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Certified that this document is admitted to Registration. The signature and the documents attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

7-8-23

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this  
 ... day of August, 2023 (Two Thousand Twenty Three)  
 A.D.

**BETWEEN**

205931

NAME..... *Domi file Associates*  
 ADD..... *Sec-2 Metro Palton Co*  
 Rs.....  
 27 JUN 2023  
 S. CHATTERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

*Housing Society Ltd*  
*Kolkata*

27 JUN 2023

27 JUN 2023



A.D.S.R., SEALDAH  
 7 AUG 2023  
 Dist-South 24 Parganas

*Avinaha Ghosh*  
*Director*

(1) **SRI SUSHANTA ROY** (PAN AFOPR4051B) (Aadhaar No.5950 7981 0459) son of Late Byomkesh Roy, by Religion- Hindu, by nationality-Indian and by Occupation-Retired from Service, presently residing at Plot No-135, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal (2) **SMT. GOURI ROY** (PAN. CLJPR0348J) (Aadhaar No 2547 8825 6974) wife of Late Samaresh Roy, by Religion- Hindu, by Nationality-Indian and by Occupation- House wife, presently residing at Plot No. 92, Sec-A, Metropolitan co-op Housing Society Ltd, P.O-Dhapa, P.S-PragatiMaidan Kolkata-700105, State- West Bengal (3) **SRI DEBABRATA ROY** ( PAN AGEPR4857L) (Aadhaar No.9722 2526 8099) son of Late Byomkesh Roy, by Religion- Hindu, by nationality-Indian and by Occupation-Retired from Service, presently residing at Plot No-92, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal,, (4) **SRI SUBRATA ROY**(PAN ACXPR4051R) (Aadhaar No. 4543 1191 9308) son of Late Byomkesh Roy, by Religion- Hindu, by nationality-Indian and by Occupation-Service residing at Plot No-92, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, (5) **SRI JAYANTA ROY** (PAN FQAPR0165L) (Aadhaar No.8566 5129 0814) son of Late Byomkesh Roy, by Religion- Hindu, by nationality-Indian and by Occupation-Service, residing at Plot No-92, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, and (6) **SMT. SRABONI GHOSH** ( PAN BNQPG9809P) (Aadhaar No.4877 3774 5721) daughter of Late Byomkesh Roy and wife of Mr. Mihir Kumar Ghosh, by Religion- Hindu, by nationality-Indian and by Occupation-House wife, residing at Hatar Math, Near Main Post office, Medinipur, PachimMedinipur- 721101, West Bengal, hereinafter referred to and called as the "**OWNERS**"(which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, Legal representatives and assigns ) of the **FIRST PART**;

**AND**

**DOMICILE ASSOCIATES (PAN AAPFD2469K)**, a partnership firm having its Principal Place of business at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd, Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its two partners namely 1. **SRI BIMAL CHANDRA MANDAL**(PAN AEVPM3776Q),(Adhar No 9936-2406-6366) son of Late Subhas Chandra Mandal, residing at P-103, Sector-A, Metropolitan Co-operative Housing Society Limited, Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, and 2. **SRI JYOTI PRAKASH MONDAL**(PAN BTPPM0807E),(Aadhar No 5819-0051-2844) Son of Kamal Chandra Mondal, residing at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd.Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, both are by faith-Hindu, by Occupation – Business, hereinafter referred to and called as "**DEVELOPER**" (which terms or expression shall be deemed to mean and include their

respective heirs, successors, executors, administrators, legal representatives and assigns) of the

**SECOND PART:**

**WHEREAS**, under provisions of the Bengal Co-operative Societies Act 1940 (Bengal Acts XXI of 1940) a Co-operative Society had been duly formed under name and style of "P. C. SEN CO-OPERATIVE HOUSING SOCIETY LTD." under registered address at 1, Mangoe lane, Calcutta-700001, Vide Certificate of Registration No-75/Cal of 1966 [Rule 10(2)] and the bye-Laws filed by the said Society before the authority and the same had been duly Registered;

**AND WHEREAS**, the said "P.C. Sen Co-operative Society Ltd." had been changed its name under style of "Metropolitan Co-operative Housing Society Ltd." from the office of the Assistant Register Co-operative Society, Govt. of West Bengal as per the Memorandum No.- 3852 dated Calcutta the 08.06.1967;

**AND WHEREAS**, the said "Metropolitan Co-operative Housing Society Ltd." hereinafter called "the said Society" having its registered office at 11, Canal South Road, within the jurisdiction of Tiljala police Station, Kolkata-700105 (formerly Kolkata-700039).

**AND WHEREAS**, the Society was formed with *inter alia*, its main object to establish on Co-operative basis Settlements of Housing for its members from persons with moderate income by way of providing them with residential plots of lands at affordable costs; in order to pursue the said objective, under the provisions of its Bye-laws, the said Society was also empowered to raise funds from its members so as to enable the society to acquire and develop low priced marshy lands at the outskirts of the city, to distribute, allot and transfer such plots to its members and also to provide them with financial assistance for construction of their respective houses.

**AND WHEREAS**, by the Deed of Sale dated the 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.- 145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated the 29.04.1969 and Registered on 07.05.1969, entered into Book No-I, Volume No.- 74, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated the 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being No.- 2234 for the year 1969, the Deed of Sale dated the 11.06.1969 and Registered on 18.06.1969, entered into Book No-I, Volume No.- 104, Pages from 159 to 168, Being No.-2759 for the year 1969, the Deed of Sale dated the 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book No.I, Volume No.37, Pages from 194 to 207, Being No.- 781 for the year 1970 registered in the office of the Registrar of Assurances Calcutta, The Society herein purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza - Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunje) at present Police Station Tiljala under the Alipore Collectorate within the District 24 Parganas (now South 24 Parganas) containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of Bheri lands which by local measurement covers a little above 467 Bighas 16 Cottahs and recorded in the District Settlement Khatian No.-21, Dag No.- 31 of the said Mouza Dhapa, corresponding to the revised Settlement Khatian Nos.-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 of the said Mouza Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201, 141 and 140 of

the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.- 407,408,352,353, DagNo- 248,186,187,167 of the said Mouza – Nimakpoktan hereinafter referred to as the Larger Land

