

S-02024/23

2030/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AP 257759

*[Signature]*

ADSR Govt  
Bach 24 Paymen

10 0 MAY 2023

### DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this

the 10<sup>th</sup> day of May,

Two Thousand Twenty Three BETWEEN

08 MAY 2023

Name : Das Construction & Developer

Address : 520, Peyarabagan, Sonarfun,  
Kal-153

Vendor .....  
Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



ESOS YAM 0 0

**A.D.R. Cards**  
**South 24 Parganas**

0 MAY 2023

Shinshande Dutta.  
3/0- Sri Shyamal Dutta.  
Alipore police Court,  
Kal- 27.

**SRI UTPAL ROY**, having PAN: ARUPR3666E, Aadhaar No.6410 7188 6154, son of Late Gobinda Roy, by Faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Narkelbagan, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India, hereinafter called and referred to as the "**FIRST PARTY/ OWNER**" (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, successors, executors, representatives, administrators and assigns) of the **ONE PART**.

**A N D**

**DAS CONSTRUCTION & DEVELOPER**, a Sole Proprietorship Firm, represented by its Proprietor **SRI TAPAS KUMAR DAS**, having PAN: AESPD5910J, Aadhaar No.3346 9689 6815, son of Late Kshirod Chandra Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, having its office and residence of 520, Peyarabagan, Vivekananda Samsad Club, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India, hereinafter called and referred to as the "**DEVELOPER/ SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, successors, executors, representatives, administrators and assigns) of the **OTHER PART**.

**W H E R E A S** One Amiruddin Mondal of Laskarpur was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land in Dag No.182 under Khatian No.303 of Mouza Laskarpur, J.L. No.57, under District Collectorate's Touzi Nos.3, 4, 5, Pargana Magura, Police Station and Sub-Registry Office Sonarpur, now within the limits of the Rajpur Sonarpur Municipality, Ward No.102, District: 24-Parganas now South 24-Parganas along with other landed properties in the said Mouza.

**AND WHEREAS** while the said Amiruddin Mondal was enjoying and possessing the said land, the said Amiruddin Mondal by executing a Deed of Gift (Hebanama) written in Bengali Language dated 11/11/1944, duly registered in the office of the Sub-Registrar at Baruipur and recorded in

Book No.I, Volume No.58, Pages 198 to 203, Being No.5086, for the year 1944, granted, transferred and conveyed the said land in Dag No.182 under Khatian No.303 of Mouza Laskarpur, along with other landed properties in the said Mouza unto and in favour of his son Aahajuddin Mondal out of his natural love and affection.

**AND WHEREAS** during Revisional Settlement, the said land was recorded in the name of said Aahajuddin Mondal son of Amiruddin Mondal of Laskarpur in R.S. Khatian No.303 of R.S. Dag No.182 at Mouza Laskarpur in finally published Records of Rights.

**AND WHEREAS** while the said Aahajuddin Mondal enjoying and occupying the said property, by executing a Deed of Sale (Bengali Kobala) dated 26/10/1962, duly registered in the office of the Sub-Registrar at Baruipur and recorded in Book No.I, Volume No.106, Pages from 131 to 134, Being No.9316, for the year 1962, sold, transferred and conveyed the demarcated plot of land measuring 3 (three) Cottahs 8 (eight) Chittaks more or less out of 17 Decimals of land in R.S. Dag No.182 under R.S. Khatian No.303 of Mouza Laskarpur unto and in favour of Sri Suchitra Majumder son of Late Khitish Chandra Majumder of 63, Prince Golam Hossain Shah Road, Tollygunge, Calcutta for a valuable Consideration mentioned therein.

**AND WHEREAS** by virtue of aforesaid purchase, the said Sri Suchitra Majumder became sixteen annas Owner of the said land measuring 3 (three) Cottahs 8 (eight) Chittaks more or less and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

**AND WHEREAS** while the said Sri Suchitra Majumder enjoying and occupying the said land measuring 3 (three) Cottahs 8 (eight) Chittaks more or less, died intestate on 09/05/1990, leaving behind his wife Smt. Anima Majumder and only son Sri Indrajit Majumder as his only legal heirs and successors who jointly inherited the said land measuring 3 (three) Cottahs 8 (eight) Chittaks more or less as per Hindu Succession Act, 1956.

