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AP 203794

24.05.2023
24-2-2023

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

24 MAY 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 24th day of May, Two Thousand Twenty Three (2023).

BETWEEN

20 MAR 2023

19669

No.....Rs. 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 MAY 2023

(SURENDRA NATH MONDAL)

ADVOCATE

HIGH COURT, CALCUTTA

Enrol. No. WB/ 1094 / 2004

(1) **SRI ANUP KUMAR DAS, (PAN:BVEPD0609J) , (AADHAAR :312787473870)** son of Late Ajit Das, by Nationality –Indian, by faith – Hindu, by occupation – Service, (2) **SRI ANUNAY DAS, (PAN:AAUPD0035A) , (AADHAAR :293922306635)** son of Late Ajit Das, by Nationality –Indian, by faith – Hindu, by occupation – Service, (3) **SMT.SUTAPA ROY, (PAN:CITPR0921E) , (AADHAAR :581379184126)** wife of Kanu Roy and Daughter of Late Ajit Das, by Nationality –Indian, by faith – Hindu, by occupation – Housewife, (4) **SMT.MANDA DAS, (PAN:BVYPD6724L) , (AADHAAR :539425555602),** wife of Late Anupam Das, by Nationality –Indian, by faith – Hindu, by occupation – Housewife, (5) **SRI ABHIJIT DAS, (PAN:HANPD8933F) , (AADHAAR :360010807829) ,son of Late Anupam Das** by Nationality –Indian, by faith – Hindu, by occupation – Service, and (6) **SRI BISWAJIT DAS, (PAN:CPOPD6457F) , (AADHAAR :306505916239) ,son of Late Anupam Das** by Nationality –Indian, by faith – Hindu, by occupation – Service, all are residing at E/55,Ramgarh,Block-E,Raja S.C.Mullick Road, P.O.- Naktala, Police Station – Netaji Nagar, Kolkata-700047, District : South24-Parganas, hereinafter called and referred to as the **"LAND OWNERS"** (which term or expression shall unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators representatives, nominees and/or assigns) of the **FIRST PART.**

AND

M/S. RADHA MADHAB DEVELOPERS, (PAN AATFR3340P) a Partnership firm having its office at 116, Kalikapur Road, (Mailing Address 36/3/2, Kalikapur, Vivekananda Pally), P.O- Haltu, Police station- Garfa, Kolkata-700078, represented by its Partners namely (1) **MRS. DEBARATI DATTA (PAN ASEPD9768N), (AADHAR NO.743517135339),** wife of Sri Amlan Datta, by Nationality- Indian, by faith -Hindu,by occupation.

Business, and (2) **MR. AMLAN DATTA (PANAGSPD3378C), (AADHAR NO. 762311322168)**, son of Late Atul Krishna Dutta, by Nationality- Indian, by faith -Hindu , by occupation -Service, both are residing at 36/3/2, Kalikapur, Vivekananda Pally, P.O- Haltu, Police station- Garfa, Kolkata- 700078, hereinafter referred to as the "**DEVELOPERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context or meaning thereof, be deemed to mean and include its executors, administrators-in- office, representatives, successors in Office, and/or assigns) of the **SECOND PART**.

WHEREAS by virtue of registered Deed of Gift dated 10th day of January, 1990 , the Refuge Relief and Rehabilitation Department, Government of West Bengal , gifted, transferred and conveyed of **ALL THAT** piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza-Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P), under E.P.No. 158, S.P.No.398, Police Station- formerly Sadar Tollygunge then Jadavpur thereafter Patuli now Netaji Nagar, within the limits of The Kolkata Municipal Corporation, under Ward No.100, Sub-Registry office A.D.S.R., Alipore , in the District of 24-Parganas at present South 24-Parganas, in favour of Ajit Das alias Ajit Kr.Das (now deceased), son of Late Satish Chandra Das, residing at Ramgarh Colony, P.O.-Naktala, Police Station - Netaji Nagar, Kolkata-700047, District : 24-Parganas now South 24-Parganas, and the said Deed of Gift was duly registered in the office of the Additional District Registrar, Alipore, 24-Parganas and recorded in Book No. I, Volume No. I, Pages from 77 to 80, being No.20 for the year 1990.

AND WHEREAS by virtue of the above mentioned Deed of Gift dated 10th day of January, 1990 , said Ajit Das alias Ajit Kr.Das (now deceased), became the absolute owner of **ALL THAT** piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza-

Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P),under E.P.No. 158,S.P.No.398, Police Station- formerly Sadar Tollygunge then Jadavpur thereafter Patuli now Netaji Nagar, within the limits of The Kolkata Municipal Corporation, under Ward No.100, Sub-Registry office A.D.S.R.,Alipore , in the District of 24-Parganas at present South 24-Parganas,and he duly mutated his name in respect of the said land in the record of the Kolkata Municipal Corporation & got K.M.C. Premises No.87/12/357E,Raja Subodh Chandra Mullick Road, ward No.100, being Assessee No.231000802832, Kolkata-700047.

