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endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah

17.5.24

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 17.11. day of
May, 2024 (Two Thousand Twenty Four) A.D.

BETWEEN

1) **SMT. KALPANA KUNDU**, wife of late Brojo Gopal Kundu, by Occupation- housewife, residing at P-35A, Sector-A, Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, 2) **SMT BIPASHA KUNDU**, wife of Sri Somnath Kundu and daughter of late Brojo Gopal Kundu, by Occupation- housewife, residing at GH 7/7, Ashray Apartment, Flat No. 2C, Nabapally, near Jagriti Sangha club, Baguiati, Jyangra, Post Office- Baguiati, Police Station- Baguiati, Kolkata- 700059, North 24 Parganas, Wes Bengal, AND 3) **SMT. BALAKA NANDY**, wife of Sri Goutom Nandy and daughter of late Brojo Gopal Kundu, by Occupation- housewife, residing at Rajendra Nibas, Sahaganj Nandi Bari, Magra, Police Station- Chinsurah, Post Office-Sahaganj, Hooghly-712104, all are by Religion- Hindu, all are by Nationality-Indian, hereinafter referred to and called as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, Legal representatives and assigns) of the "**FIRST PART**";

AND

"**M/S. RAJNANNDINI DEVELOPER**", a registered Proprietorship firm having its Principal Place of business at P-88, Sector- "B", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, herein represented by its Proprietor **SRI JOYDEEP NAG**, son of late Pulak Kanti Nag, residing at P-88, Sector-"B", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, by Religion- Hindu, by Nationality - Indian and by Occupation - Business, hereinafter referred to and called as "**DEVELOPER**" (which terms or expression shall be deemed to mean and include their existing Partners and his respective heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

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

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

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

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

AND WHEREAS, by the Deed of Sale dated the 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.- 145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated the 29.04.1969 and Registered on 07.05.1969, entered into Book No-I, Volume No.- 74, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated the 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being No.-2234 for the year 1969, the Deed of Sale dated the 11.06.1969 and Registered on 18.06.1969, entered into Book No-I, Volume No.- 104, Pages from 159 to 168, Being No.-2759 for the year 1969, the Deed of Sale dated the 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book No.I, Volume No.37, Pages from 194 to 207, Being No.-781 for the year 1970, the said Society then Vendor purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza - Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunj) under the Alipore Collectorate within the District 24 Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of lands which by local measurement covers a little above 467 Bighas 16 Cottahs and recorded in the District Settlement Khatian No.-21, Dag No.- 31 and 209 of the Dhapa Mouza, corresponding to R.S.Khatian Nos.-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 and 209 of the said Mouza- Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201,141 and 140 of the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.- 407,408,352,353, Dag Nos- 248,186,187, 167 of the said Mouza - Nimakpoktan.

AND WHEREAS, by a Deed of Partition dated 29.04.1970 made between the Metropolitan Co-operative Housing Society Ltd., of the one part and Smt. Saibalini Chaudhurani & others of the other part and Registered by

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

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

AND WHEREAS, the said Metropolitan Co-op. Housing Society has caused Development of the entire plots lands divided into 5 (five) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.

AND WHEREAS, Brajo Gopal Kundu, since deceased had applied in due form to the Metropolitan Co-op. Housing Society for the purpose of allotment of a plot of land as a bonafide member of the said Housing Society.

AND WHEREAS, the said Brajo Gopal Kundu, since deceased was allotted a Plot of Land being Plot No- 35A in Sector-"A", as per master Plan drawn up by the said Co-operative Housing Society, having an area of 4 Cotthas more or less.

AND WHEREAS, while in peaceful possession the said Brajo Gopal Kundu, since deceased, the said Society executed and registered a deed of conveyance dated 15th day of April, 1985 in favour of Brajo Gopal Kundu, since deceased, as a general policy of allotting transferring and selling of the said plot to its members at large, which was registered at the office of the Sub-Registrar Alipore, and recorded in Book No.-I, Volume No.-59 Pages from 470 to 485 being No. 3534 for year 1985.