**AND WHEREAS** by way of inheritance, the said Smt. Anima Majumder and Sri Indrajit Majumder became the joint owners of the said land measuring 3 (three) Cottahs 8 (eight) Chittaks more or less each having undivided  $\frac{1}{2}$  share therein and out of the land measuring 4 Chittacks 21 Square Feet has been left for the adjoining common passages and said Smt. Anima Majumder and Sri Indrajit Majumder as in peaceful and uninterrupted possession and enjoyment of remaining portion of the said land measuring an area of 3 (three) Cottahs 3 (three) Chittaks 24 (twenty four) Square Feet more or less. Subsequently, in actual survey and measurement the said land is found to be a little more or less 3 (three) Cottahs 3 (three) Chittaks 24 (twenty four) Square Feet.

**AND WHEREAS** while thus enjoying the said property, the said Smt. Anima Majumder and Sri Indrajit Majumder jointly sold, transferred, conveyed, assigned and assured the said land measuring 3 (three) Cottahs 3 (three) Chittaks 24 (twenty four) Square Feet more or less in R.S. Dag No.182 under R.S. Khatian No.303 of the said Mouza Laskarpur together with all easement rights and appurtenance thereto unto and in favour of Sri Utpal Roy, the Owner herein by virtue of a Deed of Sale written in Bengali Language duly registered in the office of the A.D.S.R. Sonarpur on 04-12-2000 and recorded in Book No.I, Volume No.50, Pages 204 to 210, Being No.2922, for the year 2000, for a valuable Consideration mentioned therein.

**AND WHEREAS** after such purchase, the Owner herein got his name recorded in L.R. Khatian No.3161 of L.R. Dag No.675 in respect of Bastu land measuring 2 decimals, L.R. Dag No.676 in respect of Danga Land measuring 2 decimals and L.R. Dag No.677 in respect of Bari Land measuring 1 decimal at the said Mouza Laskarpur.

**AND WHEREAS** the Owner herein thereafter mutated his name in the office of the Rajpur Sonarpur Municipality, Ward No.30, being Holding No.169, Rabindra Nagar and paying rents and taxes regularly.

**AND WHEREAS** after such purchase, the Owner herein is in peaceful possession thereto and thus enjoying the said land by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever.

**AND WHEREAS** the Owner has decided to get the said property developed by constructing a three storied building, but the Owner is living in different places as such it is not possible for the Owner to appear personally and to undertake the construction work of the proposed three storied building at the said plot of land considering the above critical circumstances the Owner made an offer to the Developer herein to construct the proposed three storied building and the Developer herein having wide experience in this line agreed to undertake the construction work of the proposed three storied building as per sanctioned plan of the Rajpur Sonarpur Municipality to be sanctioned by the Developer and to complete the construction entirely at his own costs and endeavour.

**AND WHEREAS** the Owner herein by executing this Development Agreement entered into a contract or agreement with the Developer herein and also entrusted the Developer to complete the proposed three storied building as per sanctioned plan subject to the terms, conditions, stipulations and obligations contained herein below.

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

1. That the Owner will be allocated one flat on the ground floor measuring built up area of 380 Square Feet more or less consisting of one bedroom, one toilet, one dining-cum-kitchen, one flat on the first floor measuring built up area of 640 Square Feet more or less consisting of two bedrooms, two toilets, one dining-cum-kitchen, one balcony and one flat on the second floor measuring built up area of 640 Square Feet more or less consisting of two

Tapan K. Das

bedrooms, two toilets, one dining-cum-kitchen, one balcony and the Developer's allocation will be the remaining of the newly constructed three storied building. The Developer also pay a nonrefundable sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only to the Owner out of which Rs.1,00,000/- only pay at the time of signing of this Development Agreement and balance Rs.50,000/- only at the time of handover the possession of the Owner's Allocation to the Owner.

