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1 - 12.02.2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 250076

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

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

DEVELOPMENT AGREEMENT

10 AUG 2022

THIS DEVELOPMENT AGREEMENT is made on the 10th day of August, 2022 (two thousand twenty two) **BETWEEN** (1) **SMT. SHANTI BOSU** (PAN- AZPPB7685L) wife of- Ajay Basu and daughter of- Late Ramani Mohan Dey, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at- 11A, Narendra Nath Ghosh lane, Regent Park, Kolkata- 700040 (2) **SRI KAUSHIK DHAR** (PAN- AGWPD1664M) son of- Late Anil Chandra Dhar, by religion- Hindu, by Nationality- Indian, by occupation- Service, residing at- F/24, Bapujinagar, Regent Estate, Kolkata- 700092

and (3) **SMT. LIPIKA ROY** (PAN- AWGPR4268P) wife of- Asit Roy and daughter of - Late Anil Chandra Dhar, by religion- Hindu, by Nationality- Indian, by occupation- Housewife, residing at- 2/163, Sree Colony, Regent Estate, Kolkata- 700092, hereinafter jointly called and referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executor, administrators, legal representatives and assigns) of the **ONE PART.**

AND

I B CONSTRUCTION (PAN- AAJFI4590E) a Partnership Firm having its Office at- M.N. Sen Lane, Post Office & Police Station- Regent Park, Kolkata- 700040 and represented by its Partners namely (1) **SRI SUBHENDU INDU** (PAN- AAKPI5269D) son of- Late Anil Indu, by religion- Hindu, by occupation- Business, by nationality- Indian, residing at- 68A, Graham Road, P.S.- Jadavpur, Kolkata:- 700040 and (2) **SRI ARUP KUMAR BOSE** (PAN- AEHPB3857M) son of- Late Arun Kumar Bose, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 5/5, Bijoygarh, Regent Estate, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**

WHEREAS Ramani Mohan Dey, son of- Late Uday Chandra Dey (the deceased father of the Landowner No. 1 herein and the deceased maternal grand-father of the Landowner No. 2 & 3 herein) being a Refugee displaced

from erstwhile East Pakistan now Bangladesh came to the territory of West Bengal and occupied a piece and parcel of land measuring about 3 cottahs 12 chittacks 28 sq. ft. for his homestead purpose and started living thereon by constructing a brick-built structure;

AND WHEREAS subsequently the Government of West Bengal, through The Governor as The Donor, while giving the land to the Refugee displaced from erstwhile East Pakistan now Bangladesh, conferred the absolute right, title and interest in respect of the aforesaid land measuring about 3 cottahs 12 chittacks 28 sq. ft., morefully described in First Schedule hereunder to the said Ramani Mohan Dey as The Donee by virtue of a Deed of Gift registered on 31.07.1990 before Additional District Sub. Registrar, Alipore and recorded in Book No- I, Volume No. 19, Pages 201 to 204, Being No- 1401 for the year 1990;

AND WHEREAS by virtue of the afore-stated Deed of Gift the said Ramani Mohan Dey became the absolute owner and seized and possessed of the land measuring about 3 cottahs 12 chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation, morefully described in First Schedule hereunder;

AND WHEREAS after the demise of Ramani Mohan Dey on 08.02.1991 and that of his wife Giri Bala Dey on 09.06.1998, his 2 (two) daughters namely Sabita Dhar, wife of- Anil Chandra Dhar and Shanti Bosu, wife of- Ajay Basu - jointly inherited the said land measuring about 3 cottahs 12

chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation, morefully described in First Schedule hereunder;

AND WHEREAS after the demise of Sabita Dhar on 11.11.2018 (her husband Anil Chandra Dhar pre-deceased her on 21.01.2010) their only son Kaushik Dhar and two daughters namely Lipika Roy, wife of- Asit Roy & Kakali Ghosh, wife of- Avijit Ghosh jointly inherited her 1/2th share in the said land alongwith their other co-sharer Shanti Bosu;