**AND WHEREAS**, by a Deed of Partition dated 29.04.1970 made between the Metropolitan Co-operative Housing Society Ltd., of the First part and Smt. Saibalini Chaudhurani & others of the other part and Registered by the R.A.Calcutta in Book No.-I, Volume No.- 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute owner of the Western portion of the Taki Estate Bheri Land (Marshy) which constitutes entire C.S.Dag Nos.- 201,141 and 140 of District Survey and Settlement Khatian Nos.- 2 and 43, corresponding to R.S.Dag Nos.- 248,186,187,167 recorded in the Revisional Settlement Khanda Khatian Nos.-407,408,352 and 353 of Mouza – Nimakpoktan, P.S.- Jadavpur (old Tollygunj) now P.S. – Pragati Maidan (old Tiljala), Touzi No.- 173,1298/2833, J.L.No.- 1 under the Alipore collectorate, District 24 Parganas as well as the Western portion of the lands of C.S.Dag No.- 81, District Settlement Khatian No.- 21, Touzi No.- 173, J.L.No.- 2, R.S.No.-236 of Mouza – Dhapa in P.S.- Jadavpur (old Tollygunj) now P.S.- Tiljala under the Alipore collectorate, District 24 Parganas corresponding to Western portion of the land covering an area of 17.72 acres included in the R.S.Khatian Nos. 654(khanda), 609 (Khanda), 612(Khanda) of the same Mouza, same P.S. and same R.S. Number under the same Collectorate and District, which corresponds to Western Portion of R.S.Dag Nos. 87 and it was for greater clearance demarcated by a common boundary line passing North to South through the said Dag No. 87.

**AND WHEREAS**, after purchased of the said lands, the said Society caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendments, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town ( Planning and Development) Act.,1976, comprises several allottable plots each measuring more or less 4 Cotthas/ 2 Cotthas/ 3 Cotthas available for allotment to its members.

**AND WHEREAS**, the said Metropolitan Co-op. Housing Society has caused Development of the entire plots lands divided into 4 (four) Sectors namely "A", "B", "C", and "EA" sector as per the master plan.

**AND WHEREAS** Archana Roy, since deceased and Smt. Gouri Roy were allotted plot of land measuring about 4 cottahs being Plot No.92 in Sector 'A' of the Metropolitan Co-op. Housing Society Ltd.,

**AND WHEREAS**the said Metropolitan Co-operative Housing Society executed a Deed of Conveyance dated 24.11.2006 registered the same in the office of the A.R.A.-I, Kolkata, and recorded in Book No. I, Volume No. 1, Pages from 1 to 15, being No. 1619 for the year 2006 in favour of Archana Roy, since deceased and Smt. Gouri Roy being joint member of the said Society and thereafter the said Archana Roy, since deceased and Smt. Gouri Roy mutated their names in the books of the Kolkata Municipal Corporation.

**AND WHEREAS** Archana Roy unfortunately died on 28.01.2021 and her husband Byomkesh Roy died on 21.07.2011 leaving behind their Four sons namely ( (1) SRI DEBABRATA ROY (2) SRI SUBRATA ROY(3) SRI JAYANTA ROY (4)SRI SUSHANTA ROY and their only married daughter namely (5) SMT.

SRABONI GHOSH as their only legal heirs and survivors as per Hindu Law of succession and thereafter Sushanta Roy being one legal heirs of Archana Roy and Smt. Gouri Roy were on application admitted as joint member of the said Society in place of their Archana Roy, since deceased, on 14<sup>th</sup> January, 2023 and upon such admission was allotted a plot of land admeasuring 4 Cottahs being Plot No.92 in Sector 'A' of the Housing Project apart towards value of 5 shares towards the membership of the said Society being the Metropolitan Co-operative Housing Society Limited

**AND WHEREAS** thereafter the said Society admitted (1) Sushanta Roy and (2) Mrs. Gouri Roy as joint member of the said society on the basis of the application made by these people and the said society transferred the membership and as well as shares in the said society in favour of (1) Sushanta Roy and (2) Mrs. Gouri Roy vide its letter dated 03.02. 2023.

**AND WHEREAS** the First Party/Owners No. 1 SHRI SUSHANTA ROY along (2) SRI DEBABRATA ROY (3) SRI SUBRATA ROY (4) SRI JAYANTA ROY and (5) SMT. SRABONI GHOSH are the 50% undivided owners and Mrs. GOURI ROY is 50% undivided owners of ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being Plot No. 92 together with total 3025 sq.ft. covered area more or less two storied house, in Sector- "A" of the Metropolitan Co-operative Housing Society Limited. Canal South Road, P.O.-Dhapa, within the jurisdiction of Police Station-Pragati Maidan (previously Tiljala), Kolkata-700105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the District- South 24 Parganas under Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.87 (Western Part), under C.S. Khatian No.654 AND under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186,187,167 under Police station- Jadavpur (Old Tollygunge) and at present Police Station- Pragati Maidan (formerly Tiljala), under the District Collectorate at Alipore, District South 24 Parganas(South),.

**AND WHEREAS**, the said building is not accommodate all the family members of owners and for the reasons the Owners herein, has decided to demolish the house and they will construct a multi storied building with the help of a most reliable, experienced and a sound developer (both technically and financially) for the purpose of Development and construction of the new multi storied building at Premises No.- **A/P-92/A**, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Police Station-Tiljala now Pragati Maidan, Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII more fully described in the Schedule "A" hereunder written.