AND WHEREAS, after some time Brajo Gopal Kundu, since deceased had applied to the said society to admit her wife Smt. Kalpana Kundu as joint member along with Brajo Gopal Kundu, since deceased and the said society accept Smt. Kalpana Kundu as a joint member of the society in respect of plot no. 35, SECTOR-A

AND WHEREAS, said Brajo Gopal Kundu, since deceased and Smt. Kalpana Kundu being the lawful joint owners of the aforesaid Plot of Land and was in peaceful possession of the same along with a double building without any disturbances and/or hindrance from anybody and carried out all his duties and liabilities in respect of the said plot.

AND WHEREAS, while in peaceful possession the said Brajo Gopal Kundu, since deceased and Smt. Kalpana Kundu, had duly applied for mutation of their names in respect of the aforesaid Plot of Land along with double storey house before the Kolkata Municipal Corporation and after mutation the property is now known and/or recorded as Municipal Premises No. A/P-35A/A, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Kolkata-700105 under P.S.- Pragati Maidan (formerly Tiljala), KMC ward No. 57, Borough -VII, being Assessee No. 140570200367.

AND WHEREAS, During peaceful possession and enjoyment of the said plot of land, the said property and double-story building and said premises the said Brajo Gopal Kundu unfortunately died intestate on 18.10.2012 leaving behind his wife Smt. Kalpana Kundu, and two married daughters namely Smt. Bipasha Kundu & Smt. Balaka Nandy as his legal natural heirs and successors & survivors.

AND WHEREAS, Smt. Kalpana Kundu with the consent of her two daughters had applied to the Society to transfer the right and interest along with the membership as well as shares and other interest of her deceased husband of the said society in favour of Smt. Kalpana Kundu who was the co-member of the said society for transfer of the aforesaid Plot of Land.

AND WHEREAS, accordingly after compliance and/or completion of all necessary, required and legal formalities and steps, the Metropolitan Co-operative Housing Society Limited through the Secretary transferred the membership along with the allotment of the above mentioned Plot of Land along with the Building as per Schedule "A" in her name, through a letter Ref. No. MCHSL/031/2014-15, dated 14-08-2014 and subsequently the shares of the Society have also been transferred in the name of Smt. Kalpana Kundu instead and in place of Brajo Gopal Kundu (since deceased) and Kalpana Kundu on 20.09.2014

AND WHEREAS, by virtue of the said transfer of shares, membership and allotment of Plot, Smt. Kalpana Kundu has become the allottee in respect of the said plot of land along with said building as mentioned in Schedules "A" herein below, started possessing and enjoying the same without any disturbance and/or hindrance from anybody.

AND WHEREAS, Smt. Kalpana Kundu and her two married daughters Smt. Bipasha Kundu, Wife of Sri Somnath Kundu and Smt. Balaka Nandy, Wife of Sri Goutam Nandy are the legal heirs of Late Brajo Gopal Kundu as per the Hindu Law of Succession Act 1956 and and inherited the said Plot No-35A, Sector-A, Metropolitan Co-Operative Housing Society Ltd, being Municipal Premises No. A/P-35A/A, Canal South Road, Kolkata - 700105, P.S. -Tiljala, Now Pragati Maidan, District South 24-Parganas, morefully described in the Schedule- "A" hereunder written without any disturbances from any corner whatsoever.

AND WHEREAS, the OWNERS herein, have also decided that due to their lack of technical knowledge, experience and expertise in the field of construction, they will construct a G+IV storied building with the help of a most reliable, experienced and a sound developer (both technically and financially) for the purpose of Development and construction of the new G+IV storied building at Premises No.- A/P-35A/A, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Police Station- Tiljala now Pragati Maidan, Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII more fully described in the Schedule "A" hereunder written.