AND WHEREAS said Ajit Das alias Ajit Kr.Das (now deceased), while in possession and enjoy of **ALL THAT** piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza-Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P),under E.P.No. 158,S.P.No.398, Sub-Registry office A.D.S.R.,Alipore , being K.M.C. Premises No.87/12/357E,Raja Subodh Chandra Mullick Road, ward No.100, being Assessee No.231000802832, Police Station- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, in the District of South 24-Parganas, said Ajit Das alias Ajit Kr.Das (now deceased),has gone missing on and from 7th August,2003, a missing diary was lodged with Jadavpur Police Station which was numbered as 703,dated 08.08.2003. beside the missing status of Ajit Das was also published in the Bengali Newspaper "Ananda Bazar Patrika" and "Gana Shakti"dated 24.08.2003 and 31.08.2003 respectively. The Missing status of Ajit Das was also broad casted in All India Radio,Doordarshan Kendra,Kolkata and missing persons sward of C.I.D.,West bengal was also informed. Unfortunetly Ajit Das has not be heard of for more than Seven years from the date of his missing and the Police authority couldn't inform about the where abouts of Ajit Das.

AND WHEREAS after missing of said Ajit Das, his surviving legal heirs i.e. his three sons namely (1) MR.ANUP KUMAR DAS,(2)MR.ANUNAY DAS & (3) MR.ANUPAM DAS and only married daughter namely SUTAPA ROY , file a Title Suit vide No.1589/2018, before the Learned 4th Court of the Civil Judge (Junior Division) Alipore, South 24 Parganas ,prayer to declare that Ajit Das is deemed to be dead as he is unheard for more than seven years from the date of missing and his wife Gita Rani Das predeceased him died intestate on 10th May,1996.

AND WHEREAS Learned 4th Court of the Civil Judge (Junior Division) Alipore, South 24 Parganas,passed an order dated 30.09.2022 and declare that said Ajit Das is presumed to be dead in view section 108 of Evidence Act.

AND WHEREAS said ANUPAM DAS , one of the surviving legal heirs of Ajit Das, died intestate on 1st day of February,2019, leaving behind of his wife Smt. Smt.Manda Das and two sons namely (1) Mr.Abhijit Das & (2) Mr.Biswajit Das as his legal heirs and successors .

AND WHEREAS after demised of Ajit Das, Gita Rani Das and ANUPAM DAS , said 1) MR.ANUP KUMAR DAS,(2)MR.ANUNAY DAS , (3) SMT.SUTAPA ROY, (4) SMT.MANDA DAS, (5) SRI ABHIJIT DAS, and (6) SRI BISWAJIT DAS, became the absolute Joint owners of **ALL THAT** piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza-Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P),under E.P.No. 158,S.P.No.398, Sub-Registry office A.D.S.R.,Alipore , being K.M.C. Premises No.87/12/357E,Raja Subodh Chandra Mullick Road, ward No.100, Police Station- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, in the District of South 24-Parganas and they mutated their names in the records of The Kolkata Municipal Corporation & got Assessee No.211000841321.

AND WHEREAS the Owners/First Party desire to erect New Building upon the same demised land by way of KMC building plan but being unable to implement their said desires due to lack of technical knowledge, decided to develop their property through a Developer.

AND WHEREAS the OWNERS in the First Part have agreed to deliver vacant possession of the property hereinafter referred as the Premises which is in their occupation and possession to the **DEVELOPER** for construction of a G plus Three storied residential building with Lift facility on the said Premises .

AND WHEREAS the Developer herein in response to the announcement of seeking help by the Owners as aforesaid agreed to cause Development of **ALL THAT** piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza-Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P),under E.P.No. 158,S.P.No.398, Sub-Registry office A.D.S.R.,Alipore , being K.M.C. Premises No.87/12/357E,Raja Subodh Chandra Mullick Road, ward No.100, being Assessee No.211000841321, Police Station- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, in the District of South 24-Parganas, at its own cost on terms as appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following :-

OWNERS shall means: 1) MR.ANUP KUMAR DAS, (2)MR.ANUNAY DAS , (3) SMT.SUTAPA ROY, (4) SMT.MANDA DAS, (5) SRI ABHIJIT DAS, and (6) SRI BISWAJIT DAS, all are residing at E/55,Ramgarh,Block-E,Raja S.C.Mullick

Road, P.O.-Naktala, Police Station – Netaji Nagar, Kolkata-700047, District : South24-Parganas and including their legal heirs.

DEVELOPER: M/S. RADHA MADHAB DEVELOPERS, (PAN AATFR3340P) a Partnership firm having its office at 116, Kalikapur Road, (Mailing Address 36/3/2, Kalikapur, Vivekananda Pally), P.O- Haltu, Police station- Garfa, Kolkata-700078, represented by its Partners namely (1) **MRS. DEBARATI DATTA (PAN ASEPD9768N)**, wife of Sri Amlan Datta, by Nationality- Indian, by faith -Hindu, by occupation. Business and (2) **MR. AMLAN DATTA (PAN AGSPD3378C)**, son of Late Atul Krishna Dutta, by Nationality- Indian, by faith -Hindu, by occupation -Service both are residing at 36/3/2, Kalikapur, Vivekananda Pally, P.O- Haltu, Police station- Garfa, Kolkata-700078.

