

16370/24

I-15982/24



अन्धप्रदेश पश्चिम बंगाल WEST BENGAL

L 550883

L 550883

Certified that the document is genuine & authentic & the signature is valid & the document is not altered & the document is not altered & the document is not altered.

Dist. Sub-Registrar-101
Alipore, South 24-parganas

19 SEP 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of September, Two Thousand and Twenty-four **BETWEEN** **SRI SUVANKAR ROY** (having PAN ADCPR3598P, Aadhaar No. 3101 7109 0991), son of Late Sanjit Kumar Roy, by occupation Service, (2) **SRI SUJIT KUMAR ROY** (having PAN FIPPR1892P, Aadhaar No. 3480 3042 4262), son of Late Nirode Chandra

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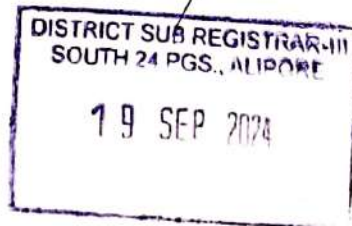
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Sl. No. 12348 Date 18/09/2024
Sold to Shambhu Kundu
of Prop: Loknath Construction
Rupees 5200/- 1959, Rajdanga Main
Road, Kol-700107

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

12348 Rs 5200/- (4 Rupees only)
8880000



Shambhu Kundu
Adhokar
Son of Lok Hari Kumar Kundu
Alipore Jangal Court



Roy, by occupation Retired, Sl. Nos. 1 and 2 both residing at No. 27, Kayastha Para Main Road, Kolkata-700 078, Post Office Haltu, Police Station Garfa, **(3)SRI SAIKAT BANERJEE (having PAN AGKPB0173F, Aadhaar No.3824 5865 5499)**, son of Sri Bireswar Banerjee, by occupation Business, resident of No. 21, Kayastha Para Main Road, Kolkata – 700 078, Post Office Haltu, Police Station Kasba, District South 24-Parganas and **(4) SRI PRADIP ROY (having PAN BTFPR1019D, Aadhaar No. 4722 1487 9770)**, son of Late Manindra Roy alias ManindraNath Roy alias Manindra Chandra Roy, by occupation Business, residing at No. 27, Kayastha Para Main Road, Kolkata-700 078, Post Office Haltu, Police Station Garfa, all by faith Hindu, by Nationality Indian, hereinafter collectively called and referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART A N D SRI SHAMBHU KUNDU (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510)**, son of Late Sunil Kundu, by faith Hindu, by Nationality Indian, carrying on Business under the name and style of **LOKENATH CONSTRUCTION** as **Proprietor** thereof, having his office at No. 1959, Rajdanga Main Road, Kolkata – 700 107, Post Office

Contd....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 SEP 2024

E.K.T.P., Police Station Kasba, District South 24-Parganas, hereinafter called and referred to as the **DEVELOPER**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS :

- A) The Landowner Nos. 1 to 3 herein being the Joint owners of respective Flats on Second floor, First floor, Ground floor and the Landowner No.4 herein in the old building at Premises No.12, Sucheta Nagar-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 078, by and/or under a Deed of Amalgamation dated 19th day of September, 2024, registered at the Office of the District Sub-Registrar-III, Alipore South 24-Parganas and recorded in its Book No. I, Being No. 1603159&0 for the year 2024 have amalgamated the said parts/portions in the said building at the said premises and the Landowners thus joint owners of ALL THAT the piece or parcel of 3 Cottahs more or less with old Three Storied Building having Second Floor Flat measuring covered area of 580 Sq. ft. more or

Contd....

less, First

Surankar Roy

less, First Floor Flat measuring covered area of 500 Sq. ft. more or less, Ground Floor Flat measuring covered area of 500 Sq. ft. more or less and one Shop in Ground floor measuring Covered Area of 120 Sq. ft. more or less within the said **Premises No.12, Sucheta Nagar-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 078** fully described in the **FIRST SCHEDULE** hereunder written free from all encumbrances.