2. That the Developer shall complete the construction of the proposed three storied building within a period of 24 (twenty four) months from the date of obtaining sanctioned plan. But if the same has not been completed within the stipulated period in that case time should be enhanced on mutual consent.
3. Be it specifically noted here that if the Owner dies during the period of construction in that event the legal heirs of the Owner shall execute a fresh agreement and also execute a General Power of Attorney in favour of the Developer herein, provided always that in any circumstances the legal heirs of the Owner shall not be entitled nor have any right to execute any agreement with any other party save and except the Developer herein.
4. That the Developer shall out of its own fund clear of all arrear or outstanding taxes of the Rajpur Sonarpur Municipality and the Developer also mutated the said property in the Office of the Rajpur Sonarpur Municipality at his own costs and responsibility.
5. The Owner will produce the original title deed as and when required by the Developer for Bank Loan taken by the intending Purchasers of the Developer's Allocation in new building at the said property to the Developer and the Developer shall retain the said title deed in its safe custody until completion of the project. It is mentioned that Landowner will co-operate and assist for any sale deed, agreement in respect of the Developer's Allocated portion.

6. That the Developer during the period of construction shall be entitled to enter into agreement with any intending buyer or buyers for sale and transfer of Developer's Allocation and to receive advance or Booking money from those intending buyers to which the Owner shall has no right to raise any objection pleas or pretext whatsoever.
7. That the Owner shall also execute and register a Development Power of Attorney in favour of the Developer authorizing and/or empowering the Developer to do all acts, deeds and things in connection with construction of the proposed building without any sort of interruption or disturbance.
8. That apart from the Owner's Allocated portion of the building the Owner shall has right to use all common areas of the building with the other co-owners of the building such as staircase, roof, main entrance, ground floor common areas, meter room etc..
9. The Owner hereby appoint the Developer for developing the said property described in the First Schedule hereunder written by constructing a three storied building thereon as per sanctioned building plan of the Rajpur Sonarpur Municipality together with all amenities thereto such as boundary wall with grill gate, drainage, electricity, water reservoir, water tank, water pump etc.
10. It is mutually agreed by and between the parties herein, that the Owner herein shall produce the all original documents and other necessary documents in respect of FIRST SCHEDULE property lying with his custody to the Developer from time to time as and when required and other necessary work for preparation of the legal documents and same to be kept with the Developer for disposal of the Developer's Allocated portion of the said proposed building and after disposal of the entire Allocation of the Developer in the said proposed building the Developer shall handover the said documents to the Owner.

11. The Owner herein shall also has liberty to inspect the construction at all material times but shall not intervene the process of construction in the said premises.
12. It is also mutually agreed by and between the parties herein, that the Developer herein shall complete the said building with all drainage, sewerage, electricity, connection and deliver the Owner's Allocated portion to the Owner within 24 (twenty four) months from the date of obtaining sanctioned plan.
13. The Developer will complete the building on the said land according to the specification mentioned in the FOURTH SCHEDULE hereunder written, within a period of 24 (twenty four) months from the date of obtaining the sanctioned plan from the Rajpur Sonarpur Municipality.
14. The Developer shall be entitled to appoint any Contractor Contractors, Architect/ Architects, Engineer/ Engineers, for the necessary purpose or to draw up the building plan and to construct and supervise the same with intimation to Owners.
15. The Owner hereby agrees to sign, execute and register whenever necessary in connection with development and/ or completion of this project and all agreements acceptable in the eye of law for transfer of undivided proportionate and impartible share in the said property.
16. The Owner do hereby authorize the Developer to make all necessary application in the name of the Owner before the Rajpur Sonarpur Municipality and other competent authorities for obtaining sanction, division, permission, refund, clearance, approvals and all connections such as water sewerage, drainage and electricity and other amenities and shall also be entitled to make deposit and obtain refund thereof.
17. The Owner undertake to render all sorts of assistance to the Developer as would be necessary connection with various applications for obtaining sanction revision, permission, refund clearances, approval and/or connections for successful construction of the entire building.