AND WHEREAS, the Developer herein, coming to know the facts of such desire of the OWNERS herein, have made a proposal in relation to the aforesaid Development of the said property before the OWNERS. The OWNERS after necessary investigation and thorough understanding with the Developer herein have satisfied with the credential of the Developer both the parties hereto have mutually analyzed, discussed and agreed to

execute a Development agreement under certain terms and conditions to satisfy the interest of both the parties hereto. The OWNERS herein, have agreed to appoint the other part herein, as the Developer of the said property for constructing the proposed G+IV storied building as per the sanctioned building plan. The Developer herein, has also agreed to Develop the said property by the constructing the proposed G+IV storied building as per the sanction building plan at its own cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein.

AND WHEREAS, it is mutually settled by and between the OWNERS and the Developer herein, that the OWNERS will be entitled to the entire 1st floor and entire 3rd floor along with 2 (two) nos. Car Parking Space on the ground floor front side (South -West side) with 1 (one) no. car parking space in the side open space along with all common area, facilities and benefit etc., together with proportionate rights on all common areas and facilities of the building particularly mentioned in the Schedule "D" hereinafter written finished as per the building specification along with a forfeit money of Rs. 5200000/- (Rupees Fifty Two Lakh) only out of which a sum of Rs. 150000/- (Rupees One lakh Fifty Thousand) only has paid by the Developer to the OWNERS at the time of execution of this agreement. It is also agreed that the entire 2nd Floor, entire 4th floor and the flat in the back side half portion of the Ground Floor along with 2 (two) Car Parking Space on the Ground Floor front side (South -East side) with 1 (one) no. car parking space in the side open space of the new building mentioned in the Schedule "C" hereinafter written shall be vested to the Developer and the OWNERS shall have no objection and/or claim in respect of the Developer allocation and its disposal to the interested buyers/purchasers at any price or total consideration against such transfer.

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

1. In the Premises and in consideration of mutual advantage and benefits to be receive and derived by both the parties herein, do hereby enter this Development Agreement for the Development of the said Property.
2. That the said OWNERS do hereby irrevocably appoint, authorize and nominate and empower the said Developer to act as the Developer of the said property and at the costs to be borne and incurred by the said Developer to have a prepared and sanctioned a building plan duly sanctioned by the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter in to the said property and to have the same surveyed and measured with the help of their men, labours, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a building Plan prepared by a qualified Architect/ Engineer/Surveyor.
4. That the Developer shall be entitled to in the name of and on behalf of the OWNERS and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed G+IV storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from Kolkata Municipal Corporation and for that purpose to sign and grant receipts.
5. That the OWNERS agree that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the Development work and to start to commence the construction of the proposed building at the land of the said



- premises strictly in accordance with the said sanctioned building plan by the KMC authority.
6. That the Developer agrees that, before demolishing the existing building the Developer will make an arrangement of alternative accommodation of 2 (two) nos. flat for the OWNERS and also the Developer will carry the monthly rent for the alternative accommodation until the OWNERS repossessed their possession to their allocation to their new Flats at the said premises mentioned in the Schedule-B and the OWNERS agree that the Developer is fully entitled to sell the scrap materials including existing doors, windows, window grill, bricks etc to collect the demolition cost of the existing building.
 7. That the OWNERS agree that, before commencement of proposed construction work the OWNERS will pay the up to date KMC Tax including arrears if any.
 8. That upon the plan being sanctioned the Developer agrees to construction of the said building in a substantial and works like manner and use standard materials of the size and specification stated in the sanctioned plan.
 9. That the Developer hereby undertook to keep the OWNERS indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.
 10. That the OWNERS agree and undertake and confirm that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer of the Developer's allocation without any interruption, objection, disputes, interference, hindrance of the said OWNERS and that the appointment of the said Developer as 'Developer' of the said premises and the rights of the said Developer to construct the said building in terms of the agreement shall always be irrevocable on the

part of the said OWNERS, subject to further agreement or otherwise by and between the parties herein.