**AND WHEREAS**, the Developer herein, coming to know the facts of such desire of the Owners herein, have made a proposal in relation to the aforesaid Development of the said property before the Owners. The Owners after necessary investigation and thorough understanding with the Developer herein have satisfied with the credential of the Developer. Both the parties hereto have mutually analyzed, discussed and agreed to execute a Development agreement under certain terms and conditions to satisfy the interest of both the parties hereto. The Owners herein, for their own advantage and benefits, have agreed to appoint the other part herein, as the Developer of the said property. The Developer herein, has also agreed to Develop the said property by constructing the proposed multi storied building at its own cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein.

**AND WHEREAS**, it is mutually settled by and between the Owners and the Developer herein, that the Owners will be entitled to the entire 2<sup>nd</sup> floor, entire 3<sup>rd</sup> floor of the new multi storied building, along with

3(three) nos. Car Parking Space on the Ground Floor along with forfeited money of Rs.40,00,000/- (Rupees Forty lakh) only shall be paid in installments before delivery of possession of the Owner's allocation along with enjoyment of common areas benefits, facilities, rights meant for the flat owners as merely and particularly described in the schedule D herewith and E. It is also agreed that the rest of the sanctioned F.A.R. of the new building shall be vested to the **Developer** and the Owners shall have no objection and/or claim in respect of the Developer allocation and its disposal to the interested buyers/purchasers at any price or total consideration against such transfer.

**NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-**

1. In the Premises and in consideration of mutual advantage and benefits to be received and derived by both the parties herein, do hereby enter this Development Agreement for the Development of the said Property.
2. That the said Owners do hereby appoint, authorize, nominate and empower the said Developer to act as the Developer of the said property and at the costs to be borne and incurred by the said Developer to have a prepared and sanctioned a building plan duly sanctioned by the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter in to the said property and to have the same surveyed and measured with the help of their men, labours, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a building Plan prepared by a qualified Architect/ Engineer/Surveyor.
4. That the Developer shall be entitled to in the name of and on behalf of the Owners and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed multi storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from Kolkata Municipal Corporation and for that purpose to sign and grant receipts.
5. That the Owners agree that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the Development work and to start to commence the construction of the proposed building at the land of the said premises.
6. That the Developer agrees that, before demolishing the existing building the Developer will make an arrangement of alternative accommodation for the owners as the house is Joint Ownership one of the owner of Sushanta Roy & other owner Smt. Gouri Roy and also the Developer will carry the monthly rent for the alternative accommodation until the Owners take their possession / sell out consideration received to their new Flats at the said premises mentioned in the Schedule-A and the Owners agree that the Developer is fully entitled to sell the scrap materials including existing doors, windows, window grill, bricks etc. to collect the demolition cost of the existing building.
7. That the Owners agree that, before commencement of proposed construction work the Owner will pay the up to date KMC Tax.

8. That upon the plan being sanctioned the Developer agrees to construction of the said building in a substantial and works like manner and use standard materials of the size and specification stated in the sanction plan.
9. That the Developer hereby undertook to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.
10. That the Owners agree and undertake and confirm that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer of the Developer's allocation without any interruption, objection, disputes, interference, hindrance of the said Owners and that the appointment of the said Developer as 'Developer' of the said premises and the rights of the said Developer to construct the said building in terms of the agreement shall always be irrevocable on the part of the said Owners, subject to further agreement or otherwise by and between the parties herein.
11. That the Owners will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in their own custody free from all encumbrances, charges, liabilities and they shall not deal with the same in any manner and shall not deposit the same for securing any money claim and they shall always allow the Developer to have inspection of the said documents as and when require for establishing and proving the title of the said Owners and they shall allow the Developer to make true copies and extracts and Xerox copies thereof at the cost of the Developer as will be required from time to time. In case of necessity, the Owners shall be bound to show all the original copies of title Deeds, documents, certificates, receipts to concerned KMC authorities and any other authorities for the statutory purpose of sanctioning plan etc. It is also agreed that, the original sanctioned building plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owners will get a certified copy of the said sanctioned plan for their own satisfaction, and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned.
12. It is agreed that the Owners shall, also from time to time, sign all other documents and execute, register the same at the cost and expense of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new multi storied building on the land of the schedule mentioned premises.
13. That it is clearly agreed and understood by and between the parties herein, that the Owners will not be liable to bear and to pay the cost of construction of the Owner's allocation and other common benefits and facilities, it will be borne by the Developer herein.
14. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labor Contractors and / or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on

with the construction and for the purpose of the completion of the new multi storied building at the schedule mentioned premises.

15. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Owners shall hand over khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portion duly completed under the Developer' allocation. The Owners shall not be entitled to revoke rights of khas possession to be held by the Developer until and unless the new multi storied building is not completely finished within the stipulated period of time as mutually agreed by and between the parties herein.
16. That the Owners agree and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owners shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said Building by the said Developer.
17. That the Developer shall unless hindered or impeded or obstructed by circumstances beyond control or any abnormal situation will complete the construction of the said building on the land of the said premises within 24(Twenty Four) months from the date of commencement of the construction work after sanction of the building plan along with 6 (Six) months time period for the purpose of FORCE MAJEURE.
18. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of Owner's allocation to the said Owner the Municipal rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Owners shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne and paid by the said Owners exclusively.
19. That is agreed, that the Owners and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the Owners shall always sign, execute all documents, Plans, affidavits and undertakings, declaration, that will be required to be filed with the K.M.C. from time to time in connection with the sanction of the said Building Plan.
20. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owners nor the Developer nor their respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.
21. That the Owners agree to defend the title of the said premises and also defend the possession and rights of the Developer or construction of the said building and envisaged in the Agreement.
22. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.(Floor Area Ratio).

