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

10 MAR 2023

DEVELOPMENT AGREEMENT

THIS JOINT VENTURE CUM LAND DEVELOPMENT AGREEMENT is made and executed on this 10th day of March, 2023 (Two Thousand Twenty Three) of the Christian Era

BETWEEN

1. SMT. PURABI GHATAK, PAN **AFUPG6529B**, AADHAAR NO. **8138 7601 7501**, daughter of Late Haralal Chakraborty, wife of Sri Samir Kumar Ghatak, by faith-Hindu, by Occupation- Retire person, residing at 2, Greek Church Row Extn, P.O.& P.S. Kalighat, Kolkata-700026, **2. SRI PRASANTA CHAKRABORTY**, PAN **ACCPC 6407B**, AADHAAR NO.**2770 3790 8315**, son of Late Haralal Chakraborty, by faith-Hindu, by Occupation- Retire person, residing at 39, Brahmapur Govt Colony, P.O. & P.S Bansdroni, Kolkata-700070, **3. SMT. RINA BHOWMIK**, PAN **AJFPB 0957K**, AADHAAR NO. **2951 7693 5411**, daughter of Haralal Chakraborty, wife of Sri Swapan Kumar Bhowamik, by faith-Hindu, by Occupation- self employed, residing at 23/25, D.P.P.Road, P.O. Naktala, P.S.Netajinagar, Kolkata-700047, **4. MISS RITA CHAKRABORTY**, PAN **AEEPC 9149J**, AADHAAR NO. **8546 8004 5897**, daughter of Late Haralal Chakraborty, by faith-Hindu, by Occupation- un employed, residing at 39, Brahmapur Govt Colony, P.O. & P.S Bansdroni, Kolkata-700070, hereinafter referred to and called as the "**LANDOWNERS**" (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives, nominees and/or assigns) of the **FIRST PART**.

AND

SRI PALLAB DAS, PAN **AMNPD2402N**, AADHAR NO.**2086 2938 7163**, son of Sri Ramani Mohan Das, by faith-Hindu, by Occupation - Business, residing at B-1/7, Brahmapur, Northern Park, P.O. Bansdroni, P.S. Regent Park, now Bansdroni, Kolkata - 700070, hereinafter referred to and called as the "**DEVELOPER**" (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include his legal heirs, executors, administrators, legal representatives, nominees and/or assigns) of the **SECOND PART**.

WHEREAS one Haralal Chakraborty, (since deceased), son of Late Bipin Behari Chakraborty, of Brahmapur Colony was in peaceful possession of piece and parcel of House-hold Bastu land measuring a little more or less 4 (Four) Katha and 10 (Ten) Chatak more or less, lying and situated at Mouza - Brahmapur, J.L.No. 48, LOP No.39, R.S. Plot No.1514(P),19(P),1515(P),1519(P), in the District of South 24 - Parganas within the jurisdiction of P.S. Bansdroni by constructing a residential house on the same as refugee migrated from East Pakistan Subsequently, the

Governor of the State of West Bengal on behalf of Govt. of West Bengal in favour of all of the migrants from East Pakistan by a Deed of Gift, dated 08.06.1990, the Govt. of West Bengal allotted the aforesaid land in favour of the said Haralal Chakraborty which was registered in the office of the District Sub-registrar at Alipore and was recorded in Book No. I, Volume No. 6, Pages from 121 to 124, Being No. 656 for the year 1990. While in peaceful possession over the said landed properties, said Haralal Chakraborty possession over the said landed property, said Haralal Chakraborty had mutated his name in the records of the then Calcutta Municipal Corporation, now Kolkata Municipal Corporation and enjoyed right, title and interest fully thereon and paid taxes regularly to the respective authority.

AND WHEREAS Haralal Chakraborty constructed two storied building having ground floor measuring 500 Square feet and first floor measuring 400 square feet had been residing there upon payment of all taxes to the Kolkata Municipal Corporation.