AND WHEREAS on 08.08.2022 Kakali Ghosh by virtue of a Deed of Gift gifted her joint undivided 1/3rd share in the above-mentioned property in favour of her brother Kaushik Dhar and other sister Lipika Roy, the said Deed of Gift was registered before DSR-III, Alipore And bearing Deed No. 12318 of 2022;

AND WHEREAS thus the Landowners herein by virtue Law of Inheritance and Deed of Gift become the joint owners of the land total measuring more or less 3 cottahs 12 chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation, morefully described in First Schedule hereunder and presently the Landowners herein have been enjoying the said land uninterruptedly without anyone's interferences;

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of Kolkata

Shanti Bosu

Municipal Corporation, and the Landowners at present have been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrances and the Landowners are thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowners have every right to deal with this land with any other person/s;

AND WHEREAS the Landowners are very much desirous to construct a building on maximum availability of FAR as per existing rule of Kolkata Municipal Corporation on their said First Schedule land and to do and to make construction of a new building/s on their said land, they have no such experience in the matter and so the Landowners approached the parties of Second Part herein to make construction of the new building as per building plan to be sanctioned by the Kolkata Municipal Corporation at their cost as well as specification annexed in Second Schedule hereto;

AND WHEREAS the parties of the Second Part herein have agreed to make the construction of the proposed new building/s in flat systems for residential and other purposes;

AND WHEREAS the parties of the Second part herein shall get rest of the construction of said proposed building. It has been clearly mentioned and described hereunder that the parties of the Second part shall erect the entire proposed building at their cost and supervision and labour and thereafter they shall deliver the Landowners Allocations as mentioned herein to be erected as per

annexed, specification as well as sanctioned building plan to be sanctioned by Kolkata Municipal Corporation;

AND WHEREAS the parties of the Second Part has agreed to do this project by constructing a building/s on the said land up to maximum height (considering the FAR) as per the to be sanctioned building plan by Kolkata Municipal Corporation at their cost and also providing for common areas and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the parties of the Second Part shall get and enjoy all other flats, car-parking spaces etc. of the proposed building/s to be constructed excluding the portions to be given to Landowners by the Developer on the following terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH as follows:-

ARTICLE-I : TITLE, INDEMNITY & DECLARATION

- (i) The Owners hereby declare that they have good and absolute right and title to the said premises without any claim, right or interest of any person or persons claiming under or in trust for the owners and the owners have a good and marketable title to enter into this Agreement with the Developer and the Owners hereby undertakes to indemnify and keep indemnified the Developer against any and every part of claim action and demand whatsoever.
- (ii) The Developer shall construct and complete the building/s on the said premises in a proper and workman-like manner in terms of the

to be sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written.

- (iii) The Owners hereby assure and declare that there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- (iv) The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the Developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for them.
- (v) It is clearly agreed and understood between the Owners and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between the Owners and the Developer and forming of Association of persons involving the said premises and during the period of construction of the building/s, the Developer shall hold the possession of the said premises as licensee and not in any other capacity and the Owners and in the absence of the Owners the legal heirs of the Owners hereby jointly and severally declare and undertake that they shall not cancel this Agreement for any reason whatsoever.

ARTICLE- II: DEVELOPMENT RIGHTS

- (i) The Owners hereby grant exclusive right to the Developer to build upon and use the said premises for construction of building or buildings in accordance with the Sanctioned plan or the revised

plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with prior intimation to and consent of the Owners.

- (ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and with the signature of the Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use of the said premises, the Landowners will execute a registered Construction Power of Attorney in favour of the Developer for smooth running of the constructing work.

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE-IV: BUILDING

- (i) The Developer shall at its own costs construct the building on the said premises with building materials specified in the Second Schedule hereinbelow.
- (ii) The Developer shall also provide in the building facilities in terms of the to be sanctioned building plan and/or under any subsequent sanctioned or approval of the building plan in respect of the First Schedule premises.