23. That the Developer shall be at liberty to sell and/ or allot the Developer's allocation under schedule 'C' with undivided proportionate share of land and the areas thereof in the allocation of the said Development Agreement and to enter into Agreement For Sale and transfer hereof or in its discretion to enter Agreement for the construction of the said Developer's Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for sale of Developer's allocation of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed in accordance to approved plan by the said Developer. The Owners agree that, they will join to the said Agreement respectively for the sale or also for either sale of the said constructed flat and/or for constructing the flats under Developer's allocation on behalf of the respective intending persons as may be required by the Developer from time to time and the Owners will agree to transfer, to confirm and transfer of the constructed area and / or making of construction of the flats under Developer's allocation on behalf of the Purchasers or intending persons.
24. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the cost of constructions of the said flats and the garages under the Developer's allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said Owners.
25. That the Developer shall always have a paramount claim security or charge on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and sell and transfer of Developer's allocation in favour of the Developer or its nominees and / or appointees in terms of the said Agreement.
26. That the Owners have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owner and / or their predecessor-in-title at his of execution of Agreement and that the Owners are fully entitled to deal with the said property as it's absolute Owners and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
27. That the Developer shall be entitled and is authorized in the name of the Owners as per as necessary to apply for and obtain or permit connection water, electricity power, drainages, sewers, KIT, Survey and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
28. If any dispute arises herein while development of the project will be handled solely by the Developer.
29. Upon intimation to the Owner, a joint inspection to be arranged by developer for mutually satisfaction of the development works to be carried out as scheduled and necessary measure to be taken if required.

30. That after Full completion of construction of the Owner's Allocation, the Developer shall give written notice to the Owners intimating the Owners to take possession of the Owner's Allocation in the building within 30 (Thirty) days from the date of completion of the Owner's Allocation.
31. That both the parties herein, have mutually agreed that, the name of the proposed multi storied building will be "ASIRBADA..." in the Schedule - 'A' mentioned Premises.
32. That after completion of the building, any extra work / construction demanded by the Owners herein (other than mentioned in the work schedule) will be borne by the Owners herein, for such extra work or construction in their allocation.
33. That the Owners herein as also assured and confirmed the Developer herein, that, even in case of their absence/ illness or upon their demise, their legal heirs will join the Developer for the purpose of successful accomplishment of the proposed multi storied Building as per the terms and condition as mutually agreed by and between the present Owners herein and the Developer herein and as such in case of such accident, no such change in the terms and conditions will be incorporated by and between the parties, merely a fresh Development Agreement and Development Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
34. That the Developer herein as also assured and confirmed the Owners herein that, even in case of their absence/ illness or upon their demise, their legal heirs will join the Owners for the purpose of successful accomplishment of the multi storied Building as per the terms and condition as mutually agreed by and between the Owners herein and the present Developer herein and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Development Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
35. That all the legal heirs of Archana Roy i.e (1) SRI DEBABRATA ROY (2) SRI SUBRATA ROY (3) SRI JAYANTA ROY (4) SRI SUSHANTA ROY and (5) SMT. SRABONI GHOSH, who are 50% undivided owners of the Schedule A mentioned property amicably settled to dispose of the said owner's allocation in future without any further objection in any circumstances on execution of this agreement.
36. That the Developer should take responsibility to sell out the entire third floor Flat allocated to legal heirs of late Archana Roy , the third floor as decided amicably settled between the owners of legal heirs of Late Archana Roy & Smt. Gouri Roy at existing market price/negotiable price before/ simultaneously sell out any portion of the newly constructed multi storied building and also the internal layout plan and flooring of entire second floor Flat to be chosen by Smt. Gouri Roy.
37. That after signing this agreement neither the Developer and their legal heirs nor the Owners and their legal heirs are permitted to cancel this Development Agreement in any circumstances but this clause does not applicable if the deviation (if not settled amicably between the Developers and the Owners) made in any clause in the signed agreement & not amicable settled in between from owners / Developer end.

38. Developer is not allowed to handover /transfer the development of the project to any other developer, by whatever the reason without mutually agreement with owner.
39. It is agreed by and between the parties herein that if the developer after completion of proposed multistoried Building the developer shall construct 5th floor of the proposed building of the premises, in such a case the developer shall get 70% and remaining 30% shall be the owners allocation & the owners allocation of 30% of the proposed 5<sup>th</sup> Floor to be allocate to developers & developer should pay total Rs 25,00,000/- (Twenty Five lacs) to the owners as per distribution norms as stated in the Development agreement to avoid fraction distribution of 30%. Owners should not denied & claim his fraction of area to void this clause. No responsibility of the owners for the entire 5<sup>th</sup> Floors.
40. It is agreed by and between the parties herein that, the Developer will construct flat in the ground floor with a maximum of 800 Square feet Super Built Area of back side of the proposed building which will be vested to the Developer only for sale or rent with limited access in the premises if sold / rent in commercial purpose and the owners and the intending purchasers will never raise any objection hereto any manner, in such case, the intending ground floor back side Flat owner shall not use the commercial use/ purpose on the roof of the proposed premises and the Owner will execute registered deed of conveyance in favor of the Developer or their nominated person/s without claiming any extra consideration for the same from the Developer.
41. That both the parties agrees that the Developer will take sanction of the building plan showing a caretaker room and a toilet in the ground floor but after completion of the building the caretaker room along with the toilet will be constructed in the rear side open space.
42. It is agreed by both the Parties that, there will be no problem from owner's end if the Developer sell out any flat/ portion of Developers of the said building mainly for residential purpose.
43. That the developer agrees and undertakes that he will be wholly and solely responsible for the quality of the construction work of the newly constructed premise, referred in this agreement
44. That the developer agrees and undertakes that they will be responsible for repair work of both the internal and external portion of the newly constructed premise (except lift) referred in this agreement, for period of 15 months from the date of completion of construction of the premises.
45. That the developer shall indemnify and Hold Harmless the owner from all types of legal and other proceedings which may take place due to total or partial collapse of the newly constructed premise, during or immediately after completion of construction, for reasons other than severe Earthquake, and possible casualties which may again take place as a result of such partial or total collapse of the newly constructed premise and shall remain wholly and solely responsible for such events and casualties and shall be ready to face all legal proceedings and consequences related to the same as a single entity.
46. In the event of any dispute, arising in connection with the Project under the present offer shall be resolved through an arbitrator under the provision of the Arbitration and Conciliation Act'1996. That both the Owners and the Developer has the right to move to Honorable Kolkata High Court in case the process of arbitration is delayed and in case they are not satisfied with the decision of