11. That the OWNERS will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in their own custody free from all encumbrances, charges, liabilities and they shall not deal with the same in any manner and shall not deposit the same for securing any money claim and they shall always allow the Developer to have inspection of the said documents as and when require for establishing and proving the title of the said OWNERS and they shall allow the Developer to make true copies and extracts and Xerox copies thereof at the cost of the Developer as will be required from time to time. In case of necessity, the OWNERS shall be bound to show all the original copies of Deeds, documents, certificates, receipts to concerned KMC authorities and any other authorities for the statutory purpose of sanctioning plan etc. It is also agreed that, the original sanctioned building plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the OWNERS will get a certified copy of the said sanctioned plan for their own satisfaction, and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned.
12. It is agreed that the OWNERS shall, also from time to time, sign all other documents and execute, register the same at the cost and expense of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new G+IV storied building on the land of the schedule mentioned premises.
13. That it is clearly agreed and understood by and between the parties herein, that the OWNERS will not be liable to bear and to pay the

cost of construction and kmc taxes, duties and GST or any other taxes or expenses during construction period of the OWNERS' allocation and other common benefits and facilities, it will be borne by the Developer herein.

14. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labor Contractors and / or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of the completion of the new multistoried building at the schedule mentioned premises.
15. The Developer will at his cost and expenses apply and obtain sanctioned building plan and also complete the building at Developer's own costs and expenses within the stipulated period in terms of this agreement.
16. In case there is any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the Developer will be personally liable for the same and shall indemnify the Owners from all costs, consequences and damages.
17. The Owners will not be liable for any acts, deeds and things on the part of the Developer.
18. The Developer shall at his own costs and expenses apply and obtain all necessary permission from all appropriate authority or authorities as may be required for the purposes of construction as well as completion of the said building in the said premises.
19. The Developer shall bear all costs and expenses relating to statutory financial obligation towards local government authority in respect of the construction of the proposed building.
20. The Owners shall not any way liable towards bank loan to be provided towards the Developer as well as the Purchaser of flats and car parking spaces in respect of the proposed building.

21. That immediately upon execution of this Development Agreement and after sanction of the building plan, the OWNERS shall make over khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portion duly completed under the Developer' allocation. The OWNERS shall not be entitled to revoke rights of khas possession to be held by the Developer until and unless the new G+IV storied building is not completely finished strictly within the stipulated period of time as mutually agreed by and between the parties herein.
22. That the said OWNERS do hereby grant, unto and authorize the Developer with exclusive right and power to build upon and exploit of the said land of the said premises and to construct on the land of the said premises, building of such height and of such nature as shall be decided by the said Developer with the consent of OWNERS and will be permitted to be constructed by the said Developer in terms of the Agreement. It is agreed that, the Developer shall be solely responsible for such construction of the building according to the said building Rule and in compliances with all law, rules and provisions and in strict conformity with the details drawings specifications proposals and features contained in the said plan to be sanctioned, and all necessary cost and expenses in relation thereto till completion of the building, sale and/or transfer/hand over of the flats and car parking spaces to the intending Buyers. The said Developer shall always keep the said OWNERS indemnified from all claims, processes, responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party claims.
23. That the OWNERS agree and covenant not to interfere with the possession of the Developer and also with that act and work of the

said building and the OWNERS shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said Building by the said Developer.

24. That the Developer shall unless hindered or impeded or obstructed by circumstances beyond control or any abnormal situation will complete the construction of the said building on the land of the said premises within 30 (Thirty) months from the date of sanction of the building plan along with 6 (Six) months time period for the purpose of FORCE MAJEURE.
25. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of OWNERS' allocation to the said OWNERS the Municipal rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the OWNERS shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne and paid by the said OWNERS exclusively.
26. That is agreed, that the OWNERS and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the OWNERS shall always sign, execute all documents, Plans, affidavits and undertakings, declaration, that will be required to be filed with the K.M.C. from time to time in connection with the sanction of the said Building Plan. The Developer, will also as the Constituted Attorney on behalf of the OWNERS, to be entitled to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings in the name of the OWNERS.
27. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the OWNERS nor the Developer nor their respective transferees shall be entitled to

claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.

