

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 999005

29.09.21
6-2194226

Declared that the document is admitted to registration. The signature sheets and the instrument sheets attached with the document are the parts of this document.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 29th day of SEPTEMBER, TWO THOUSAND TWENTY ONE (2021)

BETWEEN

29 00

41590

No. Rs. **5000/-** Date
Name: **Arkapal Kanti Ray**

Address: Advocate
Alipur Judge's Court
Kolkata - 27

Vendor: **Subhankar** (Signature)

Alipur Judge's Court
SUBHANKAR

STAMP
Alipur Judge's Court

41590 = 5000/-



Dist Sub-Registrar-NI
South 24 Parganas

29 SEP 2021

Arkapal Kanti Ray
Adv.
to Mr. Alak Kumar Ray
Alipur Judge's Court
Kolkata - 27.

SRI MANGAL NASKAR (PAN ADNPN6461A & AADHAAR No. 5509 8682 4351), son of Late Dukhiram Naskar, by faith Hindu, by occupation business, by nationality Indian, residing at 18/1, Kalikapur Road, P. O. Mukundapur, P. S. Kasba, new Garia, Kolkata - 700 099, District South 24 Parganas, West Bengal, hereinafter called and referred to as the "OWNER/LANDLORD" (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the FIRST PART;

AND

SRI DEBAJYOTI ROY (PAN AJHPR1622B & AADHAAR No. 6186 6186 9818), son of Late Siddheswar Roy, by faith Hindu, by occupation business, residing at 5/1, Sarat Pally, P. O. Bansdroni, P. S. Regent Park, Kolkata - 700 070, & sole proprietor of NATARAJ CONSTRUCTION, a sole proprietorship firm, having its registered office at 5/1 Sarat Pally, P. O. Bansdroni, P. S. Regent Park, Kolkata - 700 070, District South 24 Parganas, West Bengal, hereinafter called and referred to as the "DEVELOPER" (which term and/or expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS by a duly executed and registered Deed of Kobala dated 03.10.1991 registered in the office of the District Registrar at Alipore, South 24 Parganas and as such recorded in such office in Book No. I, Volume No. 253, from pages 164 to 169, being Deed No. 15020, for the year 1991, the Owner/First Party herein purchased from Sri Subimal Sengupta, Sri Ashis Sengupta, Sri Sunil Sengupta & Sri Subir Sengupta ALL THAT a piece and parcel of land, admeasuring an area of about 04 (four) cottahs 02 (two) chittacks 34 (thirty four) sq. ft. as per present physical measurement, be the

same a little more or less, comprised in Mouza Madurdaha, J. L. No. 12, lying and situate at R. S. Plot No. 423/460, appertaining to R. S. Khatian No. 183, presently under the jurisdiction of Anandapur P. S. (previously Tollygunge thereafter Jadavpur thereafter Tiljala), S. R. O. Sealdah, D. R. O. Alipore, District South 24 Parganas, falling under Scheme Block No. B, being Plot No. 138, Kolkata 700 107, within the limits of the Kolkata Municipal Corporation Ward No. 108 against lawful consideration.

AND WHEREAS by a notification and as per the Kolkata Municipality Commissioner's Circular, the Fisheries Department, Government of West Bengal duly accorded its no – objection in favour of the Owner/First Party for correction of ROR of the aforesaid plot of Land by way of converting from the recorded classification of the land as Beel to Bastu land for construction of dwelling house thereon.

AND WHEREAS the Fisheries Department, Government of West Bengal, vide a further order relinquished possession of the said land free from all encumbrances in favour of the Owner/First Party in full and final discharge of the State's liability in respect of the said land and thus being seized and possessed of, the owner/first party became the absolute owner of the same and has been enjoying the same without any hindrance from any corner whatsoever till date free from all encumbrances.

AND WHEREAS now the owner above named, being desirous of exploiting his property commercially by constructing a G + 3 storied residential building thereon on the said plot but due to lack of the technical knowhow and also being in paucity of funds, has approached to the party of the Second Part herein for developing the said plot, more fully and particularly described in First Schedule written hereunder.

AND WHEREAS the Party of the Second part herein has agreed with the proposal of the first party/owner herein and has agreed to execute the said development work on the following terms and conditions:-



NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

ARTICLE - I: DEFINITIONS

(In this Agreement unless it shall be contrary or repugnant and subject to the context and terms or expression)

- 1.1. ADVOCATE FOR THE DEVELOPER: shall mean SRI ARKOPAL KANTI RAY, Advocate, Alipore Judges' Court, Kolkata – 700 027.
- 1.2. ADVOCATE FOR THE OWNER: shall mean SRI NIRMALENDU KUMAR GHOSH, Advocate, Alipore Police Court, Kolkata – 700 027.
- 1.3. OWNER: shall mean and include SRI MANGAL NASKAR (PAN ADNPN6461A & AADHAAR No. 5509 8682 4351), son of Late Dukhiram Naskar, by faith Hindu, by occupation business, by nationality Indian, residing at 18/1, Kalikapur Road, P. O. Mukundapur, P. S. Kasba, ^{new Gurgaon} Kolkata – 700 099, District South 24 Parganas, West Bengal, and/or his legal heirs, successors, executors, administrators and assigns.
- 1.4. DEVELOPER: shall mean and include SRI DEBAJYOTI ROY (PAN AJHPR1622B & AADHAAR No. 6186 6186 9818), son of Late Siddheswar Roy, by faith Hindu, by occupation business, residing at 5/1, Sarat Pally, P. O. Banskroni, P. S. Regent Park, Kolkata – 700 070, & sole proprietor of NATARAJ CONSTRUCTION, a sole proprietorship firm, having its registered office at 5/1 Sarat Pally, P. O. Banskroni, P. S. Regent Park, Kolkata – 700 070, District South 24 Parganas, West Bengal and/or his heirs, successors, executors, legal representatives and assign/s.