18. The Developer hereby agrees and undertakes to carry out the construction of the building in strict adherence to the sanctioned building plan without any deviation whatsoever. If any type of deviation appears, the Owner will not be responsible for the same in any way.
19. The Owner hereby further agrees and undertakes not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof at any time hereafter during the continuance of this agreement.
20. The Owner declare and assure that he is the absolute owner of the FIRST SCHEDULE property and he has full right to enter and execute this Agreement with the Developer and the FIRST SCHEDULE property is free from all encumbrances, charges, liens, mortgage, lease etc and there is no civil and criminal case or suit pending in respect of the FIRST SCHEDULE property and the said property is neither acquired nor requisitioned by any public authority such as KMDA, Metro Rail authority so far his knowledge goes.
21. The Developer shall have the right to transfer its allocated portion of the building only to the intending Purchaser/s and deliver their possession as finished or unfinished condition after delivery of the Owner's Allocated portion of the building to the Owner as per this agreement. The Developer shall finish the Owner's allocated portion of said building first and deliver the same to the Owner before the delivery of the Purchaser/s of the Developer's Allocated portions.
22. The Owner shall execute a REGISTERED DEVELOPMENT POWER OF ATTORNEY in favour of the Developer, for the completion of this project and to sell the Developer's Allocation portion of the said building and to collect the advance and/or earnest money or the total consideration money from the Intending Purchaser/s of the Developer's Allocation portion of the building.
23. The parties i.e. the Owner and Developer hereto shall be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of force majeure and shall be

suspended from the obligation during the duration of force majeure. Force Majeure shall mean flood, earthquake, riot, war, civil commotion, and/or any act commission beyond the control of the parties hereto.

24. That at the time of registration of Deed of Conveyance/s in respect of the Developer's Allocated portion of the said building in the name of nominees/ purchasers of the Developer, the Owner is bound to execute the said Deed of Conveyance for sale of undivided proportionate share of land of the said premises, if necessary.
25. That all costs and expenses for the construction of the building will be borne by the Developer/ Second party and also the construction work will be completed within 24 (twenty four) months from the date of obtaining sanctioned plan. And the Owner shall not have any obligation or duty or liability or responsibility for sharing or paying any part of the above cost and expenses.
26. That the legal expenses such as stamp duties, registration cost etc. relating to the Agreement, Power of attorney between the owners and the Developer shall be borne by the Developer only.
27. That the Owner shall not be liable and responsible for any damage or for any claim arising out of any accident and/ or otherwise as a result of and/or in connection with the construction to be carried out while executing the construction of the said project and after completion of the said flats and/or structures.
28. That notwithstanding the terms and conditions as stated hereinabove, the parties to this agreement are entitled to invoke the right under specific performance of contract and / or for damages.
29. That all the current electric bill, water charges and other rates and taxes of the Rajpur Sonarpur Municipality and other dues and outgoings in respect of the said property from the date of execution of this Agreement till completion of the project shall be borne by the Developer.

30. This Agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible to handover a copy of the "Possession Letter" regarding delivery of vacant possession of the flats/ units of the proposed building with habitable condition to the Owner within the stipulated period of 24 (twenty four) months from the date of obtaining sanctioned plan issue by the Rajpur Sonarpur Municipality.
31. The Developer shall also keep the Owner protected saved and indemnified at all times against all third party claims, suits, faulty construction, proceedings and/or for penalties and other consequences that may arise due to any illegal and wrongful acts, deeds and things done executed and performed by the Developer.
32. That from the date of delivery of possession the Developer, Purchaser/ Owner of the respective flats, shall pay the proportionate share of municipal tax, maintenance charges and other expenses proportionately.
33. The Owner shall has right to verify or get verified by their men/ agents (authorized Technical persons) as to the construction is carried on as per specification in the Fourth Schedule hereunder written with good and standard materials. In case it is found that there is a deviation in respect of the specification and objection being raised the DEVELOPER shall rectify the same at its cost.
34. The layout design/ construction/ materials of the building may be altered, if required, for cause of betterment and/ or statutory obligations with the prior permission of the OWNER in writing.
35. That the DEVELOPER shall face all the legal liabilities and financial liabilities if any accident occurs during the construction of the project.
36. In case any dispute and differences arise between the parties hereto regarding committing any breach of any terms or obligations to be observed by any party under this agreement or regarding construction, interpretation,

determination of rights, duties, determination of compensation/ liability touching these presents, the same shall be referred to arbitration under the one arbitrator by the first party and one arbitrator by the second party, arbitration and Conciliation Act, 1996. In connection with the aforesaid arbitration proceedings, the Ld. District Judge, 24-Parganas (South) at Alipore alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