PROPERTY : ALL THAT piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza- Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P), under E.P.No. 158, S.P.No.398, Sub-Registry office A.D.S.R., Alipore, being K.M.C. Premises No.87/12/357E, Raja Subodh Chandra Mullick Road, ward No.100, being Assessee No.211000841321, Police Station- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, in the District of South 24-Parganas.

DEVELOPMENT AGREEMENT : The instant Agreement made between the Owners and the Developer.

BUILDING : G plus Three storied residential building to be constructed by the Developer on the said property as per sanctioned plan duly sanctioned by the municipal authority.

PLAN : The building plan to be sanctioned by the Kolkata Municipal Corporation Authority in the name of the owner as per their norms and rules,

at the cost of the developer and after completion of Building the Developer shall obtain completion certificate at their cost and hand over the Owner's allocation.

ARCHITECT : The person and/or firm to be appointed by the developer for supervising the said building during the construction period.

OWNER'S ALLOCATION : shall be entitled 50% of the construction area which to be allotted in 2 bhk Four Nos. Flat each measuring 600 sq.ft.built up area little more or less as follows:

- 1) One 2 Bhk Flat on Ground floor East side of the said proposed G plus Three storied residential building on the Ground floor as per sanction plan of the building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building, which to be the allocation of SMT.MANDA DAS, SRI ABHIJIT DAS and SRI BISWAJIT DAS, which shall effect after registration of Partition Deed.
- 2) One 2 bhk Flat on First Floor East side of the said proposed G plus Three storied residential building as per sanction plan along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building, which to be the allocation of SRI ANUP KUMAR DAS, which shall effect after registration of Partition Deed.
- 3) One 2 bhk Flat on Second Floor East side of the said proposed G plus Three storied residential building as per sanction plan along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building, which to be the allocation of SMT.SUTAPA ROY which shall effect after registration of Partition Deed.

4) One 2 bhk Flat on Third Floor East side of the said proposed G plus Three storied residential building as per sanction plan along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building which to be the allocation of SRI ANUNAY DAS which shall effect after registration of Partition Deed.

5) 50% of the Car Parking area as per Sanction plan from K.M.C.

6) Developer shall pay forfeited money of Rs.7,00,000/- , (Rupees Seven Lakh)only, out of which Rs.1,00,000/- , (Rupees One Lakh)only shall be paid on date of execution of this Agreement , and Balance of Rs.6,00,000/- (Rupees Six Lakh) only shall pay by the Developer as follows: i) Rs.3,00,000/- (Rupees Three Lakh) only,at the time of foundation works and/or at the time of Plinth work and ii) Rs.3,00,000/- (Rupees Three Lakh) only,at the time of First Floor casting.

7) Developer shall pay two families -(i.e.family of MR.ANUP KUMAR DAS & SMT.MANDA DAS) shifting charges of Rs.6200/- per month to each family from the date of hand over the possession of the land until the hand over Owner's allocation, which is more fully and particularly described in the second schedule hereunder written.

DEVELOPER'S ALLOCATION : shall be entitled as follows:

- 1) 50% area of Ground floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.
- 2) 50% area of First floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with

undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.

3) 50% area of Second floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.

4) 50% area of Third floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.

5) 50% of the Car Parking area as per Sanction plan from K.M.C., more fully described in the Third schedule hereunder written.

SALEABLE PORTION : All the portion in the building save and except Owners' share of allocation pertaining to developer's allocation as described in the Third Schedule.

COMMON SERVICE AREAS : All the common service facilities to be enjoyed by both the Owners and the developer of the building (more fully and particularly described in the fourth schedule hereunder written).

TRANSFERORS : In context of this agreement the Owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation after completion of construction of proposed building as per sanctioned plan.

TRANSFeree : The Purchaser who will purchase flat/space in the building.

TRANSFER : Transfer of proportionate undivided share/interest of land in property by the Owners attributable to the developer's allocation and Owners' allocation against which developer will construct the building where there will be both Owners and developers allocation.

CONSIDERATION : Owners' allocation will be constructed at the cost of the developer against which the Owners will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

DELIVERY OF POSSESSION OF LAND : In the context shall mean, the Owners will hand over to the developer the peaceful well demarcated physical possession of the property with the execution of the agreement.

TIME : The developer will complete the building and deliver the peaceful vacant physical possession of the Owners' allocation within 24 (twenty four) months from the date of Sanction of Building Plan. The time may be extended further Six months due to unavoidable circumstances arises if any, by mutual consent of the both parties.

POWER OF ATTORNEY : The Owners will execute a registered Power of Attorney appointing the developer as their lawful constituent attorney to do the acts stipulated hereunder.

COMMON EXPENSES : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the Owner and the developer and or their respective nominees (more fully and particularly described in the schedule hereunder written).

UNDIVIDED SHARE OF LAND : The undivided proportionate share or interest in the land of the property attributable to the flat pertaining to the Developer's allocation and the Owners' allocation.

MANNER OF WORK AND SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the Sixth Schedule hereunder written).

PROJECT : The work of development of the said property undertaken by the Developer.

UNIT : Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any flat owner/Owners and which is not the common portion.

UNIT OWNERS : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the Owners and the developer for the units held by them from time to time.