- 1.5. **PREMISES/PROPERTY:** shall mean **ALL THAT** a piece and parcel of land, admeasuring an area of about 04 (four) cottahs 02 (two) chittacks 34 (thirty four) sq. ft. as per present physical measurement, be the same a little more or less, comprised in Mouza Madurdaha, J. L. No. 12, lying and situate at R. S. Plot No. 423/460, appertaining to R. S. Khatian No. 183, presently under the jurisdiction of Anandapur P. S. (previously Tollygunge thereafter Jadavpur thereafter Tiljala), S. R. O. Sealdah, D. R. O. Alipore, District South 24 Parganas, falling under Scheme Block No. B, being Plot No. 134, Kolkata 700 107, within the limits of the Kolkata Municipal Corporation Ward No. 108, along with a 200 sq. ft. tiles shed, cement floored, dilapidated dwelling unit standing thereon, (property is unassessed - nearest road MADURDAHA) which have been more fully and specifically described in the **FIRST SCHEDULE** hereunder appearing.
- 1.6. **BUILDING:** shall mean the G + 3 storied building to be constructed in the First Scheduled property in accordance with the plan sanctioned/to be sanctioned by the appropriate authority.
- 1.7. **ARCHITECT/L. B. S./E. B. S.:** shall mean the person/s who may be appointed by the Developer for designing and planning of the said proposed multi storied building.
- 1.8. **SAID PLAN:** shall mean the plans, elevations, designs, drawings and specifications of the Said Building as prepared by the Architect and to be sanctioned by the appropriate authorities for construction of the G + 3 storied building in or upon the First Scheduled Premises subject to the approval of the

owner which is to be obtained before submission of the plan for sanction before the appropriate authorities and/or revised and/or modified and/or other plans as may hereafter be sanctioned by the said other authorities including variations therein, if any, in future.

- 1.9. **COMMON AREAS:** shall mean and include corridors, staircases, passage ways, ducts, water pump, pump room, water reservoirs, service area and whatsoever required for common use, the ultimate roof and/or terrace of the proposed Building, and other open and covered spaces and shall always remain as the sole and exclusive property of the Developer and Owner which have been more fully described in the **FIFTH SCHEDULE** hereunder written.
- 1.10. **ROOF/TERRACE:** shall mean the ultimate roof over and above the top Floor of the proposed Building for common use of both the owner and the developer.
- 1.11. **SALEABLE SPACE:** shall mean the space of the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof save and except the owner's allocation.
- 1.12. **COMMON PURPOSES:** shall mean and include the purposes of maintaining the Said Premises, the Said Building and in particular the common areas and portions as also meeting of the common expenses and matters relating to mutual right and obligations of the owner and developer and the common use and enjoyment thereof.
- 1.13. **OWNER'S ALLOCATION:** shall mean and include 50% ratio of the proposed G + 3 storied building to be constructed as per FAR of the sanctioned building plan issued by the appropriate authorities which shall include 50% of the 1st floor (southern side) by way of flats, 50% of the 2nd floor (southern side) by way of flats

& 50% of the 3rd floor (southern side) by way of flats and 50% of the ground floor by way of shop rooms and car parking spaces, together with undivided proportionate share and interest of land underneath the proposed building attributable to the said flats, shop rooms and car parking spaces inclusive of the staircase including 50% undivided roof right along with the common amenities and facilities along with all easement rights and rights over the common areas attached thereto and a liquidated and forfeitable amount of Rs. 10,00,000/- (Rupees ten lakhs) only payable at a time at the time of execution of these presents.

- 1.14. **DEVELOPER'S ALLOCATION:** shall mean the entire remaining portion of the constructed area of the building proposed to be constructed at the First Schedule property, apart from the Owner's Allocation, together with the undivided proportionate share and interest in the land attributable to the developer's allocation flats, shop rooms and car parking spaces inclusive of the common amenities and facilities along with all easement rights and rights over the common areas attached thereto.
- 1.15. **FORCE MAJEURE:** shall mean and include earthquake, flood and draught, natural calamities, riot, war, storm, tempest, civil commotions, strike, lock out and/or any other act or commission beyond the control of the parties, etc.
- 1.16. **UNDIVIDED SHARE:** shall mean and include the respective undivided share and/or interest in the Said Premises taking into account the total Super Built Up area to comprise in the respective Flats/units/shop rooms constructed in the proposed Building, which shall always be impartible.

- 1.17. **TRANSFER:** with its grammatical variations shall include transfer by possession and/or by any other means adopted for effecting what is understood as transfer of a space in a multistoried building to the transferees.
- 1.18. Singular shall mean Plural and vice versa. Masculine shall include Feminine and vice versa.

ARTICLE - II: COMMENCEMENT

This agreement shall be deemed to have been commenced on and with effect from the date of lay out after sanction of the building plan by the appropriate authorities (K. M. C.) or handing over peaceful vacant possession of the property by the owner to the developer, whichever is later.

ARTICLE - III: OWNER'S TITLE & REPRESENTATION

- 3.1. The Owner/First Party confirms to have duly presented, for inspection, all the title deeds, documents and papers whatever concerning or relating to the Said Premises and declares to fully satisfy the Developer with regard to the title thereof as also in respect of his right in respect of the Said Premises and has agreed to answer to all questions or dispute and/or objections thereto and/or to any requisitions as to the right, title and/or interest of the owner, made by the Developer.
- 3.2. The Owner is solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and have agreed to make over and deliver peaceful vacant possession thereof to the Developer simultaneously with the execution of these presents together with the right to construct a G + 3 storied building as per the building plan sanctioned by the appropriate authorities for the purposes of development as per the terms and conditions as hereinafter appearing. The said property is free from all encumbrances, charges, lien, attachments, trust,

acquisition and/or requisition whatsoever or howsoever and the Owner have a good and marketable title in respect of the said property.