37. That if any in defect in the title of the land questioning ownership of owner or any sort of encumbrances be found out in respect of the demised landed property in that event the stipulated period shall not be maintainable and the time shall be extended by mutual consent of the party

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Entire Property)

**ALL THAT** piece and parcel of vacant Bastu and Danga land measuring an area of 3 (three) Cottahs 3 (three) Chittaks 24 (twenty four) Square Feet, 5'31" Dec. more or less, lying and situate at Mouza Laskarpur, J.L. No.57, Pargana Magura under District Collectorate's Touzi Nos.3, 4 & 5, comprising R.S. Dag No.182, L.R. Dag Nos.675, 676 & 677, appertaining to R.S. Khatian No.303, corresponding to L.R. Khatian No.3161, under Police Station - Sonarpur now Narendrapur, lying within the limits of the Rajpur Sonarpur Municipality, Ward No.30, being Holding No.169, Rabindra Nagar, Kolkata - 700153, A.D.S.R. Office Sonarpur, District: South 24-Parganas, which is butted and bounded as follows:-

ON THE NORTH : Apartment.  
ON THE SOUTH : 12' feet wide Road.  
ON THE EAST : Land and House of Arun Sil.  
ON THE WEST : Land and House of Kanai Shaw.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**OWNER'S ALLOCATION**

**ALL THAT** piece and parcel of one flat on the ground floor ~~front~~ side measuring built up area of 380 Square Feet more or less consisting of one bedroom, one toilet, one dining-cum-kitchen, one flat on the first floor front side measuring built up area of 640 Square Feet more or less consisting of two bedrooms, two toilets, one dining-cum-kitchen, one balcony and one flat on the second floor back side measuring built up area of 640 Square Feet more or less consisting of two bedrooms, two toilets, one dining-cum-kitchen, one balcony of the proposed three storied building construction by the Developer on the First Schedule property according to the sanction plan to be sanctioned by the Rajpur Sonarpur Municipality as Owner's Allocated portion of the building. The Owner has also right to use all common facilities and amenities of the said proposed building with habitable conditions also together with undivided proportionate share of land mentioned in the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**DEVELOPER'S ALLOCATION**

Apart from the Owners' Allocation mentioned the Second Schedule herein above the Developer will get the remaining portion of the flats/ spaces of the proposed building to be constructed upon the property mentioned in the First Schedule hereinabove together with right to use all common amenities and facilities including common roof right thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specification of Construction)**

|                           |   |                                                                                                                                                                                            |
|---------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE                 | : | R.C.C. framed and brick structure.                                                                                                                                                         |
| BRICK WORK                | : | Exterior brick work shall be 200 mm thick with bricks of approved quality in cement mortar (1 : 6) all partition wall shall be 3" inch thick with bricks approved quality.                 |
| FLOORING, SKIRTING & DADO | : | Floors of all rooms, and balconies, kitchen are to be laid with tiles and skirting of 6" inch height. Floor of bathroom, toilet are to be laid with marble and skirting of 6" inch height. |

In toilet wall dado to be done 6' feet high with ceramic glazed wall tiles.

In staircase cast in tiles will be provided in landing and steps.

## PLASTER

- : Outside of the building will have plaster  $\frac{3}{4}$  inches thick average whereas the inside and ceiling plaster will be  $\frac{1}{2}$  inch thick average. All flats and common places like stair shall be plaster of Paris.

## DOOR & WINDOWS

- : Main entrance door flush door with sal door frame.
- : Other Door:
- : Commercial flush door painted both sides.
- : Sal door frame.
- : Aluminum tower bolt 6" inch long from frame.
- : MS Grill at Window, Ventilator etc. or at suitable place as per Architect drawing. Steel window will be provided.

## PAINTING

- : The building shall be painted externally with cement paint and the inside of the building shall have Paris paint. All MS Grill work should be painted by synthetic enamel paint over primer (2 coat).

## Kitchen

- : Cooking platform with 1.8 mt. black stone with sink.

## Toilet

- : One sinks with cock.
- : Indian type commode/ WC to be provided.
- : Shower
- : Tap
- : Wash basin of 24 inch of good quality.
- : All plumbing wiring should be outside PCT pipes like oriplast make and inside to be GI conceal pipeline. One hot and cold line to be provided in bathroom.