ARTICLE-II

OWNERS represent as follows :-

- a) The Owners are the absolute Joint Owners in respect of the property more fully described in the First Schedule hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the said First Schedule property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.
- d) The right, title and interest of the Owners in the property are free from all encumbrances and the Owners have a marketable title thereto.
- e) The Premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or conic to the notice of the Owners.

- f) Neither the property nor any part thereof has been attached and/or is liable to be attached due to Income Tax Revenue or any other public demand.
- g) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may not be affected in any manner whatsoever.

ARTICLE – III OWNERS' RIGHT

1. The Owners will get the Owners' allocation described in the second schedule hereunder written without any hindrance from the developer.
2. If Developer failed to handover the owner's allocation within the schedule period, then Developer shall pay Rs.5,000/- per month as compensation charges to each owners for the said delay period.

ARTICLE - IV OWNERS' OBLIGATION

- a) The Owners shall answer and comply with all requisitions made by the advocate of the developer for establishing the title of the Owner in respect of the property and shall make out a marketable title, if encumbered any manner. The Owners shall remain liable to rectify all latent defects in the title, if any at their costs and expenses. The Owners will make delivery of peaceful, vacant physical possession of the said property to the developer execution of this agreement free from all encumbrances.
- b) The Developer will be authorized to construct and complete the building in accordance with the sanction of the building plan at its own cost and as per specification as mentioned herein without any interference or hindrance from the side of the Owners.
- c) During the continuance of this agreement the Owners will not let out a fresh, grant, lease, mortgage and/or create any charge in respect of the property or any portion thereof without the consent

in writing of the developer and the developer for the time being assist the Owners.

ARTICLE V : DEVELOPER'S RIGHT

- a) The Developer will have the exclusive right to build and complete the building at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the entire land in the said Premises part by part with joint effort of the Owners and the Developer.
- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer will have the exclusive right to commercially exploit the developer's allocation. The developer will have full right and absolute authority to enter into any sale agreement/sale with any intending purchaser/purchasers or transfer the said project to any third party in respect of the said Developer's share of allocation (Save and except Owners' share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- d) The Developer will be entitled to occupy and use the property SUBJECT TO the terms of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement in the project and post its watch and ward staffs after getting possession of the said property from the Owner.
- e) Upon being inducted into the premises, the Developer will be at liberty to do all works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain temporary connection of utilities for the project and the Owners shall

sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

- f) The Developer will be entitled to receive, collect and realise all money out of the developer's allocation from the intending purchaser in respect of the units/ spaces/car parking spaces appertaining to the developer's allocation without creating any personal and/or financial liability upon the Owner.
- g) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for construction of the building.
- h) The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser/ purchasers.
- i) The developer will be entitled to transfer the undivided proportionate share of kind in the premises together with proposed flats attributable to the developer's allocation by virtue of the Power of Attorney to be given by the Owners to the developer or its nominee after getting the sanctioned building plan from the Kolkata Municipal Corporation.
- j) The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developer's allocation.
- k) The Owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer and demolishing materials taken over by the developer.

ARTICLE VI : DEVELOPER'S OBLIGATION

- a) The developer will deliver the Owners' allocation in complete in all respect including electrical connection, water pump, municipal

water, sewerage, drainage connection, plumbing, sanitary, overhead and under ground water tanks i.e. habitable condition to the Owners within 24 (twenty four) months from the date of Sanction of Building Plan. Notwithstanding the developer will be entitled to extend time for completion the project. In the event of any disputes regarding vacant possession, both the parties will amicably settle the matter according to situation.

- b) All costs, charges, expenses and responsibility for construction of the building and/or the development of the said premises shall be borne and paid by the developer and demolishing materials taken over by the developer. The developer will complete the Owners' allocation with the specification annexed hereto and The developer shall obtain completion certificate from KMC at their own cost.
- c) The Developer will construct the building with standard materials available in the market.
- d) The Developer will bear all cost arising out of the construction of the building.
- e) The Developer will bear alien abilities and impositions in respect of the premises and/or part thereof from the date of taking possession of the premises till it delivers the Owners' allocation to the Owners. The Developer will meet up the following liability exclusively with the help of the Owners in the following office/offices as follows:
 - a. K.M.D.A.
 - b. KOLKATA MUNICIPAL CORPORATION
 - c. L.A.Department.

ARTICLE - VII : INDEMNITY

- a) The Developer indemnities the Owners against all claims, accidents actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.

- b) The Developer will indemnify and keep the Owners indemnified in respect of all costs, expenses, liabilities, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all claims or demand that may be made due to any thing done by the developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The Developer indemnifies the Owners against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever including any accident of other loss. The Developer indemnities the Owners against any demand and/or claim made by the unit holder in respect of the developer's allocation.
- f) The Developer indemnifies the Owners against any action taken by the Municipality and/or other authority for any illegal or faulty construction or otherwise of the building.
- g) The Developer hereby agrees with the Owners not to do any act deed or things whereby the Owner will be prevented from enjoying, selling, disposing, assigning of any of Owner's allocation in the property.

ARTICLE VII : COMMON UNDERSTANDINGS

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date of hand over the vacant and peaceful possession of the premises to the developer, then the Developer

shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owners' allocation to the Owners.