- B) The Existing building in the said premises is 20 years old and thus the Landowners herein have decided to develop the said property by construction of new building thereon and with the intention of development of the property as aforesaid, the Landowners jointly and severally have approached the Developer herein for development of the said property as and by way of construction of a new building thereon within the said premises and in the matter of such development the Landowners have represented to the Developer as follows :

- i) The Owners are the joint Owners of the said property in its entirety morefully described in the **FIRST SCHEDULE** hereunder;

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- ii) The property is free from all encumbrances and the same is in khas and vacant possession of the Landowners ;
 - iii) There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof ;
- C) Relying on the aforesaid representations of the Landowners and believing the same to be true and correct the Developer have agreed to undertake the development work of the said premises on the terms conditions hereinafter appearing.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE LANDOWNERS AND THE DEVELOPER AS FOLLOWS :

1. The new building or buildings as proposed to be constructed within the said premises would be Ground plus Three storied Residential building comprised of Flats on First floor to Third floor and Car Parking Spaces and one Office Room in Ground floor therein.
2. In the new constructed building, the Landowners shall be entitled to the Landowners' Allocations in the new building is fully described hereunder as follows :

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- a) One **Flat on Third floorin West side** comprised of 2 Bed Roomed measuring Super Built-up Area of 835 sq. ft. more or less ;
- b) One **Flat on Third floorin East side** comprised of 2 Bed Roomed measuring Super Built-up Area of 835 sq. ft. more or less ;
- c) One **Flat on First floorin West side** comprised of 2 Bed Roomed measuring Super Built-up Area of 835 sq. ft. more or less ;
- d) **One Office** measuring Super built-up Area 270 Sq. ft. more or less in **West side in Ground floor** ;
- e) **3 (three) Nos. Car Parking Spaces** having area of 120 Sq. ft. each viz., **Car Parking Space Nos. 4, 5 and 6;**

The Owners' Allocations in the new building are fully described in the **PART-I of the SECOND SCHEDULE** hereunder.

3. Besides the Landowners' Allocations as aforesaid, the Developer shall be entitled to retain the remaining constructed areas in the new Building and the Developer's Allocations in the new building are as follows :

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- a) **Entire Second floor** comprised of self-contained flats ;
- b) **One Flat on First floor in East side** comprised of 2 Bed Rooms ;
- c) **3 (three) Nos. Car Parking Spaces** each having 120 Sq.ft. each viz., **Car Parking Space Nos. 1, 2 and 3 ;**

The allocations of Developer are fully described in the **Part – II** of the **SECOND SCHEDULE** hereunder.

4. Upon execution of this Development Agreement the Developer shall take all preparatory steps to mutate the name of the Owners in the records of Block Land & Land Reforms Office, Kolkata Municipal Corporation and all other Statutory Authority or Authorities and upon compliances of such legal formalities the Developer shall apply for Sanction of Building Plan for construction of new building/builders at the said premises in the names of the Landowners.
5. It is hereby recorded that for updating the documents in the names of the Landowners before the Block Land & Land Reforms Department, Mutation of Names in KMC Records, the Developer shall bear all such expenses out of his own funds.

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6. Upon receipt of Sanctioned Building plan from the Kolkata Municipal Corporation, the Developer shall notify the Owners to vacate the premises and within 7(seven) days of such Notice the Landowners shall deliver vacant and peaceful possession of the said premises in its entirety to the Developer for the purpose of commencement of construction of new building/buildings thereon.
7. During the period of Construction of the new building within the said premises, the Landowners shall be provided with **2 (two) Nos. Alternate Accommodations @ Rs.12,000/-** (Rupees Twelve Thousand only) per Month for each Accommodation i.e., one for Suvankar Roy (Landowner No.1) and another for Sujit Kumar Roy (Landowner No.2) and the Developer shall make payment of such costs of Alternate Accommodation to the Landowner Nos. 1 and 2 by 07th day of each current month without any default thereof and save and except the aforesaid Landowners, the other Landowners shall have no entitlement for Alternate Accommodations from the Developer.

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8. The Developer shall construct the proposed building in accordance with the Sanctioned Building Plan as would be granted by the Kolkata Municipal Corporation.
9. From the date of handing over of First Schedule property to the Developer till the date of delivery of handing over Owners' Allocations to the Landowners in complete habitable conditions, the Developer shall not hand over any Allocations to any Purchaser out of Developer's Allocations in the new building.
10. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building/buildings comprised in the said premises in habitable conditions within the period of **24 (Twenty-four) months** from the date of obtaining Sanctioned Building Plan from KMC Authorities and in default whereof, the Developer shall pay Compensation to the Landowners as would be mutually decided between the Parties hereto.
11. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the

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Construction and delivery of possession of Landowners' Allocation and Developers' Allocation (in favour of intending Purchasers out of Developer's Allocations).