AND WHEREAS while enjoying right title and interest fully and absolutely along with his family members said Haralal Chakraborty died intestate on 04.06.2001, leaving behind his one son 1. Sri Prasanta Chakraborty and three daughters 1. Smt. Purabi Ghatak, 2 Smt. Rina Bhowmik, 3. Rita Chakraborty, as his legal heirs, heiress, successors as per Hindu law of inheritance and there is no other legal heirs. Be it mentioned here that his wife namely Gouri Chakraborty later died on 27.04.2021.

AND WHEREAS Gouri Chakraborty she gifted on 21st January 2020 undivided 1/5th share of land 14 (Fourteen) Chittacks 36 (Thirty six) square feet together with undivided 402 square feet structure to her daughter Rita Chakraborty, by a Deed of Gift being No. 160500309 for the year 2020, recorded in Book No. I, Volume No. 16052020, Pages 16040 to 16058 registered in the Office of A.D.S.R. Alipore.

AND WHEREAS the above named landowners have decided to "Commercially Exploit" the said landed property mentioned in the FIRST SCHEDULE through a competent Developer by raising G+4, storied residential building according to the plan to be sanctioned by Kolkata Municipal Corporation consuming maximum F.A.R. upon the said landed property more fully described in the FIRST SCHEDULE below and the Developer having sound knowledge and financial capability approached to the landowner with the terms, conditions and covenants herein below appearing and the landowner herein allowed the Developer herein to construct multi storied building at his own cost and expenses on the FIRST SCHEDULE property as per the plan to be sanction by Kolkata Municipal Corporation for the benefit of the parties to this agreement.

AND WHEREAS considering the proposal of the Landowners, the Developer herein, has agreed to construct one G+4 storied building as per the plan to be sanctioned by Kolkata Municipal Corporation at his own cost and expenses on the property mention in FIRST SCHEDULE below on certain terms and conditions to which the landowners have agreed and the Developer has confirmed.

AND WHEREAS to avoid future complications and disputes the parties have decided to execute this written agreement this day by incorporating the said terms and conditions as follows:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. That in this agreement unless otherwise agreed upon the following expression will have the following meaning: -

a) **PREMISES** shall mean **ALL THAT** piece and parcel of land measuring 4 (Four) Katha and 10 (Ten) Chatak more or less, lying and situated at Mouza – Brahmapur, J.L.No. 48, LOP No.39, R.S. Plot No.1514(P),19(P),1515(P),1519(P), together with two storied building standing thereon having ground floor measuring 500 Square feet and first floor measuring 400 square feet, within the jurisdiction of former P.S. Regent Park, now P.S. Bansdroni, within the limits of the Kolkata Municipal Corporation Ward No.112, K.M.C. Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S Bansdroni, Kolkata-700070, District- South 24- Parganas morefully and particularly described in the First Schedule hereunder written.

b) **BUILDING PLAN** shall mean building plan or plans to be prepared by the Registered Architect /L.B.S. and obtained sanctioned from the Kolkata Municipal Corporation for construction of G+4 storied building at the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S Bansdroni, Kolkata-700070, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112, District 24- Parganas (South).

c) **LANDOWNERS** shall mean **1. SMT. PURABI GHATAK**, daughter of Late Haralal Chakraborty, wife of Sri Samir Kumar Ghatak, residing at 2, Greek Church Row Extn, P.O.& P.S. Kalighat, Kolkata-700026, **2. SRI PRASANTA CHAKRABORTY**, son of Late Haralal Chakraborty, residing at 39, Brahmapur Govt Colony, P.O. & P.S Bansdroni, Kolkata-700070, **3. SMT. RINA BHOWMIK**, daughter of Late Haralal Chakraborty, wife of Sri Swapan Kumar Bhowmik, residing at 23/25, D.P.P.Road, P.O. Naktala, P.S. Netajinagar, Kolkata-700047, **4. MISS RITA CHAKRABORTY**, daughter of Late Haralal Chakraborty, residing at 39, Brahmapur