- 3.3. The mutation of the name of the aforesaid owner/first party is yet to be done in the records of the K. M. C. as well as Conversion Mutation for converting the nature and character of land from BIL to BASTU in the records of the B. L. & L. R. O. Department is still pending and the first party herein shall make expeditious arrangements for mutating his name in the records of the concerned municipal office and converting the nature and character of land from BIL to BASTU in the records of the concerned B. L. & L. R. O. office after complying with all necessary formalities out of his own resources within such time as may be found to be reasonable and expedient. It is hereby agreed by and between the parties to these presents that initiation of the said mutation procedure shall be done within the aforesaid stipulated period of 90 (ninety) working days (including payment of requisite as well as arrear taxes and rates, if found payable/unpaid in respect of the property for the purposes of mutation) failing which the first party shall be liable to refund to the developer the entire amount of the earnest money paid to him within 15 (fifteen) days from the date of elapse of such stipulation along with interest payable thereon at the highest banking lending rate on such amount for the period from payment till realisation.
- 3.3. Nobody except the Owner has any claim, right, title deemed over and in respect of the said property and/or any portion thereof.
- 3.4. The Owner will have to hand over the original title deed and all other original documents relating to the title of the First Schedule property at the time of execution of these presents to the Developer for smooth execution of the development work as well as the selling process and/or loan sanction by the intending purchaser/s failing which the Developer shall unilaterally decide to

adjust part or full of the Owner's Allocation for clearance of the title deed, if found to be mortgaged. It is further agreed between the parties that the abovementioned original documents shall be returned to the owner by the developer after the completion of the said proposed building and selling of the Developer's Allocation. However, the owner binds himself by these presents to produce the same before any authorities as and when required for reference on the requisition of the developer.

- 3.5. No further notice of acquisition or requisition has been served upon the Owner nor the Owner have any knowledge or are aware of any such notice and/or orders of acquisition and/or requisition in respect of the said property or any part thereof.
- 3.6. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.
- 3.7. There is no bar, legal or otherwise, for the Owner to obtain the certificate under Section 230A of the Income Tax Act, 1961 and other consents and permission that may be required for the said purpose.
- 3.8. There is no suit or proceeding pending regarding the aforesaid First Schedule mentioned property or any part thereof before any competent Court of Law.
- 3.9. The Owner's name has not been mutated in the records of the concerned B. L. & L. R. O. and/or other authorities and it has been settled by and between the parties that the costs for the same shall be borne equally by them.
- 3.10. The Developer is entering into this Agreement relying on the aforesaid representations and/or assurances made and/or obtained on the part of the Owner and acting on good faith thereof.

ARTICLE - IV: DEVELOPER'S RIGHTS & OBLIGATIONS

- 4.1. The Owner hereby grants, subject to what has been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the proposed building on the First Schedule land and to commercially exploit the same by entering in to agreement/s for sale and/or transfer and/or construct in respect of the Developer's Allocation in accordance with the plan sanctioned by the appropriate authorities with or without amendment and/or modification made, caused by the Developer in accordance with the rules and regulations of the concerned authorities and subject to the approval of the owner.
- 4.2. The Developer shall have the exclusive right to make construction on the said premises in accordance with the said plan to be sanctioned by the appropriate authorities subject to the approval of the owner without any interference or obstruction on the part of the Owner or any of her representative/s.
- 4.3. Nothing in these presents shall be construed to be a demise or assignment or transfer or conveyance in law by the Owner of the said premises or any part thereof to the Developer or creating any right, title and/or interest in respect thereof in favour of the Developer, other than an exclusive license to the Developer for development and to deal with the Developer's Allocation in the proposed building to be constructed thereon in the manner and subject to the terms hereinafter enumerated.
- 4.4. The owner shall be liable to clear all dues in respect of the First Schedule property with the concerned assessment department of K. M. C., B. L. & L. R. O. and/or other Govt. offices concerned for the period till obtaining of the completion certificate from the building department of the K. M. C. in respect of the proposed G + III storied building to be constructed on the First Scheduled premises.

ARTICLE V - DEPOSIT & APPARENT CONSIDERATION

- 5.1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the First Schedule plot of land and construct and erect the G + 3 storied building on the said plot of land in accordance with the plan to be submitted and sanctioned by the appropriate authorities and/or any revised plan sanctioned by the said authorities and also to sell and/or transfer the appropriate share of land attributable to the Developer's Allocation in the proposed building in favour of his nominated person/s, the Developer agrees to: -
- i. Pay the cost of supervision of the development and cost of construction work of the Owner's Allocation in the proposed building.
 - ii. Bear all costs, charges, expenses for construction of the building at the said portion of the premises.
- 5.2. The aforesaid shall be construed to be the apparent consideration for grant of right to the Developer and for commercial exploitation of the Developer's Allocation in the proposed building by the Developer.

ARTICLE VI - PROCEDURE

The Owner, subsequent to the execution of these presents, shall grant in favour of the Developer and/or his nominee/s a registered General Power of Attorney as per the provisions of the existing law after providing required stamp duty for her own allotment to assist the Developer and/or his nominee/s for construction and completion of the proposed building and also to enter in agreement for sale with the prospective purchaser/s in respect of the Developer's Allocation and receive earnest money therefrom and also to execute and register the appropriate deed of conveyance in respect of the proportionate share of land attributable to the Developer's Allocation in the proposed building along with cost of construction of

the Developer's Allocation from the respective allocation of the proposed building from the respective allottee/s and also to do all other acts, deeds and things as may be found necessary by the Developer for commercial exploitation of the proposed building.

ARTICLE VII - POSSESSION

- 7.1. The Owner herein shall, simultaneously with the execution of these presents, deliver the possession in respect of the First schedule property to enable the Developer to construct and complete the proposed building.
- 7.2. The Developer shall, immediately on and from the date of the sanction of the plan, be entitled to commence with the construction work of the proposed building in terms of the said sanctioned plan on the said plot of land.