- b) The Owners shall be solely and exclusively entitled to the Owners' allocation and the Developer will be solely and exclusively entitled to the developer's allocation in the newly constructed building along with common service area as per sanctioned plan.
- c) The Owners' allocation shall be formed by the developer for and on behalf of the Owners. The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owners and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper **SUBJECT TO HOWEVER** the general restrictions for mutual advantage inherent in the Owners' allocation. They will also be at liberty to enter into agreement for sale of their respective allocation **SAVE THAT** insofar as the same relates to common areas (as described in the fourth schedule hereto) common expenses (as described in the fifth schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat buildings in Kolkata.
- d) The Developer will be entitled to all such monies receivable in respect of the developer's allocation **PROVIDED HOWEVER** that the monies payable and/or deposits for common purposes and

common expenses shall be receivable only by the developer from all the units Owners till formation of the society or any Owners' association of the unit Owners.

- e) The Developer will provide electricity connection for the said building at their own cost and the Owners and/or their nominees shall reimburse for **their individual meter** as required to obtain electricity from the C.E.S.C to the developer.
- f) Upon completion of the building, all flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building.
- g) If so required by the Developer, the Owners shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the Developer will join in respect of the Owners' allocation.
- h) That if the developer died during the construction of the building, the legal heirs/assignee/- successor/successors-in-office/legal representatives will be responsible to complete the construction work of the proposed building.

ARTICLE VIII : COMMON RESTRICTIONS

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any immoral activities; which disturb the peaceful living of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.

- c) Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.
- d) Both parties will jointly form a committee to look after the maintenance of the building. But with the Owners takes possession of the Owners' allocation and the developer sell major parts of its allocation, the developer will have no liability to the said committee and/or any association to be formed.
- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.
- g) Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation after completion and delivery of possession of the building.

ARTICLE IX : MISCELLANEOUS

- a) The Owners and the developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Save and except this agreement no agreement and/or oral representation between the portions hereto exists or will have any validity.

ARTICLE X : FORCE MAJURE

The developer will complete the Owners' allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

ARTICLE XII : JURISDICTION

The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

FIRST SCHEDULE ABOVE REFERRED TO **(THE PROPERTY)**

ALL THAT piece & parcel of land measuring about 3 Cottahs 14 chittacks 00 sq.ft little more or less, lying and situated at Mouza-Baishnabghata, J.L.No.28, comprised in C.S. Dag No.389(P), under E.P.No. 158, S.P.No.398, Sub-Registry office A.D.S.R., Alipore, being K.M.C. Premises No.87/12/357E, Raja Subodh Chandra Mullick Road, ward No.100, being Assessee No.211000841321, Police Station- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, in the District of South 24-Parganas, which is butted and bounded as follows that is to say:-

ON THE NORTH : E.P.No. 159 & 159A;

ON THE SOUTH : Colony Road ;

ON THE EAST : Colony Road ;

ON THE WEST : Colony Road ;

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

Owner's shall be entitled 50% of the construction area which to be allotted in 2 bhk Four Nos. Flat each measuring 600 sq.ft.built up area little more or less as follows:

- 1) One 2 Bhk Flat on Ground floor East side side of the said proposed G plus Three storied residential building on the Ground floor as per sanction plan of the building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building, which to be the allocation of SMT.MANDA DAS, SRI ABHIJIT DAS and SRI BISWAJIT DAS, which shall effect after registration of Partition Deed.
- 2) One 2 bhk Flat on First Floor East side of the said proposed G plus Three storied residential building as per sanction plan along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building, which to be the allocation of SRI ANUP KUMAR DAS which shall effect after registration of Partition Deed.
- 3) One 2 bhk Flat on Second Floor East side of the said proposed G plus Three storied residential building as per sanction plan along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building, which to be the allocation of SMT.SUTAPA ROY which shall effect after registration of Partition Deed.
- 4) One 2 bhk Flat on Third Floor East side of the said proposed G plus Three storied residential building as per sanction plan along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building which to

be the allocation of SRI A ANUNAY DAS which shall effect after registration of Partition Deed.

- 5) 50% of the Car Parking area as per Sanction plan from K.M.C.
- 6) Developer shall pay forfeited money of Rs.7,00,000/- , (Rupees Seven Lakh)only, out of which Rs.1,00,000/- , (Rupees One Lakh)only shall be paid on date of execution of this Agreement , and Balance of Rs.6,00,000/- (Rupees Six Lakh) only shall pay by the Developer as follows: i) Rs.3,00,000/- (Rupees Three Lakh) only,at the time of foundation works and/or at the time of Plinth work and ii) Rs.3,00,000/- (Rupees Three Lakh) only,at the time of First Floor casting.
- 7) Developer shall pay two families shifting charges of Rs.6200/- per month to each family from the date of hand over the possession of the land until the hand over Owner's allocation.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer will be entitled as follows:


- 1) 50% area of Ground floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.
- 2) 50% area of First floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.
- 3) 50% area of Second floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.

- 4) 50% area of Third floor West side after providing the owner's allocation of the said proposed G plus Three storied residential building along with undivided proportionate share of First Schedule land together with common portion, common facilities & common amenities of the said proposed building.
- 5) 50% of the Car Parking area as per Sanction plan from K.M.C..