Govt. Colony, P.O. & P.S Bansdroni, Kolkata-700070, and their heirs, legal representatives, executors, administrators and assigns.

d) **DEVELOPER** shall mean **SRI PALLAB DAS**, son of Sri Ramani Mohan Das, by faith-Hindu, by Occupation - Business, residing at B-1/7, Brahmapur, Northern Park, P.O. Bansdroni, P.S. Regent Park, now Bansdroni, Kolkata - 700070, and her legal heirs, legal representatives, executors, administrators and assigns.

e) **NEW BUILDING** shall mean the building to be constructed as G+ Four storied building Premises No. 314, Hari Sava Math, Kolkata 700070 , Mailing Address: 39, Brahmapur Govt Colony, P.O. & P.S Bansdroni, Kolkata-700070, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112, District South 24 Parganas by the Developer in accordance with the Building Plan or Plans to be prepared by the registered Architect and sanctioned by the Kolkata Municipal Corporation under the supervision, and the entire cost of the construction will be borne by the Developer.

f) **LANDOWNER'S ALLOCATION** shall mean 50% of the total sanctioned area as per sanctioned building plan particularly, the entire First Floor and entire Second floor and one car parking space on the ground floor as per sanction building plan of The Kolkata Municipal Corporation of the proposed building **TOGETHER WITH** undivided proportionate share of land, for each flat morefully described in the Second Schedule hereunder written and user right of all common areas and facilities of the said premises, morefully described in the Fourth Schedule hereunder written, of the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S. Bansdroni, Kolkata-700070, within the jurisdiction of the K.M.C. Ward No. 112, District 24 Parganas (South), morefully described in the Second Schedule hereunder written.

g) **DEVELOPER'S ALLOCATION** remaining 50% of total sanction area as per sanctioned building plan particularly one flat ground floor, and entire third floor and entire fourth floor and car parking spaces except landowner allocation mention herein above as per sanction building plan of the Kolkata Municipal Corporation authority and use right of all common areas and facilities of the said premises, morefully described in the Fourth Schedule hereunder written, of the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S Bansdroni, Kolkata-700070, within the Jurisdiction of the Kolkata Municipal Corporation Ward No. 112, District South 24- Parganas. and use right of all

common areas and facilities of the said premises, morefully described in the Fourth Schedule hereunder written, save and except the Landowner 'share/allocation, morefully described in the Second Schedule hereunder written.

h) **COMMON PARTS**

Shall mean and include common passage, common users, staircase -cum- landing pump, roof, equipment and accessories, common use and enjoyment more fully described and mentioned in "FOURTH SCHEDULE" hereunder mentioned.

i) **PROPORTIONATE SHARE**

1. That the landowners do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intent and object that the Developer shall has obtain the necessary sanction plan and shall construct, erect and complete the said building or buildings on the said premises being completed in all respect with her own fund as provided in the First Schedule hereunder written.

2. That in the circumstances and in consideration of the terms and conditions contained herein and the obligation of the terms and conditions contained the exclusive right of development of the said premises to the Developer, it shall be the responsibility and obligation of the Developers to comply with the terms and conditions as follows:

a) The Developer shall commence construction of the proposed G+4 storied building **within 2 months** from the date of obtaining sanctioned building plan and the developer shall completely construct the proposed building within **18 months** from the date of obtaining sanctioned building plan with a option of **6 months** extension for completion of building in addition to 18 months. But under any circumstance the time of completion of project will not be extended beyond 24 months from the date of sanction of the building plan. Time is the main essence of the contract.

b) That the Landowners shall represent themselves through their constituted attorney in respect of transfer of the proportionate share of land attributable to the Developer's allocation in the proposed multistoried building in favour of the intending purchaser in respect Developers allocation of flat.

