05/2024</p> <p>128, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: CGxxxxxx4E, Aadhaar No: 67xxxxxxxx4396, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>
2	<p>Smt KANIKA SUTRADHAR Wife of Shri TARUN SUTRADHAR Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>   <p>22/05/2024 LTI 22/05/2024</p> <p>Signature: kanika sutradhar 22/05/2024</p> <p>128, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: FExxxxxx4B, Aadhaar No: 69xxxxxxxx8464, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>
3	<p>Smt SWAPNA CHAKRABORTY Wife of Late HIRALAL CHAKRABORTY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>   <p>22/05/2024 LTI 22/05/2024</p> <p>Signature: Swapna Chakraborty 22/05/2024</p> <p>129, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AYxxxxxx1F, Aadhaar No: 35xxxxxxxx9883, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office</p>

4	Name	Photo	Finger Print	Signature
	Shri SAMAR CHAKRABORTY Son of Late HIRALAL CHAKRABORTY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	 22/05/2024
	129, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AUxxxxxx8L, Aadhaar No: 29xxxxxxxx9981, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Smt SOMA CHAKRABORTY Daughter of Late HIRALAL CHAKRABORTY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	 22/05/2024
	196/192, UPEN BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: BUxxxxxx2H, Aadhaar No: 49xxxxxxxx4992, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	ROY ENTERPRISE 290, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-2XX0 , PAN No.: afxxxxxx6p,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> Shri JOY ROY (Presentant) Son of Late JAGANNATH ROY Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  22/05/2024 </td> </tr> <tr> <td></td> <td>May 22 2024 12:58PM</td> <td>LTI 22/05/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri JOY ROY (Presentant) Son of Late JAGANNATH ROY Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office		 Captured	 22/05/2024		May 22 2024 12:58PM	LTI 22/05/2024	
Name	Photo	Finger Print	Signature										
Shri JOY ROY (Presentant) Son of Late JAGANNATH ROY Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office		 Captured	 22/05/2024										
	May 22 2024 12:58PM	LTI 22/05/2024											

290, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Casto: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx6P, Aadhaar No: 32xxxxxxxx9424 Status : Representative, Representative of : ROY ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP KUMAR MALICK Son of Mr MOHAN LAL MALICK VILLAGE SONAPUR, City:- , P.O:- NODAKHALI, P.S:-Nodakhali, District:- South 24-Parganas, West Bengal, India, PIN:- 743318		 Captured	
	22/05/2024	22/05/2024	22/05/2024

Identifier Of Shri TARUN SUTRADHAR, Smt KANIKA SUTRADHAR, Smt SWAPNA CHAKRABORTY, Shri SAMAR CHAKRABORTY, Smt SOMA CHAKRABORTY, Shri JOY ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TARUN SUTRADHAR	ROY ENTERPRISE-1.47583 Dec
2	Smt KANIKA SUTRADHAR	ROY ENTERPRISE-1.47583 Dec
3	Smt SWAPNA CHAKRABORTY	ROY ENTERPRISE-1.47583 Dec
4	Shri SAMAR CHAKRABORTY	ROY ENTERPRISE-1.47583 Dec
5	Smt SOMA CHAKRABORTY	ROY ENTERPRISE-1.47583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri TARUN SUTRADHAR	ROY ENTERPRISE-306.80000000 Sq Ft
2	Smt KANIKA SUTRADHAR	ROY ENTERPRISE-306.80000000 Sq Ft
3	Smt SWAPNA CHAKRABORTY	ROY ENTERPRISE-306.80000000 Sq Ft
4	Shri SAMAR CHAKRABORTY	ROY ENTERPRISE-306.80000000 Sq Ft
5	Smt SOMA CHAKRABORTY	ROY ENTERPRISE-306.80000000 Sq Ft

On 22-05-2024

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 42 (g) of Indian Stamp Act 1899

Presentation(Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules,1962)

Presented for registration at 12:06 hrs on 22-05-2024, at the Office of the D.S.P. 41 SOUTH 24-PARGANAS by Smt JOY ROY .

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 80,61,679/-

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

Execution is admitted on 22/05/2024 by 1. Shri TARUN SUTRADHAR, Son of Late BRISTIDHAR SUTRADHAR, 128 SATABDI PARK, NAYABAD BLOCK F, P.O. MUKUNDAPUR, Thana Purba Jadacour, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business 2. Smt KANAKA SUTRADHAR, Wife of Shri TARUN SUTRADHAR, 128 SATABDI PARK, NAYABAD BLOCK F, P.O. MUKUNDAPUR, Thana Purba Jadacour, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife 3. Smt SWAPNA CHAKRABORTY, Wife of Late HIRALAL CHAKRABORTY, 128 SATABDI PARK, NAYABAD BLOCK F, P.O. MUKUNDAPUR, Thana Purba Jadacour, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife 4. Shri SAMAR CHAKRABORTY, Son of Late HIRALAL CHAKRABORTY, 128 SATABDI PARK, NAYABAD BLOCK F, P.O. MUKUNDAPUR, Thana Purba Jadacour, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service 5. Smt SOMA CHAKRABORTY, Daughter of Late HIRALAL CHAKRABORTY, 198/192, UPEN BANERJEE ROAD, P.O. PARNASREE PALLY, Thana Baraha, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr DILIP KUMAR MALICK, ., Son of Mr MOHAN LAL MALICK, VILLAGE SONAPUR, P.O. NODAKHALI, Thana Nodakhali, South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-05-2024 by Shri JOY ROY, PROPRIETOR, ROY ENTERPRISE (Sole Proprietorship), 290, NAYABAD NABODIT, City:-, P.O:- MUKUNDAPUR, P.S:-Purba Jadacpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr DILIP KUMAR MALICK, ., Son of Mr MOHAN LAL MALICK, VILLAGE SONAPUR, P.O. NODAKHALI, Thana Nodakhali, South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 453.00/- (B = Rs 400.00/-, 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 421/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/05/2024 11:47AM with Govt. Ref. No: 192024250052757798 on 20-05-2024, Amount Rs: 421/-, Bank: SBI EPay (SBIPay), Ref. No. 5267105681445 on 20-05-2024, Head of Account 0030-03-104-001-16

Equipment of Working Party

Working party equipment should be suitable for the proposed work, and should be used in accordance with the manufacturer's instructions.

Equipment should be checked regularly to ensure that it is in good working order and that it is safe to use.

Equipment should be used in accordance with the manufacturer's instructions and should be stored in a safe and secure place when not in use.

Working Party
Equipment List
Working Party
Equipment List
Working Party
Equipment List

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 251912 to 251949

being No 160207337 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.05.29 12:16:56 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 29/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.