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA AND FACILITIES)

1. Stair Case ,Lift,Lift well and Stair landing from ground floor to Roof.
2. Septic Tank.
3. Boundary Walls.
4. Mandatory open Space between the G+Three storied building and Boundary Wall.
5. Underground Water Reservoir.
6. Overhead Water Tank.
7. Motor and Pump for lifting water from the underground reservoir to the overhead tank, water pipe lines, plumbing.
8. All sanitary and sewerage lines and systems.
9. Electric Wirings and Electric fittings in common area.
10. Electric Meter Room.
11. Ultimate Roof of the Building common use.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- 1) All expenses of maintenance, operating replacing white washing, painting, reconstructing, decorating redecorating and lighting the common parts, roof and the outer walls of the said building.
 - 2) All charges and deposits for supplies of common.
- 

- 3) Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- 4) Costs and charges of establishment for maintenance of the said building.
- 5) All other expenses and outgoings as are deem by the Owners and the purchaser to be necessary or incidental for and regulating, interest, the right of the Purchaser.
- 6) All expenses referred above shall be borne and paid proportionately by the Owners and Developer and/or their respective nominees on and from the date of making over possession of their respective portion.

SIXTH SCHEDULE ABOVE REFERRED TO

[PARTICULARS OF CONSTRUCTION AND FITTING
AND FIXTURES TO BE PROVIDED 1ST CLASS MATERIALS]

- | | | |
|-----------------|---|---------------------------------------------------|
| 1) Cement | : | Ambuja/Ultratec/L&T, O.P.C./ Slag Cement. |
| 2) Sand | : | Medium Coarse/Full Coarse. |
| 3) Stone chips | : | 3/4 Pure / 5/8 Pure |
| 4) Steel | : | TMT Bars Durgapur (ISO)/ Captain or SRMB. |
| 5) Plumbing | : | Pipe – G.I. Supreme/PVC Oriplast |
| 6) Fittings | : | Tap, Showers, Hindware/ Khiller or similar brands |
| 7) Steel Grills | : | Steel 19mm x 5.5mm |

- 8) Main Door : ISO branded waterproof Flush Door.
- 9) Other Door : ISO branded waterproof & termite proof Flush Door & PVC Door in the Toilet.
- 10) Stair : Marble finish
- 11) Electrical Wires & Cable : standard Copper wire (Havels/Finolex)
- 12) Switch & Plug Points : Anchor or Havels.
- 13) Window : Anodised Aluminum Glass Sliding.
- 14) Flooring : All Floors (Bed Room/ Verandah/Kitchen/Bathroom) Marble with skirting and Bathroom wall tiles upto 6ft.height , 3ft.height wall tiles above the kitchen counter..
- 15) Plastering : Inside and outside with cement mortar in (5:1).
- 16) Brick Works : 8", 5" and 3" thick brick works will be done on outside and inside walls with No.1 Picket bricks in Cement Mortar in (5:1).
- 17) Internal Door : All door frames will be Sal wood and commercial solid flush doors.
- 18) Extra Work : Any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.

Electrical specifications

Bed Rooms : 2 Light Points and 1 Ceiling Fan Point, 2 Plug Point, one AC point in One Bed room.

Drawing-cum-Dining Room : 2 Light Points and 2 Ceiling Fan Points, 1 Plug Point (3 and 5 Amp./15 Amp Common), 1 Plug point for T.V., 1 Plug Point for Refrigerator, 1 Plug Point for Washing Machine, 1 Point for Calling Bell.

Kitchen : 2 Light Points, 1 Plug Point for water Ionization (such as Aquaguard), 2 Plug Point for other Electronic Gazette (such as Microwave, Mixers etc.), 1 Exhaust Fan point.

Bathroom : 1 Light Point, 1 Gizer point, 1 exhaust Fan Point.

Verandah : 1 Light Point, 1 Plug Point.

Staircase : 2 way switch with 1 Light Point and switch in every landing.

Sanitary and Plumbing

Bathroom : 1 white commode with cistern and cover as required along with a commode shower; 1 tap beside commode; 1 CP shower with valve and 1 hand shower; 1 tap for basin; 1 white basin.

W.C. : 1 white commode/pan/angle with cistern and cover as required along with a commode shower; 1 tap beside commode/ pan/angle; 1 white basin.

Kitchen : Black stone cooking platform; 1 Steel sink, 1 long neck tap over sink; 1 tap under sink for dish washing.

Wall Putty : All walls & ceiling Bed/Kit. Bathroom/Verandah.

Water Tank: Over head PVC/R.C.C. water tank with automative pump fittings.

Roof : Damp proof finish in the building roof.

Verandah : brick work with tiles topping.

Painting : Outside of the building to be finished by Weather Coat paint.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties in the presence of :

WITNESSES :-

1. Shankar Mondal
29-A School Road
Santoshpur Kol. 75.

2. Netaji Ch. Mondal
18/e Kankarbhata Road
Kol-75

Anup Kumar Das.

~ Anurag Das.

Sutarka Roy.

মদ্য দাস

Abhisit Das.