3. That the Developer shall construct and complete the said proposed G+ four storied building as per specification attached herewith as already agreed upon and shall undertake full responsibility and the landowner shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises during the period of construction due to their construction activities and for faulty and/or any other defect or default whatsoever and the Developer shall keep the landowners fully indemnified at all times against any loss or damage which may be caused to the landowners or any one of them due to any accident occurring during the period of construction and/or for any unauthorized construction or deviation of the sanctioned building plan and/or due to any other cause whatsoever.

4. That in consideration of the Developer constructing the said G+4 storied building and the terms and conditions, contained in this Agreement and also performing the obligations to be fulfilled, the Developer shall get the Developer's allocation in the said premises and the Developer shall keep the landowners fully indemnified for all times to come and for all purposes and consequences whatsoever in the matter of their owing and possessing their allocation quietly & peacefully.

5. THE DEVELOPER AGREES

a. To incur all costs, charges and expenses for construction of the said G+ Four storied building as per plan prepared by the registered Architect/L.B.S. and duly sanctioned by the Kolkata Municipal Corporation.

b. To complete the entire construction work of the proposed G+ Four storied building in all respect and fully completed and for habitation in all sense of the term with facilities and/or amenities attached thereto be and provided to the landowners described in the Second Schedule herein within 18 months with an provision for extension of 6 months from the date of sanction of building plan by the Kolkata Municipal Corporation.

c. The Developer also agrees that from time to time the landowners and their authorized representatives shall have right to inspect of the construction of the proposed building without creating any disturbances or obstruction to the construction activities of the proposed building, provided however the landowners or their authorized representatives shall have the right to point out any defect or to

give any suggestion to the Developer of the construction of G+ 4 storied building and the same shall be adhere to by the Developer.

d. The Developer soon after signing of this Agreement in respect of the aforesaid property shall be liable to pay all rates and taxes in respect of the aforesaid property until handing over of the respective shares as per allocation.

e. The Developer shall change the internal alignments of the building as per the layout suggested by the landowners.

6. THE DEVELOPER'S OBLIGATION:

a) To construct and complete the said G+ 4 storied building with in all respects in terms of this agreement and also strictly in accordance with the Developer herein, sanctioned building plan and as per the specification attached hereto within the specified time stated hereinabove which is main essence of this contract.

b) To enjoy, negotiate and enter into agreement for sale of his allocated shares with the prospective buyer and accept advance and/or consideration money for the disposal of Developer's allocation of flat as it may think fit and proper from all such person or persons as he may desire without any interference from the landowner.

c) That the Developer has agreed to pay all incidental charges during construction /completion of the said G+ Four storied proposed building. It is further made agreed that the landowners shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developers allocation in the proposed building.

d) That if the Developer fails to complete the construction of the said project within the period mentioned above he shall have no right to transfer and/or assign the said project to any other Developer or Developers without specific written permission from the landowners.

7. LANDOWNER AGREES:

a) To sign and execute all necessary papers undertakings, affidavits, documents declaration deeds, which may be required for construction of the proposed building in terms of this agreement. The draft of the aforesaid instruments shall require to be approved by the landowner before the execution of this same.

b) To co-operate with the Developer for construction and all at the allied work for completion of the proposed building at the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S Bansdrani, Kolkata-700070, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112, District 24 Parganas (South).

c) The landowners further agrees to extend all co- operations with the Developer for completion of the said building and all other allied works as may be required by the Developer.

d) That for shifting residence of the landowners, the Developer will provide the Landowners two rent free residential accommodation during the period of construction of new building until habitable possession of the landowners allocated portion flat along with photo copy of building completion certificate issued by The K.M.C.