Arbitrator, given to resolve any dispute, arising in connection with the project under the present offer

**:- THE SCHEDULE – 'A' ABOVE REFERRED TO:-**

**(PREMISES)**

**ALL THAT** piece and parcel of plot of land being **Plot No. 92** in **Sector-A**, Metropolitan Co-op. Housing Society Ltd., measuring about 4 (four) Cottahs more or less along with two storied building total measuring 3025 sq. ft. more or less covered area (i.e ground floor covered area of legal heirs of Archana Roy about 927 square feet and First floor covered area about 975 square feet & Smt. Gouri Roy having ground floor covered area about 625 square feet and First floor covered area about 508 square feet) with Ground floor cemented floor & 1st Floor Mosaic floor situated in the District 24 Parganas (now South 24 Parganas) under Mouza- Dhapa, Touzi No.-173, 1298/2833, J.L.No.-2, R.S.Dag No.-87, Western Part under C.S.Khatian No.- 654 **AND** Mouza- Nimakpoktan, Revisional Settlement Khanda Khatian Nos.- 352 and 353, District Survey and Settlement Khatian Nos.-2 and 43 corresponding to the entire R.S.Dag No.- 248,186,187 and 167 under P.S.- Jadavpur (Old Tollygunge) now Tiljala at present **Pragati Maidan**, being Municipal Premises No. A/P-92/A, Canal South Road/ Chingrighata village, under **Police Station- Pragati Maidan (formerly Tiljala), Kolkata- 700105** within the limits of the Kolkata Municipal Corporation, Ward No.57, Borough No.VII, under the District collectorate at Alipore, District- South 24 Parganas,(Zone- Metropolitan Co-operative Housing to Metropolitan Co-operative Housing) butted and bounded as follows:-

**ON THE SOUTH :** 30'-0" Wide Road

**ON THE NORTH :** By Plot No. 87

**ON THE EAST :** By Plot No.91

**ON THE WEST :** By Plot No.93

**:- THE SCHEDULE – 'B' ABOVE REFERRED TO :-**

**(OWNER'S ALLOCATION)**

**ALL THAT** piece and parcel of the Owners will be entitled to the entire 2<sup>nd</sup> floor, entire 3<sup>rd</sup> floor of the new multi storied building, along with 3(three) nos. Car Parking Space on the Ground Floor along with forfeited money of Rs. 40,00,000/- (Rupees Forty Lacs) only shall be paid in installments before delivery of possession of the Owner's allocation and out of which a sum of Rs.1,00,000/- (Rupees One Lac only) as advance on execution of this agreement paid by the Developer to the Owners herein, and the balance of a sum of Rs. 39,00,000/- (Rupees Thirty Nine lakh) only will be paid by the Developer to the Owners herein in installments basis before the handed over the physical possession of the Owner's allocation which is particularly mentioned in the schedule 'E'.

**:- SCHEDULE – 'C' ABOVE REFERRED TO :-**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT**, piece an parcel of the balanced sanctioned F.A.R. of the multi storied building at Schedule –'A' Premises save and except the Owner' Allocation, consists of flat on the ground floor (North side), entire 1<sup>st</sup> floor and entire 4<sup>th</sup> floor of the Building along with 3(three) nos. Car Parking Space along with all common benefits, facilities, rights, meant for the Flat Owners as more fully and particularly described in the Schedule –'D'.

**:- THE SCHEDULE – 'D' ABOVE REFERRED TO :-**  
**(PARTICULARS OF COMMON AREAS AND FACILITIES)**

- i. All staircase with landing space thereof.
- ii. Staircase / Staircase room light with fittings and fixtures thereof.
- iii. Entrance or exit gate from and to the building and from and to the premises.
- iv. Sewerage connection with all drainages.
- v. Under ground water reservoir and overhead tank thereof with all water supply lines
- vi. Lift facilities and necessary installation.
- vii. Caretaker room and W.C.
- viii. All foundations, columns, beams, joint ceilings etc.

**:- SCHEDULE – 'E' ABOVE REFERRED TO :-**

(Description of payment)

Payment of said Rs. 40,00,000/- (Rupees Forty lakh)

- i. On the date of registration of Development Agreement Rs.1,00,000/- ( Rupees One lakhonly)
- ii. Within Fifteen days After registration of Development Agreement Rs. 7,00,000/- ( Seven Lacs only)
- iii. On the date of plan sanction Rs.3,00,000/-(Three Lac Only)
- iv. On the date of Demolition of existing structure Rs.5,00,000/-(Five Lac Only)
- v. Seven months from the date of plan sanction Rs.3,00,000 (Three Lac Only)
- vi. Three month from the date of last payment Rs. 5,00,000 (Five Lac Only)
- vii. Three month from the date of last payment Rs. 4,00,000 (Four Lac Only)
- viii. Three month from the date of last payment Rs. 3,00,000 (Three Lac Only)
- ix. Five month from the date of last payment Rs. 9,00,000 (Nine Lac Only)

### GENERAL SPECIFICATION

**BUILDING** : Multi Storied building. The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200mm thick outside wall and 125/75 mm thick partition wall. (Brick/Block with sand cement mortar.)

**FLOORING** : The floor of each flat including stair will be of cut piece marble/tiles ( @ Rs. 50/- sq. ft.) finish with border & design. Skirting will be of 100 mm high with same quality cut piece marble.

**DOOR** : Flush doors will be provided with Sal wood frames for all doors. All doors will be provided with normal fittings(eye hole, Door locks, door stopper and door buffer. Collapsible gate will be provided.

**WINDOW** : Fully glazed (3.6 mm thick white) colored aluminum sliding (1.2 MM thick) windows will be provided. All window grill will be of 12 mm thick square bar.