Biswas Das

Signature of the Owners

RADHA MADHAB DEVELOPERS

Sebarati Datta

PARTNER

RADHA MADHAB DEVELOPERS

Amlan Datta

PARTNER

Signature of the Developer

Drafted by me as per information
Provided by the Parties :

(SURENDRA NATH MONDAL)

Advocate

High Court Calcutta

Enroll No.WB/1094/2004

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned a sum of Rs.1,00,000/- (Rupees One Lakh) only as per memo below.

Date	Bank & Branch	Cash/Cheque No.	Amount Rs. P.
24-05-2023	Bank of Baroda Kalikapur Kol- 99	000 192	1,00,000/-
		Total :	1,00,000.00

(Rupees One Lakh) only

WITNESSES:

1. Shankar Mondal
29-A School Road
Bantulpur Kol- 75

✓ Anup Kumar Das
✓ Anurag Das
✓ Sutapa Roy
✓ Abhisit Das
✓ Biswajit Das

[Signature of the Owners]

2. Netaji Mondal
18/e Kalikapur Road
Kol- 75

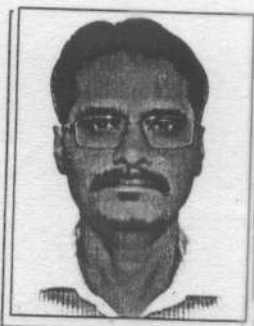
Debasati Datta
Amlan Datta

SPECIMEN FORM FOR TEN FINGERPRINTS



Anup Kumar Das.

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



Anurag Das.

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



Sutapa Roy.

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



N/S

	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 FINGERPRINTS



Abhijit Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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

Major Information of the Deed




	I-1603-07233/2023	Date of Registration	24/05/2023
o / Year	1603-2001314710/2023	Office where deed is registered	
Date	22/05/2023 7:59:27 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	SURENDRA NATH MONDAL HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8584056827, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 41,85,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 1,053/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Ramgarh Colony), , Premises No: 87/12/357E, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 14 Chatak	1/-	41,85,002/-	Property is on Road
Grand Total :					6.3938Dec	1 /-	41,85,002 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANUP KUMAR DAS Son of Late AJIT DAS Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office			
		24/05/2023	LT1 24/05/2023	24/05/2023




RAMGARH, BLOCK-E, RAJA S C MULLICK ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-
District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu,
Occupation: Service, Citizen of: India, PAN No.:: BVxxxxxx9J, Aadhaar No: 31xxxxxxxx3870,
Status :Individual, Executed by: Self, Date of Execution: 24/05/2023
Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr ANUNAY DAS Son of Late AJIT DAS Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office			
24/05/2023	LTI 24/05/2023	24/05/2023	



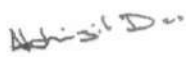


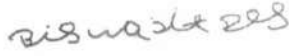
E-55, RAMGARH, RAJA S C MULLICK ROAD,, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli,
District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu,
Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx5A, Aadhaar No: 29xxxxxxxx6635,
Status :Individual, Executed by: Self, Date of Execution: 24/05/2023
, Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs SUTAPA ROY Daughter of Late AJIT DAS Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office			
24/05/2023	LTI 24/05/2023	24/05/2023	

E/55, RAMGARH, RAJA S C MULLICK ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli,
District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu,
Occupation: House wife, Citizen of: India, PAN No.:: CIxxxxxx1E, Aadhaar No: 58xxxxxxxx4126,
Status :Individual, Executed by: Self, Date of Execution: 24/05/2023
, Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MANDA DAS Wife of Late ANUPAM DAS Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office			
24/05/2023	LTI 24/05/2023	24/05/2023	










E/55, RAMGARH, RAJA S C MULLICK ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli,
District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu,
Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx4L, Aadhaar No: 53xxxxxxxx5602,
Status :Individual, Executed by: Self, Date of Execution: 24/05/2023
, Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Office




Name	Photo	Finger Print	Signature
ABHIJIT DAS Son of Late ANUPAM DAS Executed by: Self, Date of Execution: 24/05/2023 Admitted by: Self, Date of Admission: 24/05/2023, Place : Office			
	24/05/2023	LTI 24/05/2023	24/05/2023
E/55,RAMGARH,RAJA S C MULLICK ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: HAXxxxxx3F, Aadhaar No: 36xxxxxxxx7829, Status :Individual, Executed by: Self, Date of Execution: 24/05/2023, Admitted by: Self, Date of Admission: 24/05/2023, Place : Office			
Name	Photo	Finger Print	Signature
Mr BISWAJIT DAS Son of Late ANUPAM DAS Executed by: Self, Date of Execution: 24/05/2023 Admitted by: Self, Date of Admission: 24/05/2023, Place : Office			
	24/05/2023	LTI 24/05/2023	24/05/2023
E/55,RAMGARH,RAJA SC MULLICK ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CPxxxxxx7F, Aadhaar No: 30xxxxxxxx6239, Status :Individual, Executed by: Self, Date of Execution: 24/05/2023, Admitted by: Self, Date of Admission: 24/05/2023, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RADHA MADHAB DEVELOPERS 116,KALIKAPUR,POSTAL-36/3/2,VIVEKANANDA PALLY, City:- Not Specified, P.O:- HALTU, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs DEBARATI DATTA Wife of Mr AMLAN DATTA Date of Execution - 24/05/2023, , Admitted by: Self, Date of Admission: 24/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>May 24 2023 1:50PM</td> <td>LTI 24/05/2023</td> <td>24/05/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs DEBARATI DATTA Wife of Mr AMLAN DATTA Date of Execution - 24/05/2023, , Admitted by: Self, Date of Admission: 24/05/2023, Place of Admission of Execution: Office					May 24 2023 1:50PM	LTI 24/05/2023	24/05/2023
Name	Photo	Finger Print	Signature										
Mrs DEBARATI DATTA Wife of Mr AMLAN DATTA Date of Execution - 24/05/2023, , Admitted by: Self, Date of Admission: 24/05/2023, Place of Admission of Execution: Office													
	May 24 2023 1:50PM	LTI 24/05/2023	24/05/2023										
36/3/2,VIVEKANANDA PALLY, City:- Not Specified, P.O:- HALTU, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx8N, Aadhaar No: 74xxxxxxxx5339 Status : Representative, Representative of : RADHA MADHAB DEVELOPERS (as PARTNER)													