12. The Developer shall construct and complete the New Building in the said premises with first class standard materials and also in accordance with the specifications as mentioned in the **THIRD SCHEDULE** hereunder and the new Building shall be for Residential purposes.
13. After getting possession of the said premises the Developer shall carry out all jobs for the project and the Developer at his costs and expenses shall demolish the old existing building at the said premises and after demolition, the Developer shall be entitled to all sales proceeds of the said demolished building materials, wherein the Landowners shall have no entitlement.
14. All costs, charges, expenses etc. for construction of the new building in the said premises shall be borne by the Developer and the Landowners shall have no financial obligations thereof.

Contd....

15. The Landowners shall be exclusively entitled to deal with the Landowners' Allocated Area in the new building and the Developer shall be exclusively entitled to the Developer's Allocated Area therein and the Developer shall be at liberty to sale/transfer his allocated portion in favour of any person or persons.
16. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials accidents etc. and the Developer shall keep the Landowners saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Landowners shall not be responsible in any manner whatsoever and similarly the Landowners shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.
17. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the intending Purchasers of flats, Car Parking Space in the new building out of Developer's Allocations, the Landowners shall grant

Contd....

Development Power of Attorney in favour of the Developer in terms of this Development Agreement and the Developer shall bear all costs/expenses of registration of such Development Power of Attorney, General Power of Attorney and also a General Power of Attorney for the purpose of work relating to Kolkata Municipal Corporation.

18. Upon completion of construction of the new building/buildings and on obtaining Completion Certificate from KMC, the Developer shall inform the Landowners to take delivery of possession of the Landowners' Allocated area in the new building in writing and the Landowners within next 7 (seven) days from the date of such intimation shall take possession of their allocations therein.
19. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto but in any event the said extended period shall not exceed 6 (six) months.

Contd....

20. The Developer shall handover Owners' Allocations First in the new building and thereafter shall handover to the Purchasers out of Developer's Allocations in the new building.
21. The Developer shall arrange Electricity connection for the entire new building including the Area of the Landowners and the Landowners shall reimburse the Developer proportionately, the total amount of deposits and expenses as be required to obtain electricity from CESC in their Allocated areas.
22. After completion of construction the Landowners and the Developer with the joining of Purchasers of Developer's allocations shall form an Association of Owners in the new Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Landowners and the prospective Purchasers shall also join and observe rules and regulations thereof.
23. The Landowners herein have appointed the Developer as the exclusive Developer for construction of new building at the said premises and immediately on execution of this

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Development Agreement, the Developer shall proceed for updating of documents before the Kolkata Municipal Corporation, Block Land & Land Reforms Office and all other statutory authorities in the names of the Landowners herein.

24. It is further recorded that on completion of the updation of all documents in the names of the Landowners herein, the Developer shall submit the proposed Building Plan before the Kolkata Municipal Corporation at his costs and expenses and after completion of new building shall obtain Completion of Construction shall also obtain the Completion Certificate from the KMC Authorities relating to the new building at the said premises.
25. It is declared by the Landowners that in the event any additional work or jobs are done in the Landowners' Allocated portion, the Landowners shall bear all cost of such additional jobs separately.
26. Courts of District South 24-Parganas, having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.

Contd....

27. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.
28. It is also specifically mentioned and the Developer also covenant with the Landowners that in the event the Developer fails to complete the building as well as Flats within the period of 24 Months from the date of obtaining Sanctioned Building Plan, then the Developer shall be liable to pay damages as would be mutually decided, but in any event such payments shall not exceed 6 (six) Months.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the premises, whereon the new building would be constructed)

ALL THAT the piece and parcel of **3 (three) Cottahs** more or less of Bastu land together with 20 years old Three storied Building having Carpet Area 469 Sq. ft. and Covered Area 500 Sq. ft. more or less on First floor Flat, Carpet Area 544 Sq. ft. and Covered Area 580 Sq. ft. more or less on Second floor Flat,

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Carpet Area 469 Sq. ft. and Covered Area 500 Sq. ft. more or less in Ground floor Flat and one Shop measuring Carpet Area 113 Sq. ft. and Covered Area 120 Sq.ft. more or less in Ground floor situated lying at **Mouza Kasba**, J. L. No. 13, comprised in Dag No. 3424, under Khatian No.774, Police Station Garfa, District South 24-Parganas, being the **Premises No.12, Sucheta Nagar-3 (Mailing Address 27, Kayastha Para Main Road), Kolkata-700 078** under Ward No.105 of the Kolkata Municipal Corporation, whereon or whereupon the proposed Ground plus Three Storied Residential building would be constructed. The said property/premises is butted and bounded as follows :

ON THE NORTH : By Pr. No.25A, Kayastha Para Main Road ;

ON THE SOUTH : By Pr. No.29/1, Kayastha Para Main Road;

ON THE EAST : By 18'ft. wide KMC Road ;

ON THE WEST : By other property;

THE SECOND SCHEDULE ABOVE REFERRED TO :

PART - 'I'

(Description of Landowners' Allocations in the new Building after construction)

In the new constructed building the Landowners shall be entitled to retain :

Contd....