**KITCHEN** : Cooking platform will be of Granite finish of 12'-0" length and the sink will be of stainless steel. Standard quality glazed tiles (range Rs. 50/- per sq. ft.) will be provided up to the top of window level above the cooking platform. The floor will be of cut piece marble or ceramic tiles (300mm X 300mm) finish. Skirting will be of 100 mm high of same marble or tiles.

**TOILET & W.C.** : Standard quality glazed tiles (range Rs. 50/- per sq. ft.) will be provided up to the top of Door height from the floor level. The floor will be of ceramic tiles (600mm X 600mm) vitrified tiles finish as desire by the Owner.

**INSIDE & OUTSIDE FINISHING**: All the internal walls, ceilings, beams Etc. will be finished by putty. External walls of the building will be painted with putty.

**LIFT** : One 5 persons capacity lift will be provided.

**WATER SUPPLY** : All water supply pipe & Soil pipe will be of standard branded company P.V.C. One Overhead tank and One S.U.G.W.R. will be provided.

**VERANDAH RAILING** : The verandah railing will be provided up to 900 mm high of Glass and S.S railing.

**ROOF TREATMENT**: The roof will be treated by neat cement.

**FITTINGS**: European Commode (**JAQUAR**), Basin (without stand), Cistern, Bib Cock, Wall mixer, Pillar Cock (**Jaquar continental**) Urine outlet will be provided in every flat.

**BATHTUB** : Bathtub should be supplied by the Owner. Fitting charge @ Rs. 6000/-

**EXTRA WORK**: Any work or accessories other than our specification will be charged extra and such amount, as decided by our Engineer, will be deposited before the work.

**MISCELLANEOUS** : The Owners will be responsible to pay the Necessary amount for individual Electric Meter.

**ELECTRIFICATION**: Entire Electrical works will be concealed. All electrical wires will be copper wire of **HAVELLS**. Switch & Switch board will be of Modular.

**Bedroom** :-Two light points, one fan point, one plug (5Amp.) point, One plug (15Amp) point, One A.C. point one T.V. point

**Kitchen**:- Single light point, two Plug (5Amp.) points for Chimney/ exhaust & Aqua guard, one Plug pi. (15Amp.) for mixer/ microwave.

**Toilet** :-Single light point, one exhaust fan pt. and one geyser pt.

Drawing/Dining room:-Two fan point, 2 light pt, one T.V. point, one calling bell point, one Telephone point, one A.C. point, one fridge point. will be provided.

Verandah:-One light point, One plug ( 5Amp) point. One fan point.

Main line wire will of 220 V. For any extra light point (5Amp. Switch & 5 Amp. Plug) Rs. 550/-, for 15Amp. Plug pt. Rs. 850/-, for T.V. & Telephone point Rs. 450/-, for another A.C. point Rs. 6500/- will be charged extra.

SIDE OPEN SPACE: The side open space & Car parking space will be finished by neat cement. Ground floor parking space should be covered by parking Tiles.

IN WITNESS WHERE OF the parties hereinto put their respective Signature & Seals on the Day Month & Year first above written.

SIGNED, SEALED & DELIVERED  
BY THE OWNERS IN PRESENCE  
OF FOLLOWING  
WITNESSES :-

1. *Amindha Ghosh*  
*Atipore*  
*15/12/93*

*Sushanta Ray*  
*Gouri Ray*  
*Subrata Ray*  
*Jayanta Ray*  
*Debabrata Ray*  
*Sraboni Ghosh*

SIGNATURE OF OWNERS

2. Kamal Chandra Mondal  
P-103, Sec - A, Metropolitan  
Road-105,

SIGNED, SEALED & DELIVERED  
BY THE DEVELOPER IN PRESENCE  
OF FOLLOWING

1. *Amindha Ghosh*  
*Atipore*  
*15/12/93*

*Jyoti Prakash Mondal* *Bipul Chandra*  
Partner Partner

DOMICILE ASSOCIATES

SIGNATURE OF DEVELOPER

2. Kamal Chandra Mondal  
P-103, Sec - A, Metropolitan  
Road-105,

Drafted & Prepared by me

*Amindha Ghosh*  
Advocate Alipore Judges Court  
Kolkata - 700 027.

*Amindha Ghosh*  
*WB/257/1993*


MEMO OF CONSIDERATION

Received a sum of Rs.1,00,000/- (Rupees One Lacs Only) as an advance money from the Developer herein in following manner.

	Memo	Amount	T
1.	By Cheque No. <u>101400</u> dated <u>07.08.2023</u>	<u>9000/-</u>	—
2.	By Cheque No. <u>101405</u> dated <u>07.08.2023</u>	<u>45,000/-</u>	5
3.	By Cheque No. <u>101401</u> dated <u>07.08.2023</u>	<u>9000/-</u>	1
4.	By Cheque No. <u>101402</u> dated <u>07.08.2023</u>	<u>9000/-</u>	1
5.	By Cheque No. <u>101403</u> dated <u>07.08.2023</u>	<u>9000/-</u>	1
6.	By Cheque No. <u>101412</u> dated <u>07.08.2023</u>	<u>9000/-</u>	1

On Axis Bank, Metropolitan Branch, Kolkata.

Witness :-

1.   
Anurag Kumar  
10/8/23

2. Ramal Chandra Mandal  
P-103, Sec-A, Metropolitan  
Kol-105.

Sustant  
Gouri Roy  
Subrata Roy  
Ajay Kumar

Debabrata Roy

Sraboni Ghosh.

SIGNATURE OF THE OWNERS

PAGE NO.

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Sushanta Roy.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Gowri Roy -



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Subrata Roy.