ARTICLE VIII - SPACE ALLOCATION

- 8.1. The Owner shall, on completion of the building, take possession of the Owner's Allocation together with all rights in common areas and facilities and amenities as specified herein and the Owner shall not be obliged to pay in respect of the Owner's Allocation unless deviated from the specifications of the construction as detailed hereunder.
- 8.2. The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or deal with or dispose of the same without any right, title, claim and interest therein whatsoever of the Owner and the Owner or any person/s claiming through or in trust with her shall not in any way interfere with and/or disturb the quiet and peaceful possession of the Developer in respect of the Developer's Allocation and no further consent shall be required from the Owner in respect thereof.

- 8.3. The Owner has agreed to join and/or execute and/or be the confirming party in the deed/s of conveyance as may be found necessary by the Developer in respect of the proportionate share of land corresponding to the Developer's Allocation in the proposed building and the Owner also agrees to execute the deed/s of conveyance for such transfer in favour of the Developer or his nominee/s.

ARTICLE - IX: CONSTRUCTION AND BUILDING

- 9.1. The Developer shall at his own cost construct, erect and complete the building and all common facilities and amenities at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the Architect/L. B. S./E. B. S. from time to time within a period of 24 (twenty four) months from the date of lay out after getting the building plan sanctioned by the appropriate authorities except for reasons of Force Majeure.
- 9.2. Subject to the aforesaid the decision of the Architect/L. B. S./E. B. S. regarding the quality of the materials as detailed hereafter, this agreement shall be final and binding upon the parties herein, provided however the Owner or her authorized agent/s, representing the Owner, may look after, check and/or verify the construction work on behalf of the Owner, if so desired by them.
- 9.3. The Developer shall install, erect the said building at his own cost as per the specification and drawing provided by the Architect/L. B. S./E. B. S. necessary water storage tank, overhead reservoir, pump and other facilities including electrical lines SAVE AND EXCEPT THE PERMANENT ELECTRIC CONNECTION AT THE SAID PREMISES WHICH IS TO BE ARRANGED BY THE DEVELOPER ON PAYMENT AND/OR DEPOSIT OF REQUISITE FEES TO THE W. B. S. E. D. C. LTD. WHICH IS TO BE REALIZED ENTIRELY

FROM THE INTENDING PURCHASERS AND THE OWNER IN EQUAL PROPORTIONS ACCORDING TO THEIR RESPECTIVE ALLOCATIONS.

- 9.4. After completion of the development work of the proposed G + 3 storied building and obtaining the completion certificate from the concerned authorities, the Developer shall deliver possession of the respective flats of the owner as per the allocation of the owner in complete and habitable condition within the aforesaid stipulation.

ARTICLE X - COMMON FACILITIES

- 10.1. Soon after the delivery of possession and completion of transfer of all the flats in the said building, an association shall be formed under the relevant statute for protecting the right, title and interests of the respective owner of the flats and for the proper maintenance and preservation of the building in which both the Developer and the Owner will render active assistance.
- 10.2. The Developer shall not pay and the Owner shall bear all property taxes and other dues and outgoings in respect of the owner's allocation in the proposed building from the date of receiving possession of the said property until the completion of the building and delivery of possession to all intending purchasers.
- 10.3. Soon after the construction work of the building is completed the Developer shall give written notice to the Owner to take possession of the Owner's allocation of the proposed building and the Owner shall, without fail, within 15 days from the date thereof, take possession of the said Owner's Allocation by receiving his possession letter and start paying proportionate maintenance charges and/or other outgoings at par with all other occupiers of the same building regularly and punctually.

- 10.4. As and from the date of service of notice of possession to the Owner and/or persons in occupation of Owner's Allocation or portion thereof, the Owner and/or persons in occupation of Owner's Allocation or portion thereof and the Developer shall punctually and regularly pay their respective portion of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both the parties shall keep each other indemnified against all claims, demands, costs, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner and/or the Developer in this behalf.
- 10.5. It is further agreed that as and from the date of service of notice of possession to the Owner and/or persons in occupation of Owner's Allocation or portion thereof shall be liable to pay proportionately with other co – owner/occupiers and bear and shall forthwith pay on demand to the Developer and the proportionate service charges for the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical equipment, other electrical and mechanical installations, appliances, corridors, passageways, lift, lift shafts, lift well, lift machine room, lift landings and other common facilities whatsoever as may be mutually agreed from time to time provided that if any additional maintenance or a repair required, the Owner and/or the person/s in occupation thereof shall exclusively liable to pay and bear the additional and/or maintenance and/or repair charges as the case may be.
- 10.6. Any transfer of any part of the Owner's Allocation in the new building shall be subject to the provisions hereof and the subsequent Owner/s shall thereafter be responsible in respect of the space transferred to pay the said rates, taxes and other outgoings in respect of the portion/s transferred.

- 10.7. Should the Owner and/or the person/s in occupation of the Owner's Allocation or portion/s thereof, fail/s to pay any amount payable in respect of the said rates or service charges for the common facilities within 15 days of demand in that case the Owner and/or the person/s in occupation of the Owner's Allocation or portion/s thereof shall be liable to pay interest on the amount outstanding at the highest rate of Bank Interest per annum from the 1st due date of such payment to the Association formed for the said purpose.
- 10.8. The Owner shall not do any act, deed or thing whereby the Developer shall be prevented from constructing and completing and/or doing any other act/s relating to the said building in so far the Developer abide by the terms and conditions and the true spirit of this document.

ARTICLE XI - COMMON RESTRICTIONS

- 11.1. The Owner's Allocation in the building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the said building.
- 11.2. Neither of the parties shall transfer, convey, let out, mortgage, grant or lease in respect of their respective allocations unless: -
- i. Such party shall have observed and performed all terms and conditions on his/her/their respective part to be observed and performed.
 - ii. The proposed transferee shall have to give a written undertaking to be bound by the terms and conditions hereof and to duly and promptly in relation to the area in his/her/their/its possession.
 - iii. Both parties shall abide by all law, bye – laws, rules and restrictions as may be imposed by the Government and/or Local bodies as the case may be and

shall attend to answer and be responsible for deviation, violation and/or breach of any of the said laws, bye – laws, rules and regulations.