- a) **One Flat on Third floor in West side** comprised of 2 Bed Rooms measuring Super Built-up Area of 835 sq. ft. more or less ;
- b) **One Flat on Third floor in East side** comprised of 2 Bed Rooms measuring Super Built-up Area of 835 sq. ft. more or less ;
- c) **One Flat on First floor in West side** comprised of 2 Bed Rooms measuring Super Built-up Area of 835 sq. ft. more or less ;
- d) **One Office** measuring Super built-up Area 270 Sq. ft. more or less in **West side in Ground floor** ;
- e) **3 (three) Nos. Car Parking Spaces** having area of 120 Sq. ft. each viz., **Car Parking Space Nos. 4, 5 and 6** ;

PART-II

(Developer's Allocations in the new Building)

Besides the Owner's Allocations as aforesaid, the Developer shall be entitled to retain :

- a) **Entire Second floor** comprised of self-contained flats ;
- b) **One Flat on First floor in East side** comprised of 2 Bed Rooms ;
- c) **3 (three) Nos. Car Parking Spaces** each having 120 Sq.ft. each viz., **Car Parking Space Nos. 1, 2 and 3**

contd..

The aforesaid Allocations of Landowners and the Developer shall include the right of use and enjoyment of all Common portions in the said building at the said premises fully described in the **THIRD SCHEDULE** hereunder.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(Common areas in the new building)

1. Entire Land with the Building/premises.
2. All Side Spaces, Back Spaces, Paths, Passages, Main Entrance, Stair Case upto Ultimate Roof of the Building.
3. Water Line, Septic Tank, Drain and Sewerage from the Building to the Municipal Drains/Sewerage .
4. General Lighting of the Common Portions and Space for Installation of Electric Meter in General and Separate.
5. Ultimate Roof, Lift, Lift Room, Lift Installations, Septic Tank, Underground and Overhead Water Reservoir and Water Pump.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(Specifications of Construction)

- 1) Reinforced cement concrete framed super structure with R.C.C. Columns, beams and slabs, designed by a qualified Engineer in appropriate manner as per relevant Indian Standards.

Contd....

- 2) All exterior walls will be of 200 mm. thick and partition walls will be 75 mm. thick with 1 : 6 and 1 : 4 cement sand mortar.
- 3) Floor : All flooring Tiles (2'x2'-anti skid (Bed Room/Living-Dining/Kitchen/Toilet/ Balcony).
- 4) Wall : Plastered wall smooth finished with Putty.
- 5) Door : 32 mm. phenol bonded flush door with sal 4' x 2'-½" section wood frame with two Coates of primer and two Coates of synthetic enamel.
- 6) Window : M/s frame 3 mm. thick pinned glass/clean glass paneled window frame, coated with two coats of primer and two coats of synthetic enamel with 18.5 mm. flat
- 7) 36" high from kitchen table and along the adjacent side/sides of the wall, tiles, finished cooking counter with Black Stone 12 sink facility and white glazed tiled on the wall above the counter upto a height of 2'-8" / 32".
- 8) Concealed pipe line of PVC surface pipe line (Supreme).
- 9) Concealed pipe lines of PVC pipes (Supreme)..
- 10) Wash hand basin white (Hindware/Parryware).
- 11) All European Type W.C. and One Anglo Indian Commode (Hindware/Parryware)..

- 12) Chromium plated stop cocks, bid cocks and showers (make). All Make ISI Brand (Cozi/D'Sons).
- 13) Water pipe line in all toilets (Supreme).
- 14) Glazed tile upto 6'-0" / 72" high.
- 15) Living/Dining : 2 (two) ceiling fan points, 4 (four) Nos. of wall mounted light point.
- 16) Bed Rooms : One ceiling fan point, 2 (two) wall mounted light points 1 (one) light plug point (5 Amp.), 2 AC Point in each flat..
- 17) Toilet : One wall mounted point one Exhaust point for Toilet each Toilet.(Common Toilet- Hot & Cold), W.C., only Cold
- 18) Kitchen : One light point from wall mounted and 1 (one) power plug point at 15 Amp. In Kitchen and 1 (one) no. plug points 5 Amp.
- 19) Additional power plug point 15 Amp. One for Refrigerator at Drawing Room, one for Washing Machine, one for other misc. appliance.
- 20) One distribution box with protective devices.
- 21) All wiring shall be concealed and with copper wires (Finolex-fire Proof).
- 22) Lift of 4 Passengers.