- (iii) The building construction will be completed within **18 (eighteen) months** from the date of sanction of the building plan from Kolkata Municipal Corporation and starting of the construction work on the First Schedule land – whichever is later, subject to Force-Majure clause. However, the Developer deserves the right to get a grace period of 6 (six) months, if the same is not completed within due period. BE IT TO BE NOTED THAT the Developer will submit the building plan for sanction before the concerned authority within 6 (six) months from today.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised in the said First Schedule land and as per the rules and regulations of the Kolkata Municipal Corporation, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called "The Owner's Allocation" and "The Developer's Allocation" wherein the Owners will be entitled to 50% sanctioned area in respect of the Flats (i.e. the entire First Floor & entire Third Floor). The owners will also get 4 (four) car-parking spaces at the Ground Floor of the said to be constructed building as per sanctioned building plan on the First Schedule premises and rest 50% sanctioned area in respect of the Flats (i.e. the entire Second Floor & entire Fourth Floor), rest car-parking spaces and other areas will be allotted towards Developer's share of allocation. Apart from the above-stated allocations the Landowners

herein will also get total Rs. 3,00,000/- (Rupees Three Lakh) only (i.e. each Landowner will get Rs.1,00,000/-) from the Developer as forfeited amount on the date of signing and registration of this Agreement.

PART-I

LANDOWNERS ALLOCATION

50% sanctioned area in respect of the Flats (i.e. the entire First Floor & entire Third Floor) and 4 (four) car-parking spaces of the to be constructed building on the First Schedule premises will be provided to the Owners. Be it clearly mentioned that the Owners will accept the possession of the Owners Allocation after the completion of work in a habitable condition by the Developer. Immediately after completion of work of the Owners Allocation in a complete habitable condition the Developer will inform the same to the Owners by written notice requesting them to take the delivery of possession of the Owners Allocation fixing the date and time. After getting the possession of their allocations the Landowners at their own cost and expenses will execute Sale Deed in respect of the same in favour of them or their nominated person/s without creating any financial liability upon the Developer.

PART-II

DEVELOPER'S ALLOCATION

Balance/remaining 50% sanctioned area in respect of the Flats (i.e. the entire Second Floor & entire Fourth Floor) and car-parking spaces and other areas of the to be constructed building on the First

Schedule premises flats and car-parking spaces other than the Owners Allocation.

Be it clearly mentioned that the Landowners and the Developer will execute a Specified Agreement within 15 days from sanction of the building plan, whereby the proper demarcation of the Landowners allocation will be done in a reciprocal manner.

The Landowners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Landowners Allocation. Similarly the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation.

No further consent or authority shall be required from the owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the said Developer's Allocation and the Landowners hereby give consent to the same.

ARTICLE-VI: CONSIDERATION AND PAYMENT

- (i) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developer.
- (ii) In consideration of the Owners having agreed to allow the Developer to develop the said premises and to appropriate the Developer's Allocation, the Owners shall not be liable to make any payment on account of the Owners Allocation save and except what are mentioned in Article-IX (i).

- (iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment on account of the land/said premises /Developer's Allocation.

ARTICLE-VII: OWNERS OBLIGATION

- (i) The Owners shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at their own costs at the said premises subject to the terms and conditions herein contained.
- (ii) The Owners shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share in the land attributable to the Developer's Allocation in favour of the Developer or their nominees in such part or parts as the Developer shall require only after delivery of possession of the entire Owners Allocation to the Landowners.

ARTICLE- VIII: DEVELOPER'S OBLIGATION

- i. The Developer shall carry out the construction work in a proper manner and shall deliver the Landowners their allocations within the time mentioned hereinabove.
- ii. The Developer will provide one alternative accommodation to the Landowner No. 1 herein (i.e. to Smt. Shanti Bosu) during the period of her vacating the First Schedule premises and handing over of owners allocations by the Developer after completion of the building project.