- iv. The allottee/s shall keep the interior and walls of his/her/their/its respective allotment/s clean and harmless as also sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in such of his/her/their/its respective allocations in the new building or any part thereof or other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
- v. Neither party shall do or cause/permit to be done any act or thing/s which may render void or voidable any insurance of the building of any part thereof which shall keep the occupiers thereof safe, harmless and indemnified from and against the consequences of any breach.
- vi. No goods or other items shall be kept by the Owner for display or otherwise in the corridors or other parts or places of common use in the building for free movement in the corridor and other places of common use in the building.
- vii. Neither party shall throw or accumulate any dirt, rubbish, waste of refuse or permit the same to be thrown or accumulated in or about the new building and/or premises save and except in course of normal use of the same.

ARTICLE XII - OWNER'S OBLIGATION

- 12.1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the matter of construction and doing any other work in respect of the development of the proposed building at the said premises by the

Developer subject to however the Developer's compliance with and/or acting in consonance with this agreement.

- 12.2. The Owner hereby agrees and covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion/s in the building or at the said property, subject to the Developer's complying with the terms and conditions of this agreement.

ARTICLE XIII - OWNER'S INDEMNITY

- 13.1. The Owner herein undertakes that the Developer shall be entitled to the said Developer's Allocation and shall enjoy the said allocation without any interference and/or disturbance from any corner whatsoever provided that the Developer performs and fulfills all the terms and conditions hereinbefore and hereinafter contained and on its part to be observed and performed.
- 13.2. The Owner hereby undertakes to keep the Developer indemnified against all third party claims and actions arising out of any act, omissions and/or commissions of the Owner in or relating to the title of the said property.
- 13.3. The Owner hereby undertakes to keep the Developer indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Owner's actions with regard to the development of the said premises and/or in the matter of title of the said property and/or for any defect therein.

ARTICLE XIV - DEVELOPER'S INDEMNITY

- 14.1. Similarly, The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any act, omissions and/or commissions of the Developer in or relating to the construction of the said building.

- 14.2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XV: DOCUMENTATION & STAMP FEES

- 15.1. In pursuance of this Agreement, all deeds, documents and papers as may from time to time be required to be prepared in respect hereof, shall be prepared by the Advocate of the Developer.
- 15.2. All the deeds of conveyance in connection with the Developer's Allocation shall be prepared by the Advocate of the Developer subject to the approval of the concerned intending purchaser's and the Owner's Advocate. All the costs and expenses, drafting and incidental charges including the stamp duty and registration charges for executing the final deed of conveyance in favour of the purchasers by the owner/developer shall be exclusively borne by the said intending purchasers.

ARTICLE - XVI: ARBITRATION

All disputes and differences arising out of this agreement or in relation to the determination of any liability of the parties hereto, or the construction and interpretation of any of the terms and meaning thereof shall be referred to joint Arbitrators, one to be appointed by the owner and the other to be appointed by the purchasers and the same shall be deemed to be a reference under the provisions of the Arbitration and Conciliation Act 1996 and statutory modification or enactment hereunto from time to time in force and the Award given by the Joint Arbitrators shall be binding, conclusive and final. The Arbitrator shall have summary powers to pass interim awards and the parties are bound to abide by the same. Court of

Kolkata alone shall have jurisdiction to entertain and determine all actions, proceedings, arising out of this agreement between the parties hereto.

ARTICLE XVII - MISCELLEANEOUS

- 17.1. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds (including amalgamation deed with contiguous plots), matter and things, which have not been specified herein, may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or executed by the Owner relative to which specified provisions may not have been mentioned herein, the Owner hereby undertakes to do all such acts, deeds, matters and things that may reasonably be required to be done in the matter and the Owner shall execute any such revocation of the persisting power of attorney and/or afresh power of attorney including the required additional points and/or authorisation as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not, in any way, infringe the rights of the Owner and/or go against the true spirit of this agreement and the common law.
- 17.2. Any notice required to be given by the Developer to the Owner shall, without prejudice to any other mode of service available, be deemed to have been served upon the Owner if delivered by hand and duly acknowledged or sent by pre paid registered post with acknowledgement due and be deemed to have been served on the Owner and likewise if delivered by hand and duly acknowledged or sent by pre

paid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if sent to the registered office of the Developer.

- 17.3. The proportionate share, interest and ownership in the total area of land, as described in the First Schedule hereunder appearing, which is attributable to each of the flat/s/car parking space/s/commercial space/s, shall be transferred along with each flat/s/car parking space/s/commercial space/s proportionately and same shall remain impartible and indivisible, free from all encumbrances at all times.
- 17.4. The owner shall not, in any way, be liable for any dispute of any kind whatsoever or any claim, demand, taxes, levies etc. levied by any Governmental authority or so, on account of the sale and transfer of the flat/s/car parking space/s/commercial space/s of the proposed G + 3 storied building save and except the Owner's allocation.
- 17.5. In the event of the concerned appropriate authorities permitting, in future, any vertical and/or horizontal extension of construction in the said proposed multi storied building, the same shall exclusively remain under the Developer's Allocation without any claim, demand, hindrances and/or interruption whatsoever from the ends of the Owner or any person/s acting on behalf or in trust for the Owner.
- 17.6. There is no existing agreement regarding the development or sale of the First Schedule property and that all other arrangements, if any prior to this agreement, have been cancelled and are superseded by these presents.

- 17.7. Be it notified that by this development agreement and the related development power of attorney, the developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement/final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in these documents on contrary to this clause.

ARTICLE XVIII - FORCE MAJUERE

- 18.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of Force Majeure and shall be suspended from their respective obligations during the duration of such Force Majeure.
- 18.2. Force Majeure shall mean and include earthquake, flood, draught, natural calamities, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, pandemic and/or any other act or commission beyond the control of the parties, etc.