**SPECIMEN FORM FOR TEN FINGERPRINTS**



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

Signature Jayanta Ray



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

Signature Susaboni Ghosh



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

Signature Debabrata Ray

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Bimal Choudhary R. Pandey



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

Signature Jyoti Prakash Mondal



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

Signature \_\_\_\_\_



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240720232014047929

## GRIPS Payment Detail

GRIPS Payment ID:	240720232014047929	Payment Init. Date:	24/07/2023 15:49:58
Total Amount:	40942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1862470812215	BRN Date:	24/07/2023 15:50:55
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr JYOTI PRAKASH MONDAL  
Mobile: 9123398902

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240140479308	Directorate of Registration & Stamp Revenue	40942
Total			40942

IN WORDS: FORTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

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



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



192023240140479308

GRN Details

GRN:	192023240140479308	Payment Mode:	SBI Epay
GRN Date:	24/07/2023 15:49:58	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1862470812215	BRN Date:	24/07/2023 15:50:55
Gateway Ref ID:	202320552959329	Method:	State Bank of India New PG DC
GRIPS Payment ID:	240720232014047929	Payment Init. Date:	24/07/2023 15:49:58
Payment Status:	Successful	Payment Ref. No:	2001872002/2/2023

[Query No\*/Query Year]

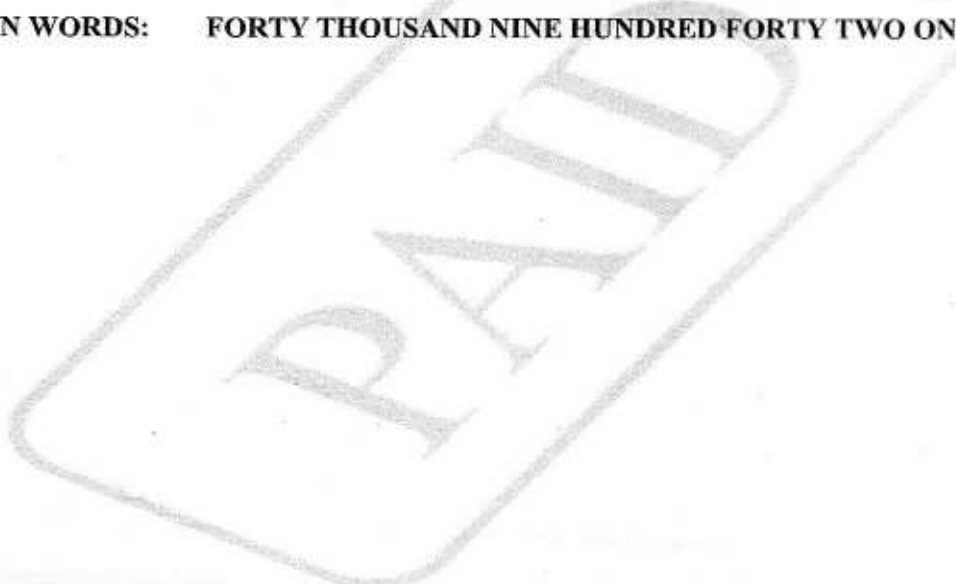
Depositor Details

Depositor's Name:	Mr JYOTI PRAKASH MONDAL
Address:	P-103 SEC-A METROPOLITAN
Mobile:	9123398902
Period From (dd/mm/yyyy):	24/07/2023
Period To (dd/mm/yyyy):	24/07/2023
Payment Ref ID:	2001872002/2/2023
Dept Ref ID/DRN:	2001872002/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001872002/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2001872002/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
<b>Total</b>				<b>40942</b>

IN WORDS: FORTY THOUSAND NINE HUNDRED FORTY TWO ONLY.



### Major Information of the Deed

Deed No :	I-1606-02960/2023	Date of Registration	07/08/2023
Query No / Year	1606-2001872002/2023	Office where deed is registered	
Query Date	23/07/2023 5:18:41 PM	A.D.S.R. SEALDAH, District: South 24-Pargan	
Applicant Name, Address & Other Details	Aniruddha Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, - 700027, Mobile No. : 9830493664, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,01,77,280/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (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 :






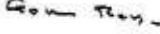



District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op – Metropolitan Co.Op) , , Premises No: A/P92/A, , Ward No: 057 Pin Code : 700105










Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha		1,80,00,000/-	Width of Approach Road: 30 Ft.
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>0/-</b>	<b>180,00,000/-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3025 Sq Ft.	0/-	21,77,280/-	Structure Type: Structure
Gr. Floor, Area of floor : 1512.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1512.5 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3025 sq ft</b>	<b>0/-</b>	<b>21,77,280/-</b>	

**Land Lord Details :**












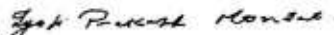


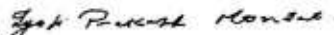


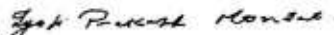
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sushanta Roy</b> Son of Late Byomkesh Roy Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
Block/Sector: Sector A, PLOT No. 135, Metropolitan Cooperative Housing, City:- Not Specified, P. Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aFxxxxxx1B, Aadhaar No: 59xxxxxxxx0459, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mrs Gouri Roy</b> Wife of Late SAMARESH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
Block/Sector: Sector A, Plot No. 92, Metropolitan Cooperative Housing, City:- Not Specified, P.O. Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx8J, Aadhaar No: 25xxxxxxxx6974, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr Debabrata Roy</b> Son of Late Byomkesh Roy Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
Block/Sector: A, P92, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx7L, Aadhaar No: 97xxxxxxxx8099, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mr Subrata Roy</b> Son of Late Byomkesh Roy Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			
		07/08/2023	LTI 07/08/2023	07/08/2023
Block/Sector: A, P92, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: H Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx1R, Aadhaar No: 45xxxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Mr Jayanta Roy</b> Son of Late Byomkesh Roy Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			
		07/08/2023	LTI 07/08/2023	07/08/2023
Block/Sector: A, P92, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: H Occupation: Service, Citizen of: India, PAN No.:: FQxxxxxx5L, Aadhaar No: 85xxxxxxxx0814, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Mrs Sraboni Ghosh</b> Daughter of Late Byomkesh Roy Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			
		07/08/2023	LTI 07/08/2023	07/08/2023
HATERMATH NEAR MAIN ROAD, City:- Not Specified, P.O:- MEDINIPUR, P.S:-Medinipur, Distri Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupa House wife, Citizen of: India, PAN No.:: BNxxxxxx9P, Aadhaar No: 48xxxxxxxx5721, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				