ARTICLE- IX: COMMON FACILITIES

- (i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owners and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately.
- (ii) As soon as the building is completed and certified by the Architect to be fit for occupation, the Developer shall give written notice to the Owners requesting them to take possession of the Owners Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Land taxes, rates, duties and other public outgoings and maintenance charges whatsoever payable in respect of the Owners Allocation, the rates to be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.
- (iii) The Owners and the Developer shall punctually and regularly pay the said rates to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the Owners/Developer.


- (iv) The Landowners and Developers shall enjoy the common areas as mentioned in the Third Schedule hereunder and will also have to bear the common expenses as mentioned in the Fourth Schedule hereunder.

ARTICLE- X:- MISCELLANEOUS

- i) "Force Majeure" shall mean the reasons beyond the Developer's control for giving possession of the Owner allocations to the Owners within the time period mentioned hereinabove, such as storm, tempest, flood, earthquake and other Acts of God or Acts of Government, Statutory Body etc., strike, riot, mob, air-raids, order of injunction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, scarcity or no availability of building materials equipments or labourers (but not in hike in prices of the building materials), changes in laws for the time being in force resulting in stoppage of construction at the said land.
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof.
- iii) The Developer at its own costs and expenses will do the KMC mutation of the First Schedule land.
- iv) The parties hereto have agreed to register this instrument as and when required.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **3 cottahs 12 chittacks 28 sq. ft.** together with a tile shed structure standing thereon



measuring about 700 sq. ft. comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41 being **KMC Premises No.- 11A, Narendra Nath Ghosh Lane**, Police Station- Regent Park, Assessee No. 210971100175, Kolkata- 700040, within Ward No.- 97 of Kolkata Municipal Corporation, District- 24 Parganas (South), and the said land is butted and bounded as follows:-

NORTH: By residential house;

SOUTH: By residential house;

EAST: By Tolly Club;

WEST: By 30 feet wide road;

SECOND SCHEDULE ABOVE REFERRED TO

(Specifications of construction)

a. Foundation & Structures

As per choice of the Architect of the Developer.

b. Walls

- i. Putty will be given in the inside wall.
- ii. Attractive external finish with best quality cement paint.

c. Windows

Aluminum windows with large glass panes & grill.

Box window.

d. Doors

All doors will be of Flush doors.

e. Flooring

Vitrified Tiles Flooring.

f. Kitchen

- i. Coloured/ designed ceramic tiles up to height of 2 ft.
- ii. Guddapha stone kitchen counter top
- iii. Provision for exhaust fan

g. Bathrooms

- i. Coloured/ designed ceramic tiles up to height of 5 ft.
- ii. Concealed plumbing system using standard make pipes and fittings
- iii. White sanitary ware of ISI Mark with C.P. fittings
- iv. Provision for exhaust fan

h. Electricals

- i. PVC conduit pipes with copper wiring
- ii. 15 & 5 Amp Points one each in living room, bedrooms, bathrooms and kitchen
- iii. Electrical Calling Bell point at entrance of residential flats

i. Special Features

- i. Common Staff toilet in ground floor
- ii. Boundary walls with decorative grills and gate
- iii. Overhead tank
- iv. Roof treatment for water proofing.
- v. Lift of reputed company.

THIRD SCHEDULE ABOVE REFERRED TO

(COMMON AREAS AND INSTALLATIONS)

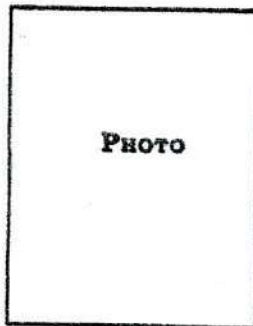
1. Paths, passages and driveways in the Building Complex earmarked by the Developer as common for all Unit Holders.
2. Lifts, Staircase lobby and landings with stair cover on the roof of the new building/s.
3. Water pump with motor and with water distribution pipes save those inside any Unit to the overhead water tank of each building and room if any for installing the water pump and motor.
4. Underground Water Reservoir and Overhead water tanks with distribution pipes therefrom connecting to different units and from the underground water reservoir to the overhead tanks.
5. Electrical wiring and fittings and other accessories for lighting the staircase lobby and landings and other common areas.
6. Electrical installations including transformer and substation (if any) for receiving electricity to supply and distribute amongst the Unit Holders with electrical room.
7. Deep tube-well, if municipal water supply is not available.
8. Water waste and sewerage evacuation pipes from the flats/ units to drains and sewers common to the building.
9. Drain and Sewerage Pipes from the Building Complex to the municipal duct.
10. Boundary walls and Main gate to the premises and building.