8. LANDOWNERS FURTHER AGREED as follows:

a) Not to cause any obstruction or interference in the bonafide construction erection and completion of the said G+ 4 storied building on the said premises.

b) After handover the vacant possession of the said premises to the Developer, the Developer will demolish the existing building by its own labour and instrument and receive the salvages from the said premises at her own costs and expenses.

c) The Developer shall represent himself on behalf of the landowners in order to get sanction building plan and revised plans to be prepared by the Registered Architect for construction of the said building at her own cost and to enter into any agreement for sale and deed of sale in respect of Developer's Allocation area in the said building at the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S Bansdrani, Kolkata-700070 jurisdiction of the Kolkata Municipal Corporation, Ward No. 112, District 24 Parganas (South), morefully described in the First Schedule hereunder written.

d) The landowners will pay all arrear taxes of K.M.C. and B.L.R.O. if any, till the date of handing over possession of the premises to the Developer for the purpose of construction.

9. The Developer shall not be treated in default if the work is delayed due to the reasons attributable to FORCE MAJURE situation like earthquake, civil commotion or other nature calamity which would be beyond the control of the Developer.

10. Both the Developer and the landowners shall be entitled to deal with or to dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from the other side as long as such disposal would not violate any provision of this Agreement.

11. MISCELLANEOUS:

i) It shall be responsibility of the Developer to obtain the maximum possible space without violating the conditions of sanction as laid down by K.M.C. for the maximum exploitation of the value of the said property without altering the sanctioned Building plan.

(ii) That by such delivery of the land/premises by the landowners to the Developer the landowners however shall not create any encumbrances and/or liens in respect of the property provided however the Developer's exclusive right of development of the property shall not in any way be affected.

iii) Before finalization of sanctioned plan the Developer will prepare a sketch plan for any suggestion or modification of the landowner in mutual agreement.

iv) That the landowners will clear all the outstanding taxes, mutation expenses and other taxes, if any, in respect of the said property before sanction of building plan of the proposed new building.

Nothing contained in these presents shall be construed as the demise or assignment of conveyance or transfer in law by the owners in favour of the developer, save as herein expressly provided and also inclusive license and contract to the development commercially exploit the said property in terms hereof in joint venture basis.

FIRST SCHEDULE ABOVE REFERRED TO :
Description of the Land & Premises

ALL THAT piece and parcel of Bastu land measuring 4 (Four) Katha and 10 (Ten) Chatak more or less, lying and situated at Mouza - Brahmapur, J.L.No. 48, LOP

No.39, R.S. Plot No.1514(P),19(P),1515(P),1519(P),together with two storied building standing thereon having Ground floor measuring 500 Square feet and First floor measuring 400 square feet, within the jurisdiction of former P.S. Regent Park, now P.S. Bansdrani, within the limits of the Kolkata Municipal Corporation Ward No. 112, being K.M.C. Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. Bansdrani P.S. Regent Park now Bansdrani, Kolkata-700070, District- South 24- Parganas, K.M.C. Assessee No. 311120907674, and butted and bounded as follows.

- ON THE NORTH** : LOP No. 40 (One storied building).
ON THE SOUTH : LOP No. 38 (Two storied building).
ON THE EAST : B-3/24, Brahmapur Northern Park.
ON THE WEST : 19' Feet Wide K.M.C. Road.

SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNER'S ALLOCATION

ALL THAT shall mean 50% of the total sanctioned area as per sanctioned building plan particularly, the entire First Floor and entire Second floor and one car parking space on the ground floor as per sanction building plan of The Kolkata Municipal Corporation of the proposed building **TOGETHER WITH** undivided proportionate share of land, for each flat morefully described in the Second Schedule hereunder written and user right of all common areas and facilities of the said premises, morefully described in the Fourth Schedule hereunder written, of the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S. Bansdrani, Kolkata-700070, within the jurisdiction of the K.M.C. Ward No. 112, District 24 Parganas (South), morefully described in the Second Schedule.

THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER ALLOCATION

ALL THAT remaining 50% of total sanction area as per sanctioned building plan particularly one flat ground floor and entire third floor and entire fourth floor and car parking spaces except landowner allocation mention herein above as per sanction building plan of the Kolkata Municipal Corporation authority and use right of all common areas and facilities of the said premises, morefully described in the Fourth Schedule hereunder written, of the said Premises No. 314, Hari Sava Math, Mailing Address: 39, Brahmapur Govt. Colony, P.O. & P.S Bansdrani,

Kolkata-700070, within the Jurisdiction of the Kolkata Municipal Corporation Ward No. 112, District South 24- Parganas, and use right of all common areas and facilities of the said premises, morefully described in the Fourth Schedule hereunder written, save and except the Landowner share/allocation, morefully described in the Second Schedule hereunder written.

FOURTH SCHEDULE ABOVE REFERRED TO:
The common areas and facilities

- (a) The foundation, columns, girders, beams, supports main walls, corridors, lobbies, stairs, stair ways, entrance to and exit from the building to be constructed on the said land and intended for common use.
- (b) Installation of common services such as water line sewerage (septic line) etc. connected with Road.
- (c) One lift passenger capacity.
- (d) Pump motor, pipes, ducts all apparatus and installations in the said building for common use.
- (e) Electric meter box outside stair case in the ground floor of the building, electrical, wiring and fixtures etc.
- (f) Underground water reservoir and of the over head water tank.
- (g) Boundary Walls and main Gates.
- h) Such other common parts areas equipments, installations, fixed rates, fittings and spaces in or about the said buildings as are necessary for passages user and occupation of the units in common.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of:

Witnesses:

1. *Suman Das*
B-1/7, Park Road
Northwood Park
Kolkata-70
1. *Purabi Ghatak*
2. *Prasanta Chakraborty*
3. *Rina Bhownik*
4. *Rita Chakraborty*
2. *Dilip Barshi*
27/1K/13 Chhatra
Ravi Kari-27

SIGNATURE OF LANDOWNERS.

Falgun Das

SIGNATURE OF DEVELOPER.

DRAFTED AND PREPARED BY ME

Somnath Giri

ADVOCATE

Alipore Judges Court Kolkata-700027

Somnath Giri

Son of Late Sudhakar Giri

79A, Bechu Chatterjee Street,

Kolkata-700009

F-1196/ 713/1998.

**THE SCHEDULE ABOVE REFERRED TO :
SPECIFICATION ALSO PART OF DEVELOPMENT AGREEMENT
SUPERSTRUCTURE**

1. : The building shall have R.C.C.
(Tata Steel)Frame structure as per drawing.
2. Brick Walls : All brick works will be made of Firm brick (picked) inside wall be 3" & 5" thick and outside are 8"thick excluding thickness of plaster. Mortar mix will be in the ratio of 1:4. Cement (Ultratech, Ambuja
- b. Plaster : The outside and inside of the bounding will be plastered in the ratio 1:4 building.
- c. Floors : All floors including kitchen, balcony shall have marble/ vitrified Tiles finish, size 2'x3' or 2'x2'.
- d. Bathroom, Toilet : Bathroom, toilets having marble floor with 6'-5"glazed tiles in height from floor level, one basin, one European style commode and W.C. will be provided with European style commode and PVC Door, sanitary fittings & fixtures Essco.

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- e. Door (Main) : Flush Door (Good Quality 5"x2"-5'), Frame: Sal wood Good Quality Timber.
- f. Other Doors : 32 mm. thick flush Door (Good Quality 4"x2"-5')
Frame: Sal wood Good Quality Timber.
- g. Windows : All windows shall be coloured aluminum frame with glass and MS steel grill
- h. Kitchen : i) Kitchen shall be fitted with one steel sink for cooking and installation of electric light points and plug points as necessary.
ii) Two water taps (Upper)
iii) Adequate shelves will be built for Gas oven & gas cylinder.
iv) Kitchen table shall have black stone and granite work counter with tiles to be fitted in the wall up to lintel level.