Name	Photo	Finger Print	Signature
AMLAN DATTA (Representant) Son of Late ATUL KRISHNA DATTA Date of Execution - 24/05/2023, , Admitted by: Self, Date of Admission: 24/05/2023, Place of Admission of Execution: Office	 May 24 2023 1:51PM	 LTI 24/05/2023	 24/05/2023

36/3/2, VIVEKANANDA PALLY, City:- Not Specified, P.O:- HALTU, P.S:-Purba Jadabpur, District:-South
 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Service,
 Citizen of: India, , PAN No.:: AGxxxxxx8C, Aadhaar No: 76xxxxxxxx2168 Status : Representative,
 Representative of : RADHA MADHAB DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURENDRA NATH MONDAL Son of Late SARAT KUMAR MONDAL HIGH COURT CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 24/05/2023	 24/05/2023	 24/05/2023

Identifier Of Mr ANUP KUMAR DAS, Mr ANUNAY DAS, Mrs SUTAPA ROY, Mrs MANDA DAS, Mr ABHIJIT DAS, Mr
 BISWAJIT DAS, Mrs DEBARATI DATTA, Mr AMLAN DATTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR DAS	RADHA MADHAB DEVELOPERS-1.59844 Dec
2	Mr ANUNAY DAS	RADHA MADHAB DEVELOPERS-1.59844 Dec
3	Mrs SUTAPA ROY	RADHA MADHAB DEVELOPERS-1.59844 Dec
4	Mrs MANDA DAS	RADHA MADHAB DEVELOPERS-0.533239 Dec
5	Mr ABHIJIT DAS	RADHA MADHAB DEVELOPERS-0.532599 Dec
6	Mr BISWAJIT DAS	RADHA MADHAB DEVELOPERS-0.532599 Dec

5-2023

State 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 of Indian Stamp Act 1899.

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

Presented for registration at 11:54 hrs on 24-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AMLAN DATTA .

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 41,85,002/-

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

Execution is admitted on 24/05/2023 by 1. Mr ANUP KUMAR DAS, Son of Late AJIT DAS, E/55, RAMGARH, BLOCK-E, RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr ANUNAY DAS, Son of Late AJIT DAS, E-55, RAMGARH, RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mrs SUTAPA ROY, Daughter of Late AJIT DAS, E/55, RAMGARH, RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mrs MANDA DAS, Wife of Late ANUPAM DAS, E/55, RAMGARH, RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 5. Mr ABHIJIT DAS, Son of Late ANUPAM DAS, E/55, RAMGARH, RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 6. Mr BISWAJIT DAS, Son of Late ANUPAM DAS, E/55, RAMGARH, RAJA SC MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr SURENDRA NATH MONDAL, , , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-05-2023 by Mrs DEBARATI DATTA, PARTNER, RADHA MADHAB DEVELOPERS (Partnership Firm), 116, KALIKAPUR, POSTAL-36/3/2, VIVEKANANDA PALLY, City:- Not Specified, P.O:- HALTU, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr SURENDRA NATH MONDAL, , , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-05-2023 by Mr AMLAN DATTA, PARTNER, RADHA MADHAB DEVELOPERS (Partnership Firm), 116, KALIKAPUR, POSTAL-36/3/2, VIVEKANANDA PALLY, City:- Not Specified, P.O:- HALTU, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr SURENDRA NATH MONDAL, , , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053.00/- (B = Rs 1,000.00/- , 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 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2023 6:00PM with Govt. Ref. No: 192023240066518481 on 23-05-2023, Amount Rs: 1,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17384867 on 23-05-2023, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-,
ie = Rs 7,021/-
ption of Stamp
amp: Type: Impressed, Serial no 19669, Amount: Rs.100.00/-, Date of Purchase: 20/05/2023, Vendor name:
hankar Das
scription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2023 6:00PM with Govt. Ref. No: 192023240066518481 on 23-05-2023, Amount Rs: 7,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 17384867 on 23-05-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2023, Page from 204133 to 204171
being No 160307233 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.05.24 14:16:03 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2023/05/24 02:16:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)