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. All expenses for the maintenance, administration, repairs, replacement and renovation of the main structure and in particular the filter water and rain water pipes of the building water pipes and electric wire under or upon the building enjoyed or used by the Landowners, the Developer and all apartment owner of the building and the main entrance, landing stair case of the building as enjoyed by all the apartment owner with the Landowners and Developer in common as aforesaid and the boundary walls of the building compound etc. The costs of sweepers, electricians etc. for the common areas and facilities.
2. The Municipal taxes as levied or may be levied from time to time in respect of the whole of the building and all replacements improvements or additions or alterations of the common areas and facilities as described in Third Schedule hereinabove and all sums assessed against the apartment owner.
3. Costs of establishment and operations of the Association relating to the common purposes.
4. Litigation expenses incurred for the common purposes ;
5. Office Administrative over head expenses incurred for maintaining the office for common purposes;

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Shanti Bora

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Karshik Dhor

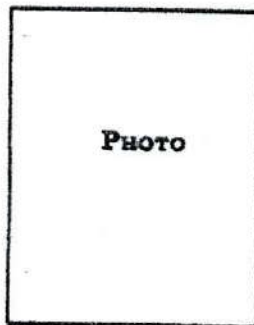
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Lipika Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



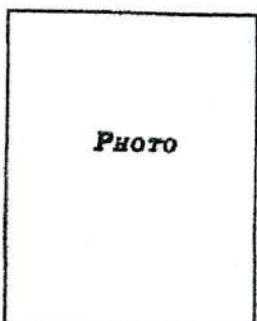
Sudhakar Kela

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Arup Kumar Bose.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

:: 19 ::

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

WITNESSES

1. *Santana Mondal* . *Shanti Bose*
123, T. N. C. Road
Kolkata - 41

• *Kaushik Dhar*

2. *Nipashi Mukhopadhyay*
4/L.M.N. Sen Lane
Kolkata - 700040

• *Lipika Roy*

SIGNATURE OF THE LANDOWNERS

IB CONSTRUCTION
Sushanta Mondal

PARTNER

IB CONSTRUCTION

Arup Kumar Bose
PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by:-

Dibakar Bhattacharjee
Dibakar Bhattacharjee
Advocate,

High Court, Calcutta.

WB-359/2001.

:: 20 ::

MEMO OF RECEIPT

Received an amount of **Rs.3,00,000/- (Rupees Three Lakh)** only from the Developer herein as forfeited amount in the following manner:-

Cheque No.	Bank	Date	Amount
000013	Bandhan Bank	10/08/2022	Rs.1,00,000/-
000014	Bandhan Bank	10/08/2022	Rs.1,00,000/-
000015	Bandhan Bank	10/08/2022	Rs.1,00,000/-
total →			<u>Rs.3,00,000/-</u>

WITNESSES

1. Dilshan Bhattacharjee
Advocate
 2. Mapash Mukhopadhyay
- Shanti Bosa
Kausik Ghosh
Lipika Roy

SIGNATURE OF THE LANDOWNERS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHANTI BOSU

RAMANI MOHAN DEY

29/12/1955

Permanent Account Number

AZPPB7685L

Shanti Bosu

Signature



15092010

Shanti Bosu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LIPIKA ROY
ANIL CHANDRA DHAR
08/01/1971

Permanent Account Number
AWGPR4268P

Lipika Roy
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएँ :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी बी डी, बेलापूर,
नवी मुंबई-400 614.