FIRST SCHEDULE

(DESCRIPTION OF THE ENTIRE PREMISES)

ALL THAT a piece and parcel of land, admeasuring an area of about 04 (four) cottahs 02 (two) chittacks 34 (thirty four) sq. ft. as per present physical measurement, be the same a little more or less, comprised in Mouza Madurdaha, J.

L. No. 12, lying and situate at R. S. Plot No. 423/460, appertaining to R. S. Khatian No. 183, presently under the jurisdiction of Anandapur P. S. (previously Tollygunge thereafter Jadavpur thereafter Tiljala), S. R. O. Sealdah, D. R. O. ✓
 Alipore, District South 24 Parganas, falling under Scheme Block No. B, being Plot ✓
 No. 134, Kolkata 700 107, within the limits of the Kolkata Municipal Corporation
 Ward No. 108, along with a 200 sq. ft. tiles shed, cement floored,
 dilapidated dwelling unit standing thereon, (property is unassessed -
 nearest road MADURDAHA), being butted and bounded by on the:-

NORTH : 16 feet wide road;
 SOUTH : Scheme Plot No. 135;
 EAST : 16 feet wide road;
 West : 16 feet wide road; ✓

SECOND SCHEDULE

(OWNER'S / FIRST PART'S ALLOCATION)

OWNER'S ALLOCATION shall mean and include 50% ratio of the proposed G
 + 3 storied building to be constructed by way of flats which shall include 50% of ✓
 the 1st floor (southern side) by way of flats, 50% of the 2nd floor (southern side) by ✓
 way of flats & 50% of the 3rd floor (southern side) by way of flats and 50% of the ✓
 ground floor by way of shop rooms and car parking spaces, together with
 undivided proportionate share and interest of land underneath the proposed
 building attributable to the said flats, shop rooms and car parking spaces inclusive
 of the staircase along with the common amenities and facilities including 50%
 undivided roof right along with all easement rights and rights over the common
 areas attached thereto and a liquidated and forfeitable amount of Rs.

10,00,000/- (Rupees ten lakhs) only payable at a time at the time of execution of these presents.

THIRD SCHEDULE

(DEVELOPER'S/SECOND PART'S ALLOCATION)

DEVELOPER'S ALLOCATION: shall mean the entire remaining portion of the constructed area of the building proposed to be constructed at the First Schedule property, apart from the Owner's Allocation, together with the undivided proportionate share and interest in the land attributable to the developer's allocation flats, shop rooms and car parking spaces inclusive of the common amenities and facilities along with all easement rights and rights over the common areas attached thereto.

FOURTH SCHEDULE

(CONSTRUCTION SPECIFICATION)

1. ALL CONSTRUCTION WORK SHALL BE DONE AS PER THE DIRECTION OF THE ARCHITECT/L. B. S./E.B.S.
2. **FOUNDATION :** The foundation of the building shall be of R.C.C. foundation in conformity with the Rules laid down by the National Building Code of India and the appropriate authorities.
3. **STRUCTURE :** The main structure of the building shall be of R.C.C. frame structure comprising of R.C.C. columns, beams, roof slabs, etc. in conformity with the Rules laid down by the National Building Code of India and the appropriate authorities.
4. **ELEVATION :** Attractive designed front elevation with standard finish.

5. **WALLS** : The external walls of the building will be 8" thick brick make and partition walls and inside the Flat shall be of 5" & 3" thick respectively and should be bounded with 1:6, 1:4 & 1:4 cement mortar respectively.
6. **PLASTERING**: All internal surfaces shall be plastered with cement sand finished with Plaster of Paris. All the external walls shall be plastered with cement and sand and finished with external paint.
7. **FLOORING & SKIRTING**: All the flooring of the flats will be of marble finish (3ft X 2ft) *as per owner's choice.*
8. **DOORS**: All door frames will be made of Sal wood and all doors shall be commercial (termite proof and water proof) flush doors with steel fittings save and except the main doors of the flats which will be of Segun wood fitted with Godrej Lock. Toilets shall have PVC frame and doors.
9. **WINDOWS**: All windows shall have aluminium slidings fitted with glass, along with fully covered grills painted with single coat of red oxide primer.
10. **TOILET FITTINGS**: The toilets shall have marble flooring (white). Walls shall have 5' 5" feet Glazed Tiles above the skirting. All toilets will be provided with concealed water lines with fittings i. e. stop cock, angular stop cock, bib cock, shower. Each bathroom shall have one Anglo Indian or Western Commode (Hindusthan White) with white PVC Cistern.
11. **KITCHEN FITTINGS/FIXTURES**: The kitchen will have marble flooring and shall have Cooking Platform with Black Stone along with Sink fitted with concealed water lines and bib cocks and tiles up to a height of 2' 6" feet from the cooking slab.
12. **STAIRS**: All landings and steps of the stair- case will be as per the sanctioned building plan.

13. **LIFT:** Lift dimensions shall be 5' X 4' i. e. 20 Square feet having standard fittings and fixtures from reputed company and the lift well shall be made of RCC structure.
14. **ELECTRICALS:** All electrical lines shall be concealed having first class copper wires of proper gauge with earth – in arrangements. All switch boards to be of sheet metals with front cover of parapet sheet. Plug/socket etc. are to be provided on all electrical points.
15. **ELECTRICAL POINTS:**
 - 1) **BED ROOMS** – 2 (two) light points, 1 (one) fan point, 1 (one) 5AMP plug point.
 - 2) **LIVING/ DINNING ROOM** – 2 (two) light points, 1 (one) fan point, 1 (one) T. V. point and 1 (one) 5AMP plug point
 - 3) **KITCHEN** – 1 (One) light point, 1 (one) fan point, 1 (one) exhaust fan point, 1 (one) 5AMP plug point and 1 (one) 15AMP plug point
 - 4) **TOILET** – 1 (one) light point, 1 (one) exhaust fan point, 1 (one) geyser point.
 - 5) **BALCONY** – 1 (One) light point, 1 (one) 5AMP plug point
 - 5) **STAIRS** – One light point on each landing
 - 6) **ROOFS** – Adequate light points
 - 7) **GROUND** - Adequate light points
16. **WATER SUPPLY:** One underground water reservoir for storing the water supplied by the concerned department of the K. M. C. and overhead water reservoir are to be provided with adequate Horse Power Capacity of Pump and Motor of a reputed branded company available in the market as per the sanctioned building plan.