Contd....

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 AND DELIVERED
BY THE **LANDOWNERS** AT KOLKATA IN
THE PRESENCE OF :

1. *Shibam Kundu*
1959, Rajdansa main Road
KOL - 107

2. *Chaitali Roy*
3, Hattu main Road.
Kalt - 78

1) *Suvankar Roy*
2) *Suyt Kumar Roy*
3) *Saikat Danyer*
4) *Priyadip Roy*
(LANDOWNERS)

SIGNED, SEALED AND DELIVERED
BY THE **DEVELOPER** AT KOLKATA IN
THE PRESENCE OF :

1. *Shibam Kundu*

For **LOKENATH CONSTRUCTION**
Shambhu Kundu
Proprietor

2. *Chaitali Roy*

(DEVELOPER)

Drafted by :

Chanchal Santra
(Chanchal Santra)











Advocate

Regn. No. WB/496/1984

Alipore Judges' Court











Typed by :

Sunil Kr. Dey
(Sunil Kr. Dey)
513, Chittaranjan Colony,
Bghajatin, Kolkata-700 092

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name... SUVANKAR ROY

Signature... Suvankar Roy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name... SUJIT KUMAR ROY

Signature... Sujit Kumar Roy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name... SAIKAT BANERJEE

Signature... Saikat Banerjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... PRADIP ROY

Signature... Pradip Roy

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SHAMBHU KUNDU

Signature... Shambhu Kundu

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<div style="text-align: center; padding: 50px;"> PHOTO </div>	left hand					
	right hand					

Name.....

Signature.....

Major Information of the Deed

Deed No :	I-1603-15982/2024	Date of Registration	19/09/2024
Query No / Year	1603-2002467027/2024	Office where deed is registered	
Query Date	18/09/2024 2:40:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,03,21,126/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sucheta Nagar Road & 2nd Rd, , Premises No: 12, , Ward No: 105 Pin Code : 700078



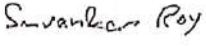


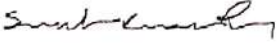



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha		90,00,001/-	Width of Approach Road: 18 Ft.,
Grand Total :				4.95Dec	0 /-	90,00,001 /-	



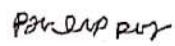
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1580 Sq Ft.	0/-	10,96,125/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 580 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	120 Sq Ft.	0/-	2,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 120 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1700 sq ft	0 /-	13,21,125 /-	



Land Lord Details :










SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUVANKAR ROY Son of Late SANJIT KUMAR ROY Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
	19/09/2024	LTI 19/09/2024	19/09/2024	
27 KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx8P, Aadhaar No: 31xxxxxxxx0991, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SUJIT KUMAR ROY Son of Late NORODE CHANDRA ROY Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
	19/09/2024	LTI 19/09/2024	19/09/2024	
27 KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: FIxxxxxx2P, Aadhaar No: 34xxxxxxxx4262, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SAIKAT BANERJEE Son of Mr BIRESWAR BANERJEE Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
	19/09/2024	LTI 19/09/2024	19/09/2024	
21 KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AGxxxxxx3F, Aadhaar No: 38xxxxxxxx5499, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr PRADIP ROY Son of Late MANINDRA ROY ALIAS MANINDRA NATH ROY Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
	19/09/2024	LTI 19/09/2024	19/09/2024	
27 KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BTxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LOKENATH CONSTRUCTION 1959 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AGxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SHAMBHU KUNDU (Presentant) Son of Late SUNIL KUNDU Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 19 2024 1:21PM</td> <td>LTI 19/09/2024</td> <td>19/09/2024</td> <td></td> </tr> </tbody> </table> 1959 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx4K, Aadhaar No: 22xxxxxxxx5510 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr SHAMBHU KUNDU (Presentant) Son of Late SUNIL KUNDU Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office		 Captured		Sep 19 2024 1:21PM	LTI 19/09/2024	19/09/2024	
Name	Photo	Finger Print	Signature										
Mr SHAMBHU KUNDU (Presentant) Son of Late SUNIL KUNDU Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office		 Captured											
Sep 19 2024 1:21PM	LTI 19/09/2024	19/09/2024											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
19/09/2024	19/09/2024	19/09/2024	