Lipika Roy



आयकर विभाग INCOME TAX DEPARTMENT KAUSHIK DHAR ANIL DHAR 23/11/1969 Permanent Account Number AGWPD1664M Signature	 भारत सरकार GOVT. OF INDIA  
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Kaushik Dhar
08/08/22

In case this card is lost, found, kindly inform/return to:
 Income Tax PAN Services Unit (ITPSU)
 Plot No. 3, Sector III, CBD Belapur,
 Navi Mumbai - 400 614
 यादीत कोणीही या कार्डचा गमबंदी करून देण्यासाठी या पत्त्यावर संपर्क करा.
 यासकरीत कोणीही या कार्डचा गमबंदी करून देण्यासाठी या पत्त्यावर संपर्क करा.
 प्लॉट नं. ३, सेक्टर ३, सीडी बीलपूर,
 नवी मुंबई - ४०० ६१४

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
SUBHENDU INDU		
ANIL INDU		
29/07/1973		46 2 69976
Permanent Account Number		
AAKPI5269D		
		
Signature		



आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
ARUP KUMAR BOSE		
ARUN KUMAR BOSE		
01/04/1967		
Permanent Account Number		
AEHPB3857M		
<i>Arup Kumar Bose</i>		
Signature		


Arup Kumar Bose.



PARTNER

Sulphur
IB CONSTRUCTION



आयकर विभाग INCOME TAX DEPARTMENT	
भारत सरकार GOVT. OF INDIA	
स्थायी खाता संख्या कार्ड Permanent Account Number Card	
AAJFI4590E	
IB CONSTRUCTION	
नाम / नाम की शीट Date of incorporation/formation	
31/05/2022	
51040	


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/23/109/222114

নির্বাচকের নাম : মানস চক্রবর্তী
 Elector's Name : Manas Chakrabarti
 পিতার নাম : মানিক চক্রবর্তী
 Father's Name : Manik Chakrabarti
 লিঙ্গ/Sex : পুং/M
 জন্ম তারিখ : 02/01/1977
 Date of Birth : 02/01/1977

WB/23/109/222114

ঠিকানা:
 ডালুয়া নরপল্লী, রাজপুর পোনারপুর, পোনারপুর, দক্ষিণ 24
 পর্গানা-700152

Address:
 DHALUYA NABAPALLI, RAJPUR
 SONARPUR, SONARPUR, SOUTH 24
 PARGANA-700152


 Date: 03/12/2013
 151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 151-Sonarpur Uttar Constituency

নিকটস্থ পরিবর্তন হলে লস্কর ফিল্ডকে ছোট করে লিখে নাম ঘোষণা ও একটি
 নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
 পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

025004

Manas Chakrabarty.

Major Information of the Deed

Deed No :	I-1603-12323/2022	Date of Registration	10/08/2022
Query No / Year	1603-2002388883/2022	Office where deed is registered	
Query Date	04/08/2022 10:08:56 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 55,59,747/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












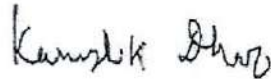


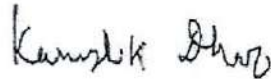


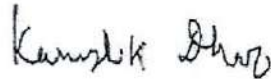


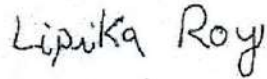


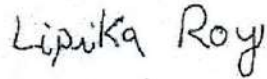


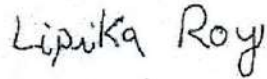
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narendra Nath Ghosh Lane, , Premises No: 11A, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak 28 Sq Ft	5,00,000/-	53,70,747/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				6.2517Dec	5,00,000 /-	53,70,747 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1,00,000/-	1,89,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1,00,000 /-	1,89,000 /-	

Land Lord Details :