- STAIRCASE** : Staircase room will be provided with RCC structure. Suitable ventilation to be provided as per design.
- : Cabin for electric meter to be provided.
- ROOF** : Water proof treatment to be done on roof with proper slope. 4" inch PVC Pipes to be provided as rain water pipe for proper roof drainage as per drawing.
- ELECTRICAL INSTALLATIONS** : Two light point, One fan points and one plug in each room. AC point in each bed room.
- : Two light points, 15 Amp. one plug point, fan point, one TV point, one power point for computer at drawing dining room and one power point for refrigerator.
- : Kitchen: One light point, one point for Aquaguard, One kitchen chimney point, one point for mixi.
- : In Toilet: One light point, one geyser point, one exhaust fan point, one plug point to be provided.
- WATER SUPPLY** : Masonry build overhead reservoir will be provided at top as per design. Electrical pump with motor with suitable capacity will be installing at ground floor to deliver watr to overhead reservoir. Water supply will be providing tthrough water reservoir as per Rajpur Sonarpur Municipality Rules.
- MS WORK** : Grill doors/ gates will be provided.
- MCB** : MCB of havels copper wire make will provided.
- OTHERS** : All building materials, fittings and electrical wiring etc. will be of high quality in order to withstand endurance over passage of time and safety.

**IN WITNESS WHEREOF** the parties hereto have hereunto executed these presents on the day month and year first above written.

**WITNESSES:-**

1. Anislt Ghosh  
LAKSHMIN NARAYAN  
BAGAN (S) 2476  
KOL - 700153
2. Shishendu Datta.  
Alipore police Court  
KOL - 27.

Utpal Ray  
Signature of the Owner/ First  
Party

Das Construction & Developer  
Tapas K. Das  
Proprietor

Signature of the Developer/  
Second Party

Drafted by me:-

Subharchandran Chatterjee  
Court. No, WB/1507/77

Advocate  
Alipore Police Court, Kolkata - 27.  
Printed by me.

Ranjit Bera

Alipore Police Court, Kolkata - 27.

### MEMO OF CONSIDERATION

**RECEIVED** from the Developer the sum of **Rs.1,00,000/- (Rupees One Lakh)**

only will be nonrefundable in the following manner.

| Date       | Cheque No. | Bank/ Branch                                 | Amount      |    |
|------------|------------|----------------------------------------------|-------------|----|
|            |            |                                              | Rs.         | P. |
| 10/05/2023 | 285469     | Ujjivan Small Finance Bank,<br>Kamalgazi Br. | 1,00,000.00 |    |

**Total**

**1,00,000.00**

(Rupees One Lakh only)

### WITNESSES:

1. Anshir Ghosh  
LAKSHMAN NARAYAN  
BAGAN (S) 24 PG  
100-70153

2. Shishendu Datta.  
Aliporepalica Court,  
Kd-27.

Utpal Roy  
Signature of the Owner

|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



|           |  | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-----------|--|-------|------------------------|---------------|-------------|--------------|
| left hand |  |       |                        |               |             |              |
|           |  |       |                        |               |             |              |

Name UTPAL ROY

Signature Utpal Roy

WB/18/112/816318



|           |  | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-----------|--|-------|------------------------|---------------|-------------|--------------|
| left hand |  |       |                        |               |             |              |
|           |  |       |                        |               |             |              |

Name TAPAS KUMAR DAS

Signature Tapas K. Das

|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



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



192023240044625261

GRN Details

|                   |                     |                     |                        |
|-------------------|---------------------|---------------------|------------------------|
| GRN:              | 192023240044625261  | Payment Mode:       | Online Payment         |
| GRN Date:         | 08/05/2023 15:44:37 | Bank/Gateway:       | State Bank of India    |
| BRN :             | CKW8619321          | BRN Date:           | 08/05/2023 15:45:35    |
| GRIPS Payment ID: | 080520232004462525  | Payment Init. Date: | 08/05/2023 15:44:37    |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001121116/2/2023      |
|                   |                     |                     | [Query No*/Query Year] |