- i. Electric
- : i) The said flat shall have fully concealed electric wiring Switch boards (Modular Switch Havells wire Finolex) MCBs Power & light Geyser connection washing machine connection DBS 15 amp Switch in each room as required, every flat bed rooms and Drawing room AC connection earthing and lighting arrestor to be provided as per room.
- ii) Calling Bell point.
- j. White Wash
- : i) The building shall be painted externally with cement primer, the inside of the building has plaster of paris.
- ii) All door and window will be white primer painted.
- k. Water Tank
- : i) Overhead water tank for supply of water through pipe line of approved dia and specifications
- ii) Semi - underground water reservoir for supply of water to overhead tank from reservoir for distribution.

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iii) Septic tank and sewerage system as per standard norm.

I. Roof

- : i) 3'-0" parapet wall to be provided all around the top roof slab proper water proofing terracing layers with slopes to drain out water from terrace.
- ii) Suitable P.V.C. rain water pipe for proper drainage of water from the roof.

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	left hand					
	right hand					

Name.....FURABI GHATAK.....

Signature.....Furabi Ghatak.....

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

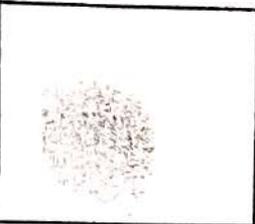
Name.....PRASANTA CHAKRABORTY.....

Signature.....Prasanta Chakraborty.....

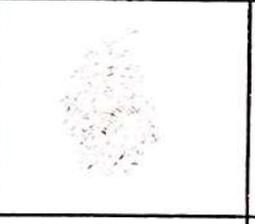
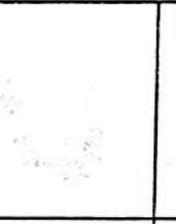
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Name.....RINA BHOWMIK.....

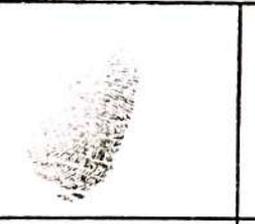
Signature.....Rina Bhowmik.....

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	right hand					

Name.....RITA CHAKRABORTY
 Signature.....Rita chakraborty.....

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	left hand					
	right hand					

Name.....PALLAB DAS
 Signature.....Pallab Das.....

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<p>PHOTO</p>	left hand				
	right hand				

Name.....
 Signature.....


**BAR ASSOCIATION HIGH COURT
CALCUTTA
IDENTITY CARD**

Name: **SOMNATH GIRI**
 Advocate
 Father's / Husband's Name: *Somnath Ghose*
Somnath Ghose
SECRET

No. **1573** DATE OF ISSUE: _____
 ADDRESS: **79A, Bechu Chatterjee St,**
Calcutta - 700009
C.H. No. Do
 FEE: _____
 CH: _____
 ENROLLMENT NO. **F 1196/713/of 1998**
 ENROLLMENT DATE **09-04-99**

Major Information of the Deed

Deed No :	I-1603-03678/2023	Date of Registration	10/03/2023
Query No / Year	1603-2000615132/2023	Office where deed is registered	
Query Date	08/03/2023 9:09:38 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pallab Das B-1/7, Brahmapur Northern Park, Thana : Bansdroni, District : South 24-Parganas, WEST BENGAL, PIN - 70070, Mobile No. : 9804273593, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,53,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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 :

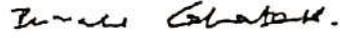
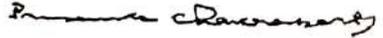
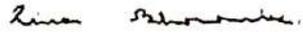
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 314, , Ward No: 112 Pin Code : 700070

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 10 Chatak	1/-	37,46,253/-	Width of Approach Road: 19 Ft.,
Grand Total :				7.6313Dec	1 /-	37,46,253 /-	

Structure Details :