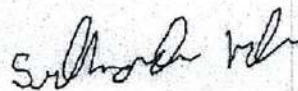


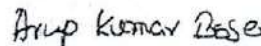
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs Shanti Bosu Wife of Mr Ajay Basu Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>10/08/2022</td><td>LTI</td><td>10/08/2022</td><td>10/08/2022</td></tr> </tbody> </table> <p>11A, Narendra Nath Ghosh Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AZxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mrs Shanti Bosu Wife of Mr Ajay Basu Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				10/08/2022	LTI	10/08/2022	10/08/2022
Name	Photo	Finger Print	Signature										
Mrs Shanti Bosu Wife of Mr Ajay Basu Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office													
10/08/2022	LTI	10/08/2022	10/08/2022										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Kaushik Dhar Son of Late Anil Chandra Dhar Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>10/08/2022</td><td>LTI</td><td>10/08/2022</td><td>10/08/2022</td></tr> </tbody> </table> <p>F/24, Bapujinagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Kaushik Dhar Son of Late Anil Chandra Dhar Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				10/08/2022	LTI	10/08/2022	10/08/2022
Name	Photo	Finger Print	Signature										
Mr Kaushik Dhar Son of Late Anil Chandra Dhar Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office													
10/08/2022	LTI	10/08/2022	10/08/2022										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs Lipika Roy Wife of Mr Asit Roy Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>10/08/2022</td><td>LTI</td><td>10/08/2022</td><td>10/08/2022</td></tr> </tbody> </table> <p>2/163, Sree Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AWxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mrs Lipika Roy Wife of Mr Asit Roy Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				10/08/2022	LTI	10/08/2022	10/08/2022
Name	Photo	Finger Print	Signature										
Mrs Lipika Roy Wife of Mr Asit Roy Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office													
10/08/2022	LTI	10/08/2022	10/08/2022										

Developer Details :



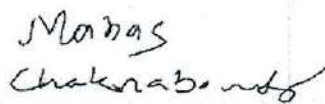
Sl No	Name,Address,Photo,Finger print and Signature
1	I B CONSTRUCTION M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAXxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subhendu Indu Son of Late Anil Indu Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office			
	Aug 10 2022 2:17PM	LTI 10/08/2022	10/08/2022	
68A, Graham Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAXxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : I B CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Arup Kumar Bose (Presentant) Son of Late Arun Kumar Bose Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office			
	Aug 10 2022 2:17PM	LTI 10/08/2022	10/08/2022	
5/5, Bijoygarh, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : I B CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, City:- , P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152			
10/08/2022	10/08/2022	10/08/2022	
Identifier Of Mrs Shanti Bosu, Mr Kaushik Dhar, Mrs Lipika Roy, Mr Subhendu Indu, Mr Arup Kumar Bose			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shanti Bosu	I B CONSTRUCTION-2.08389 Dec
2	Mr Kaushik Dhar	I B CONSTRUCTION-2.08389 Dec
3	Mrs Lipika Roy	I B CONSTRUCTION-2.08389 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shanti Bosu	I B CONSTRUCTION-233.33333300 Sq Ft
2	Mr Kaushik Dhar	I B CONSTRUCTION-233.33333300 Sq Ft
3	Mrs Lipika Roy	I B CONSTRUCTION-233.33333300 Sq Ft

On 10-08-2022

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

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

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

Presented for registration at 11:25 hrs on 10-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Arup Kumar Bose ,.

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 55,59,747/-

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

Execution is admitted on 10/08/2022 by 1. Mrs Shanti Bosu, Wife of Mr Ajay Basu, 11A, Narendra Nath Ghosh Lane, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mr Kaushik Dhar, Son of Late Anil Chandra Dhar, F/24, Bapujinagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 3. Mrs Lipika Roy, Wife of Mr Asit Roy, 2/163, Sree Colony, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 10-08-2022 by Mr Subhendu Indu, Partner, I B CONSTRUCTION (Partnership Firm), M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 10-08-2022 by Mr Arup Kumar Bose, Partner, I B CONSTRUCTION (Partnership Firm), M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 1:40PM with Govt. Ref. No: 192022230092032301 on 05-08-2022, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU3982246 on 05-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 250076, Amount: Rs.50/-, Date of Purchase: 02/05/2022, Vendor name: T K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 1:40PM with Govt. Ref. No: 192022230092032301 on 05-08-2022, Amount Rs: 7,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU3982246 on 05-08-2022, Head of Account 0030-02-103-003-02



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