Depositor Details

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| Depositor's Name:         | TAPAS KUMAR DAS                                       |
| Address:                  | 520, PEYARABAGAN                                      |
| Mobile:                   | 9903735373                                            |
| Contact No:               | 8617253134                                            |
| Depositor Status:         | Buyer/Claimants                                       |
| Query No:                 | 2001121116                                            |
| Applicant's Name:         | Mr SHIRSHENDU DUTTA                                   |
| Identification No:        | 2001121116/2/2023                                     |
| Remarks:                  | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 08/05/2023                                            |
| Period To (dd/mm/yyyy):   | 08/05/2023                                            |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001121116/2/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 6921       |
| 2       | 2001121116/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1021       |
| Total   |                   |                                          |                    | 7942       |

IN WORDS: SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

## Major Information of the Deed

|                                                              |                                                                                                                                                                  |                                                                                                                                            |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Deed No :                                                    | I-1629-02030/2023                                                                                                                                                | Date of Registration                                                                                                                       | 10/05/2023 |
| Query No / Year                                              | 1629-2001121116/2023                                                                                                                                             | Office where deed is registered                                                                                                            |            |
| Query Date                                                   | 03/05/2023 5:09:48 PM                                                                                                                                            | A.D.S.R. GARIA, District: South 24-Parganas                                                                                                |            |
| Applicant Name, Address & Other Details                      | SHIRSHENDU DUTTA<br>450, PEYARA BAGAN,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL,<br>PIN - 700153, Mobile No. : 9831911012, Status :Deed Writer |                                                                                                                                            |            |
| Transaction                                                  |                                                                                                                                                                  | Additional Transaction                                                                                                                     |            |
| [0110] Sale, Development Agreement or Construction agreement |                                                                                                                                                                  | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-] |            |
| Set Forth value                                              |                                                                                                                                                                  | Market Value                                                                                                                               |            |
| Rs. 4/-                                                      |                                                                                                                                                                  | Rs. 41,97,762/-                                                                                                                            |            |
| Stampduty Paid(SD)                                           |                                                                                                                                                                  | Registration Fee Paid                                                                                                                      |            |
| Rs. 7,021/- (Article:48(g))                                  |                                                                                                                                                                  | Rs. 1,021/- (Article:E, E, B)                                                                                                              |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                   |                                                                                                                                            |            |

### Land Details :

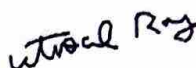
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:169 JI No: 57, Pin Code : 700153

| Sch No | Plot Number          | Khatian Number | Land Proposed | Use ROR | Area of Land   | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|--------|----------------------|----------------|---------------|---------|----------------|-------------------------|-----------------------|---------------------------------|
| L1     | LR-675 (RS :- )      | LR-3161        | Bastu         | Bastu   | 1.77 Dec       | 1/-                     | 13,90,254/-           | Width of Approach Road: 12 Ft., |
| L2     | LR-676 (RS :- )      | LR-3161        | Bastu         | Bastu   | 1.77 Dec       | 1/-                     | 13,90,254/-           | Width of Approach Road: 12 Ft., |
| L3     | LR-677 (RS :- )      | LR-3161        | Bastu         | Bastu   | 1.77 Dec       | 1/-                     | 13,90,254/-           | Width of Approach Road: 12 Ft., |
|        |                      | <b>TOTAL :</b> |               |         | <b>5.31Dec</b> | <b>3 /-</b>             | <b>41,70,762 /-</b>   |                                 |
|        | <b>Grand Total :</b> |                |               |         | <b>5.31Dec</b> | <b>3 /-</b>             | <b>41,70,762 /-</b>   |                                 |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details  | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1, L2, L3 | 100 Sq Ft.        | 1/-                     | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                    |                   |                         |                       |                           |
|                                                                                                                                                        | <b>Total :</b>     | <b>100 sq ft</b>  | <b>1 /-</b>             | <b>27,000 /-</b>      |                           |