17. **EXTRA WORK:** Special fittings, flooring, fixtures in the flat will be provided at extra cost to be deposited before execution of the specific work, subject to feasibility.

N. B. Any change in the above specifications and materials to be used in the flat will be charged extra as per actual cost which shall exclusively be borne by the owner abovenamed.

FIFTH SCHEDULE (THE COMMON AREAS AND FACILITIES)

1. The land described in the First Schedule herein above.
2. Stair case having lighting, fixtures and fittings.
3. Lift, lift shafts, lift well, lift machine room, lift landings.
4. That the remaining area required strictly to the extent for the ingress and egress to and from the building and for enjoying the common facilities and amenities which shall ultimately remain open to sky, roof of the said building will be used by the owners of the plot and the Developers/intending Purchasers jointly without any interruption by others.
5. Overhead and underground tanks and distribution pipes to the different Flats.
6. Electrical wiring from ground floor to the Flats to respective switches.
7. Water and sewerage, evacuation pipes from the flats to drains, sewer common to the said building.
8. Septic tank.

9. Boundary walls and main gate in respect of the said premises and all areas or part of the building required for egress and ingress to and from the respective Flats.
10. Common Electric Meter Room/Space as may be sanctioned.
11. Common Pump Space.
12. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the said premises and the said building as are necessary for passage and user of the flats/units in common by the co-owners.
13. The foundation columns, girders, beams, support, main walls etc. and all the other facilities and amenities premises which are intended for common use

SIXTH SCHEDULE

(COMMON EXPENSES TO BE BORNE BY THE INTENDING PURCHASERS AND EXECUTANTS)

- A. Cost and expenses for maintenance, repairing, decorating, etc. of the said building and the said common areas and facilities be enjoyed and made by the purchasers in common with the owner of other Flats.
- B. Cost of cleaning and lighting of passage, landing, stair case and other parts of the said building to be enjoyed or maintained by the purchasers: Electricity charges for the pump, motor, and common lights, etc.
- C. Cost of working and maintenance of common services, such as line of filtered and unfiltered water, sewerage of drains, rain water and water pipes, etc. /
- D. Cost of consumption of water as may be charged by the concerned K. M. C.

- E. Cost of repairing, painting and/or decoration of the exterior walls of the said building from time to time.
- F. Salaries of Darwans, Electrician, Sweepers, etc.

IN WITNESS WHEREOF the Parties thereto, set sealed and subscribed their hands and seal on this the day, month and year first above written.

WITNESSES:

1. Bappa Dalei
50, Hossainpur
P.S. Anandapur
KOL- 700102



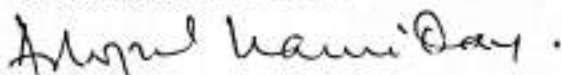
SIGNATURE OF THE OWNER

2. Chironjit Badhak
7, Hossainpur
P.S. Anandapur
KOL- 700102



SIGNATURE OF THE DEVELOPER

Drafted by me and
prepared in my chamber
according to the documents
supplied to me and as per the
instructions of the parties
herein and read over and
explained the contents hereof
to them in vernacular



ARKOPAL KANTI RAY
Advocate

Alipore Judges' Court,
Kolkata - 700 027.

Enrolment No. WB/43/2010.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 10,00,000/- (Rupees ten lakhs) only from the within named Developer viz. SRI DEBAJYOTI ROY, proprietor of NATARAJ CONSTRUCTION, being the full and final forfeitable consideration for development of the property aforesaid on the date of execution of these presents in the manner following:

By Cheque no. 000275 dt. 27.09.2021 drawn on Punjab
A Sindh Bank, Bausdroni Branch.

Witnesses: -

1. *Bali*
2. *Abdullah*

Mangal roshni

SIGNATURE OF THE OWNER

//

	L E F T					
	R I G H T					

NAME

SIGNATURE

	THUMB	FORE	MIDDLE	RING	LITTLE	
	L E F T					
	R I G H T					

NAME MANGAL NASKAR

SIGNATURE *Mangal Naskar*

	THUMB	FORE	MIDDLE	RING	LITTLE	
	L E F T					
	R I G H T					

NAME DEBOJYOTI ROY (as representative of M/s. NATARAJ CONSTRUCTION)

SIGNATURE *Debojyoti Roy*

आयकर विभाग
INCOME TAX DEPARTMENT
MANGAL NASKAR



भारत सरकार
GOVT. OF INDIA

DHUKI RAM NASKAR

30/06/1955

Permanent Account Number

ADNPN6461A

Mangal Naskar
Signature



07053016

Mangal Naskar

इस कार्ड को खोने / कान पर कब्जा मुक्ति करें / लौटाएं :
आयकर सेवा सेवा इकाई, एनएसडी
5 वीं मंजिल, मास्टर स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म-ए-बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Service Unit, NSDL
5th floor, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 3080 Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

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भारत सरकार
GOVERNMENT OF INDIA



মঙ্গল নস্কর
MANGAL NASKAR
পিতা : দুখি রাম নস্কর
Father : DUKHI RAM NASKAR
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male



5509 8682 4351

আধার - সাধারণ মানুষের অধিকার

Mangal Naskar



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
18/1 কালিকাপুর রোড, কালিকাপুর,
মুকুন্দপুর, মুকুন্দপুর, দক্ষিণ ২৪ পাবনা,
পশ্চিমবঙ্গ, 700099