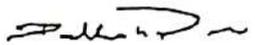
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	6,07,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		900 sq ft	1 /-	6,07,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Purabi Ghatak Daughter of Late Haralal Chakraborty Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			
	10/03/2023	LTI 10/03/2023	10/03/2023	
2, Greek Church Row Extn, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: afxxxxxx9b, Aadhaar No: 81xxxxxxxx7501, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				
2	Name Shri Prasanta Chakraborty Son of Late Haralal Chakraborty Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			
	10/03/2023	LTI 10/03/2023	10/03/2023	
39, Brahmapur Govt Colony, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx7b, Aadhaar No: 27xxxxxxxx8315, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				
3	Name Smt Rina Bhowmik Daughter of Late Haralal Chakraborty Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			
	10/03/2023	LTI 10/03/2023	10/03/2023	
23/25, D P P Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx7r, Aadhaar No: 29xxxxxxxx5411, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Miss Rita Chakraborty Daughter of Late Haralal Chakraborty Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			
10/03/2023	LTI 10/03/2023	10/03/2023	
39, Brahmapur Govt Colony, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aexxxxxx9J, Aadhaar No: 85xxxxxxxx5897, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Shri Pallab Das (Presentant) Son of Shri Ramani Mohan Das Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office		
	10/03/2023	LTI 10/03/2023	10/03/2023
Son of Shri Ramani Mohan Das B-1/7, Brahmapur, Northern Park, City:- , P.O:- Bansdroni, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: amxxxxxx2n, Aadhaar No: 20xxxxxxxx7163, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Somnath Giri Son of Late Sudhakar Giri Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	10/03/2023	10/03/2023	10/03/2023
Identifier Of Smt Purabi Ghatak, Shri Prasanta Chakraborty, Smt Rina Bhowmik, Miss Rita Chakraborty, Shri Pallab Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Purabi Ghatak	Shri Pallab Das-1.90781 Dec
2	Shri Prasanta Chakraborty	Shri Pallab Das-1.90781 Dec
3	Smt Rina Bhowmik	Shri Pallab Das-1.90781 Dec
4	Miss Rita Chakraborty	Shri Pallab Das-1.90781 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Purabi Ghatak	Shri Pallab Das-225.00000000 Sq Ft
2	Shri Prasanta Chakraborty	Shri Pallab Das-225.00000000 Sq Ft
3	Smt Rina Bhowmik	Shri Pallab Das-225.00000000 Sq Ft
4	Miss Rita Chakraborty	Shri Pallab Das-225.00000000 Sq Ft

Endorsement For Deed Number : I - 160303678 / 2023

On 10-03-2023

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

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

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

Presented for registration at 12:09 hrs on 10-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Pallab Das ,Claimant.

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 43,53,753/-

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

Execution is admitted on 10/03/2023 by 1. Smt Purabi Ghatak, Daughter of Late Haralal Chakraborty, 2, Greek Church Row Extn, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. Shri Prasanta Chakraborty, Son of Late Haralal Chakraborty, 39, Brahmapur Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 3. Smt Rina Bhowmik, Daughter of Late Haralal Chakraborty, 23/25, D P P Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 4. Miss Rita Chakraborty, Daughter of Late Haralal Chakraborty, 39, Brahmapur Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others, 5. Shri Pallab Das, Son of Shri Ramani Mohan Das, B-1/7, Brahmapur, Northern Park, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Shri Somnath Giri, , , Son of Late Sudhakar Giri, 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 10/03/2023 10:04AM with Govt. Ref. No: 192022230326290551 on 10-03-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDGVGZ7 on 10-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2229, Amount: Rs.5,000.00/-, Date of Purchase: 09/03/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2023 10:04AM with Govt. Ref. No: 192022230326290551 on 10-03-2023, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDGVGZ7 on 10-03-2023, 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 1603-2023, Page from 105368 to 105394
being No 160303678 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.03.10 15:54:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/10 03:54:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)