**Lord Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                | Name,Address,Photo,Finger print and Signature                                                                                                                         |                                                                                                 |                                                                                                        |                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                    | <b>UTPAL ROY</b><br>Son of Late GOBINDA ROY<br>Executed by: Self, Date of Execution: 10/05/2023<br>, Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office | <br>10/05/2023 | <br>LTI<br>10/05/2023 | <br>10/05/2023 |
| NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6E, Aadhaar No: 64xxxxxxxx6154, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023<br>, Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office |                                                                                                                                                                       |                                                                                                 |                                                                                                        |                                                                                                   |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                 |  |  |  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>DAS CONSTRUCTION AND DEVELOPER</b><br>520, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: AExxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                         | Name,Address,Photo,Finger print and Signature                                                                                                                                                         |                                                                                                           |                                                                                                          |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                             | <b>TAPAS KUMAR DAS (Presentant)</b><br>Son of Late KSHIROD CHANDRA DAS<br>Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office | <br>May 10 2023 1:58PM | <br>LTI<br>10/05/2023 | <br>10/05/2023 |
| 520, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J, Aadhaar No: 33xxxxxxxx6815 Status : Representative, Representative of : DAS CONSTRUCTION AND DEVELOPER (as PROPRIETOR) |                                                                                                                                                                                                       |                                                                                                           |                                                                                                          |                                                                                                     |

Details :

|                                                                                                                                                                | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>SHENDU DUTTA</b><br>of SHYAMAL DUTTA<br>ALIPORE, City:- , P.O:- ALIPORE, P.S:-<br>Alipore, District:-South 24-Parganas,<br>West Bengal, India, PIN:- 700027 |  |  |  |
|                                                                                                                                                                | 10/05/2023                                                                        | 10/05/2023                                                                        | 10/05/2023                                                                          |
| Identifier Of UTPAL ROY, TAPAS KUMAR DAS                                                                                                                       |                                                                                   |                                                                                   |                                                                                     |

| Transfer of property for L1 |           |                                                   |
|-----------------------------|-----------|---------------------------------------------------|
| Sl.No                       | From      | To. with area (Name-Area)                         |
| 1                           | UTPAL ROY | DAS CONSTRUCTION AND DEVELOPER-1.77 Dec           |
| Transfer of property for L2 |           |                                                   |
| Sl.No                       | From      | To. with area (Name-Area)                         |
| 1                           | UTPAL ROY | DAS CONSTRUCTION AND DEVELOPER-1.77 Dec           |
| Transfer of property for L3 |           |                                                   |
| Sl.No                       | From      | To. with area (Name-Area)                         |
| 1                           | UTPAL ROY | DAS CONSTRUCTION AND DEVELOPER-1.77 Dec           |
| Transfer of property for S1 |           |                                                   |
| Sl.No                       | From      | To. with area (Name-Area)                         |
| 1                           | UTPAL ROY | DAS CONSTRUCTION AND DEVELOPER-100.00000000 Sq Ft |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:169 JI No: 57, Pin Code : 700153

| Sch No | Plot & Khatian Number                  | Details Of Land | Owner name in English as selected by Applicant     |
|--------|----------------------------------------|-----------------|----------------------------------------------------|
| L1     | LR Plot No:- 675, LR Khatian No:- 3161 |                 | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 676, LR Khatian No:- 3161 |                 | Seller is not the recorded Owner as per Applicant. |
| L3     | LR Plot No:- 677, LR Khatian No:- 3161 |                 | Seller is not the recorded Owner as per Applicant. |

0-05-2023

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

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

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

Presented for registration at 11:52 hrs on 10-05-2023, at the Office of the A.D.S.R. GARIA by TAPAS KUMAR DAS ,.

**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 41,97,762/-

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

Execution is admitted on 10/05/2023 by UTPAL ROY, Son of Late GOBINDA ROY, NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

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

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

Execution is admitted on 10-05-2023 by TAPAS KUMAR DAS, PROPRIETOR, DAS CONSTRUCTION AND DEVELOPER (Sole Proprietorship), 520, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021.00/- ( B = Rs 1,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 3:45PM with Govt. Ref. No: 192023240044625261 on 08-05-2023, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW8619321 on 08-05-2023, 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 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6164, Amount: Rs.100.00/-, Date of Purchase: 08/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2023 3:45PM with Govt. Ref. No: 192023240044625261 on 08-05-2023, Amount Rs: 6,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW8619321 on 08-05-2023, Head of Account 0030-02-103-003-02



Krishnendu Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1629-2023, Page from 56920 to 56944  
being No 162902030 for the year 2023.**



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2023.05.12 13:34:42 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 2023/05/12 01:34:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.**

**(This document is digitally signed.)**