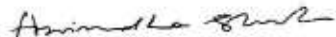
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DOMICILE ASSOCIATES</b> Block/Sector: SECTOR A, PLOT NO 103, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dha P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, PAN No.:: aaxxxxx9k,Aadhaar Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BIMAL CHANDRA MANDAL (Presentant)</b>                      Son of Late SUBHAS CHANDRA MONDAL                      Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 7 2023 11:43AM</td> <td>LTI 07/08/2023</td> <td>07/08/2023</td> <td></td> </tr> </tbody> </table> <p>Block/Sector: SECTOR A, PLOT NO. 103, Metropolitan Cooperative Housing, City:- Not Specified, DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6Q, Aadhaar No: 99xxxxxxxx6366 Status : Representative, Representative of : DOMICILE ASSOCIATES</p>	Name	Photo	Finger Print	Signature	<b>Mr BIMAL CHANDRA MANDAL (Presentant)</b> Son of Late SUBHAS CHANDRA MONDAL Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office				Aug 7 2023 11:43AM	LTI 07/08/2023	07/08/2023	
Name	Photo	Finger Print	Signature										
<b>Mr BIMAL CHANDRA MANDAL (Presentant)</b> Son of Late SUBHAS CHANDRA MONDAL Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office													
Aug 7 2023 11:43AM	LTI 07/08/2023	07/08/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JYOTI PRAKASH MONDAL</b>                      Son of Mr KAMAL CHANDRA MONDAL                      Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 7 2023 11:44AM</td> <td>LTI 07/08/2023</td> <td>07/08/2023</td> <td></td> </tr> </tbody> </table> <p>Block/Sector: SECTOR A, PLOT NO. 103, Metropolitan Cooperative Housing, City:- Not Specified, DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx7E, Aadhaar No: 58xxxxxxxx2844 Status : Representative, Representative of : DOMICILE ASSOCIATES</p>	Name	Photo	Finger Print	Signature	<b>Mr JYOTI PRAKASH MONDAL</b> Son of Mr KAMAL CHANDRA MONDAL Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office				Aug 7 2023 11:44AM	LTI 07/08/2023	07/08/2023	
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Aug 7 2023 11:44AM	LTI 07/08/2023	07/08/2023											

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Aniruddha Ghosh</b> Son of Late N B Ghosh ALIPORE JUDGES COURT, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	07/08/2023	07/08/2023	07/08/2023

Identifier Of Mr Sushanta Roy, Mr BIMAL CHANDRA MANDAL, Mr JYOTI PRAKASH MONDAL, Mrs Gouri Roy, M Debabrata Roy, Mr Subrata Roy, Mr Jayanta Roy, Mrs Sraboni Ghosh

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
	Mr Sushanta Roy	DOMICILE ASSOCIATES-6.6 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sushanta Roy	DOMICILE ASSOCIATES-504.16666700 Sq Ft
2	Mrs Gouri Roy	DOMICILE ASSOCIATES-504.16666700 Sq Ft
3	Mr Debabrata Roy	DOMICILE ASSOCIATES-504.16666700 Sq Ft
4	Mr Subrata Roy	DOMICILE ASSOCIATES-504.16666700 Sq Ft
5	Mr Jayanta Roy	DOMICILE ASSOCIATES-504.16666700 Sq Ft
6	Mrs Sraboni Ghosh	DOMICILE ASSOCIATES-504.16666700 Sq Ft

**Endorsement For Deed Number : I - 160602960 / 2023**

**On 07-08-2023**

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:27 hrs on 07-08-2023, at the Office of the A.D.S.R. SEALDAH by Mr BIMAL CHANDRA MANDAL .

**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 2,01,77,280/-

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

Execution is admitted on 07/08/2023 by 1. Mr Sushanta Roy, Son of Late Byomkesh Roy, Sector: Sector A, PLO 135, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL India, PIN - 700105, by caste Hindu, by Profession Retired Person, 2. Mrs Gouri Roy, Wife of Late SAMARESH Sector: Sector A, Plot No. 92, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 3. Mr Debabrata Roy Son of Late Byomkesh Roy, Sector: A, P92, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Retired Person, 4. Mr Subrata Roy, Son of Late Byomkesh Roy, Sector: A, P92, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Service Mr Jayanta Roy, Son of Late Byomkesh Roy, Sector: A, P92, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Service Mrs Sraboni Ghosh, Daughter of Late Byomkesh Roy, HATERMATH NEAR MAIN ROAD, P.O: MEDINIPUR, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife Indetified by Mr Aniruddha Ghosh, , Son of Late N B Ghosh, ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 07-08-2023 by Mr BIMAL CHANDRA MANDAL,

Indetified by Mr Aniruddha Ghosh, , Son of Late N B Ghosh, ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 07-08-2023 by Mr JYOTI PRAKASH MONDAL,

Indetified by Mr Aniruddha Ghosh, , Son of Late N B Ghosh, ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 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 West Bengal  
Online on 24/07/2023 3:50PM with Govt. Ref. No: 192023240140479308 on 24-07-2023, Amount Rs: 1,021/-, E = Rs 21.00/-  
SBI EPay ( SBlePay), Ref. No. 1862470812215 on 24-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 205931, Amount: Rs.100.00/-, Date of Purchase: 27/06/2023, Vendor name CHATTERJEE

Description of Online Payment using Government Receipt Portal System, (GRIPS), Finance Department, Govt. of West Bengal Online on 24/07/2023 3:50PM with Govt. Ref. No: 192028240140479308 on 24-07-2023, Amount Rs: 39,921/-, SBI EPay ( SBlePay), Ref. No. 1862470812215 on 24-07-2023, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

**Amitava Ghosal**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. SEALDA**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 81024 to 81055

being No 160602960 for the year 2023.



Digitally signed by AMITAVA GHOSAL  
Date: 2023.08.09 12:46:43 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Amitava Ghosal) 2023/08/09 12:46:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)