Address:
18/1 KALIKAPUR ROAD,
KALIKAPUR, Mukundapur,
Mukundapur, South Twenty
Four Parganas, West
Bengal, 700099



1047
1800 180 1047



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1047
Bengaluru-560 001



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভাবিসংখ্যা আইডি / Enrollment No.: 1213/30023/00820

To
 দেবজ্যোতি রায়
 Debajyoti Roy
 511 SARATPALLY
 Bandreni
 South Twenty Four Parganas
 West Bengal 700070
 9432859304
 80543663
 MD805436633FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6186 6186 9818

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India

দেবজ্যোতি রায়
 Debajyoti Roy
 পিতা : সিদ্ধেশ্বর রায়
 Father : SIDDHESWAR ROY
 জন্মতারিখ / DOB : 26/12/1963
 পুরুষ / Male



6186 6186 9818

আমার আধার, আমার পরিচয়

Debajyoti Roy

आयकर विभाग
INCOME TAX DEPARTMENT

GOVT. OF INDIA

DEBAJYOTI ROY
SIDDHESWAR ROY
26/12/1963
Permanent Account Number
AJHPR1622B

Debjyoti Roy
Signature



Debjyoti Roy



IDENTITY CARD
ALL INDIA BAR ASSOCIATION

INCORPORATED UNDER THE COMPANIES ACT, 1956
KOLKATA - 700 070
PHONE: 2479-1477

Card No. NC/1263



NAME: KRISHNA KANTI RAY Advocate.
FEDERATION'S NAME: Late Alak Kumar Ray

ADDRESS: 193 Banskroni Place, P.O. - Banskroni,
P.S. Regent Park, Kolkata - 700 070

9374466731, 9088045096

[Signature]

ALL INDIA BAR COUNCIL ENROLLMENT NO. F/1707/1684/2009 SECRETARY

Amrit Kanti Ray
- Adv.

Major Information of the Deed

No.	I-1603-08749/2021	Date of Registration	29/09/2021
No / Year	1603-2001942260/2021	Office where deed is registered	
Entry Date	27/09/2021 7:18:39 PM		
Applicant Name, Address & Other Details	Arkopal Kanti Ray Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874466731, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,13,19,001/-		
Rs. 20,021/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 10,053/- (Article:E, E, B)		
	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: Madurdaha, Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) . , Premises No:Unassessed by KMC/HMC, Ward No: 108 Pin Code : 700107

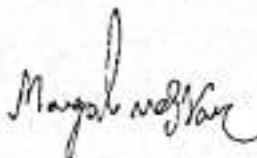
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 34 Sq Ft		1,12,65,001/-	Width of Approach Road: 16 Ft.,
Grand Total :				6.8842Dec	0/-	112,65,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	54,000/-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Mangal Naskar Son of Late Dukhiram Naskar Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office			
	29/09/2021	LTI 29/09/2021	29/09/2021
18/1, Kalikapur Road, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1A, Aadhaar No: 55xxxxxxxx4351, Status :Individual, Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Nataraj Construction 5/1, Sarat Pally, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AJxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

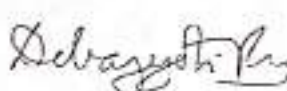
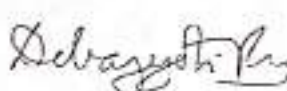
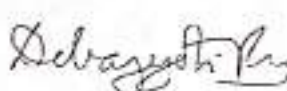
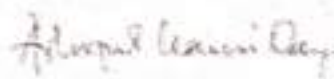
SI No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Debajyoti Roy (Presentant) Son of Late Siddheswar Roy Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Sep 29 2021 3:56PM</td><td>LTI 29/09/2021</td><td>29/09/2021</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Debajyoti Roy (Presentant) Son of Late Siddheswar Roy Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office					Sep 29 2021 3:56PM	LTI 29/09/2021	29/09/2021	5/1, Sarat Pally, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2B, Aadhaar No: 61xxxxxxxx9818 Status : Representative, Representative of : Nataraj Construction (as Sole Proprietor)		
Name	Photo	Finger Print	Signature													
Mr Debajyoti Roy (Presentant) Son of Late Siddheswar Roy Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office																
	Sep 29 2021 3:56PM	LTI 29/09/2021	29/09/2021													

Photo	Finger Print	Signature
		
29/09/2021	29/09/2021	29/09/2021
Identifier Of Mr Mangal Naskar, Mr Debajyoti Roy		

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Mangal Naskar	Nataraj Construction-6 88417 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Mangal Naskar	Nataraj Construction-200 00000000 Sq Ft

On 29-09-2021

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

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

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

Presented at 14:56 hrs on 29-09-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr. Debajyoti Roy.

Declaration of Market Value (WB PUVI rules of 2001)

Declared that the market value of this property which is the subject matter of the deed has been assessed at Rs. 10,00,000/-.

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

Execution is admitted on 29/09/2021 by Mr Mangal Naskar, Son of Late Dukhram Naskar, 18/1, Kalikapur Road, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr Arkopal Kanti Ray, , Son of Late Alak Kumar Ray, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-09-2021 by Mr Debajyoti Roy, Sole Proprietor, Nataraj Construction (Sole Proprietorship), 5/1, Sarat Pally, City:- , P.O:- Bansdrani, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mr Arkopal Kanti Ray, , Son of Late Alak Kumar Ray, 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 10,053/- (B = Rs 10,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2021 9:37AM with Govt. Ref. No: 192021220088160071 on 29-09-2021, Amount Rs: 10,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 335727588 on 29-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no G999005, Amount: Rs.5,000/-, Date of Purchase: 29/09/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2021 9:37AM with Govt. Ref. No: 192021220088160071 on 29-09-2021, Amount Rs: 15,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 335727588 on 29-09-2021, 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

Statement of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2021, Page from 252324 to 252366
being No 160308749 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.10.07 15:18:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/10/07 03:18:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)