Identifier Of Mr SUVANKAR ROY, Mr SUJIT KUMAR ROY, Mr SAIKAT BANERJEE, Mr PRADIP ROY, Mr SHAMBHU KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUVANKAR ROY	LOKENATH CONSTRUCTION-1.2375 Dec
2	Mr SUJIT KUMAR ROY	LOKENATH CONSTRUCTION-1.2375 Dec
3	Mr SAIKAT BANERJEE	LOKENATH CONSTRUCTION-1.2375 Dec
4	Mr PRADIP ROY	LOKENATH CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUVANKAR ROY	LOKENATH CONSTRUCTION-395.00000000 Sq Ft
2	Mr SUJIT KUMAR ROY	LOKENATH CONSTRUCTION-395.00000000 Sq Ft
3	Mr SAIKAT BANERJEE	LOKENATH CONSTRUCTION-395.00000000 Sq Ft
4	Mr PRADIP ROY	LOKENATH CONSTRUCTION-395.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SUVANKAR ROY	LOKENATH CONSTRUCTION-30.00000000 Sq Ft
2	Mr SUJIT KUMAR ROY	LOKENATH CONSTRUCTION-30.00000000 Sq Ft
3	Mr SAIKAT BANERJEE	LOKENATH CONSTRUCTION-30.00000000 Sq Ft
4	Mr PRADIP ROY	LOKENATH CONSTRUCTION-30.00000000 Sq Ft

Identifier Of Mr SUVANKAR ROY, Mr SUJIT KUMAR ROY, Mr SAIKAT BANERJEE, Mr PRADIP ROY, Mr SHAMBHU KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUVANKAR ROY	LOKENATH CONSTRUCTION-1.2375 Dec
2	Mr SUJIT KUMAR ROY	LOKENATH CONSTRUCTION-1.2375 Dec
3	Mr SAIKAT BANERJEE	LOKENATH CONSTRUCTION-1.2375 Dec
4	Mr PRADIP ROY	LOKENATH CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUVANKAR ROY	LOKENATH CONSTRUCTION-395.00000000 Sq Ft
2	Mr SUJIT KUMAR ROY	LOKENATH CONSTRUCTION-395.00000000 Sq Ft
3	Mr SAIKAT BANERJEE	LOKENATH CONSTRUCTION-395.00000000 Sq Ft
4	Mr PRADIP ROY	LOKENATH CONSTRUCTION-395.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SUVANKAR ROY	LOKENATH CONSTRUCTION-30.00000000 Sq Ft
2	Mr SUJIT KUMAR ROY	LOKENATH CONSTRUCTION-30.00000000 Sq Ft
3	Mr SAIKAT BANERJEE	LOKENATH CONSTRUCTION-30.00000000 Sq Ft
4	Mr PRADIP ROY	LOKENATH CONSTRUCTION-30.00000000 Sq Ft

Endorsement For Deed Number : I - 160315982 / 2024

On 19-09-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 12:34 hrs on 19-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHAMBHU KUNDU ,.

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 1,03,21,126/-

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

Execution is admitted on 19/09/2024 by 1. Mr SUVANKAR ROY, Son of Late SANJIT KUMAR ROY, 27 KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 2. Mr SUJIT KUMAR ROY, Son of Late NORODE CHANDRA ROY, 27 KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. Mr SAIKAT BANERJEE, Son of Mr BIRESWAR BANERJEE, 21 KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. Mr PRADIP ROY, Son of Late MANINDRA ROY ALIAS MANINDRA NATH ROY, 27 KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-09-2024 by Mr SHAMBHU KUNDU, PROPRIETOR, LOKENATH CONSTRUCTION (Sole Proprietorship), 1959 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2024 4:08PM with Govt. Ref. No: 192024250212937588 on 18-09-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 9056733689213 on 18-09-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12348, Amount: Rs.5,000.00/-, Date of Purchase: 18/09/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 4:08PM with Govt. Ref. No: 192024250212937588 on 18-09-2024, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9056733689213 on 18-09-2024, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 417724 to 417754

being No 160315982 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.09.19 15:53:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

19/09/2024 ,Query No:-16032002467027 / 2024 Deed No :I-15982/2024,
Document is digitally signed.

Page 21 of 21



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