28. That the OWNERS agree to defend the title of the said premises and also defend the possession and rights of the Developer or construction of the said building as envisaged in the Agreement.
29. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.(Floor Area Ratio).
30. That the Developer shall be at liberty to sell and/ or allot the Developer's allocation under schedule 'C' with undivided proportionate share of land and the areas thereof in the allocation of the said Development Agreement and to enter into Agreement For Sale and transfer hereof or in its discretion to enter Agreement for the construction of the said Developer's Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for sale of Developer's allocation of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed in accordance to approved plan by the said Developer. The OWNERS agree that, they will join to the said Agreement respectively for the sale or also for either sale of the said constructed flat and/or for constructing the flats under Developer's allocation on behalf of the respective intending persons as may be required by the Developer from time to time and the OWNERS will agree to transfer, to confirm and transfer of the constructed area of the flats under Developer's allocation on behalf of the Purchasers or intending persons.
31. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the cost of constructions of the said flats and the

garages under the Developer's allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said OWNERS.

32. That the Developer shall always have a paramount claim security or charge on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and sale and transfer of Developer's allocation in favour of the Developer or its nominees and / or appointees in terms of the said Agreement.
33. That the OWNERS have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said OWNERS and / or their predecessor-in-title for the execution of Agreement and that the OWNERS is fully entitled to deal with the said property as it's absolute OWNERS and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
34. That the Developer shall be entitled and is authorized to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and / or permit connection water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
35. That after completion of construction of the Owners' Allocation the Developer shall give written notice to the Owners intimating the OWNERS to take possession of the Owners' Allocation in the building within 30 (Thirty) days from the date of completion of the Owners' Allocation.
36. That both the parties herein, have mutually agreed that, the name of the proposed G+IV storied building will be "**BROJODHAM**" in the Schedule -'A' mentioned Premises.
37. That after completion of the building, any extra work / construction demanded by the OWNERS herein (other than mentioned in the work

schedule) will be borne by the OWNERS herein, for such extra work or construction in their allocation.

38. That the OWNERS herein as assured and confirmed the Developer herein, that, even in case of their absence/ illness or upon their demise, their legal heirs will join the Developer for the purpose of successful accomplishment of the proposed multistoried Building as per the terms and condition as mutually agreed by and between the present OWNERS and the Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
39. That the Developer herein as also assured and confirmed the OWNERS herein that, even in case of his absence/ illness or upon his demise, his legal heirs will join the OWNERS for the purpose of successful accomplishment of the proposed multistoried Building as per the terms and condition as mutually agreed by and between the OWNERS and the present Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
40. That after signing this agreement neither the Developer and his legal heirs nor the OWNERS and their legal heirs are permitted to cancel this Development Agreement in any circumstances.
41. It is agreed by and between the parties herein that, the Developer will construct flat on the back side half portion ground floor of the proposed building and the proposed flat on the ground floor will be vested to Developer's allocation.
42. That the Developer is entitled to cover the West side open space by temporary shed to use the West side open space as car parking space for the Owners and Developer equally.

43. Sanction of the building Plan may be taken by showing a caretaker room and a toilet in the ground floor but after completion of the building the caretaker room along with the toilet will be constructed in the rear side open space and the sanctioned caretaker room and toilet will be treated as ground floor flat.
44. It is agreed by both the Parties that, there will be no problem from Owners' end if the Developer sell out any flat/ portion of the said building for commercial purpose. According to discussion between Owners and Developer, the proposed new building will be constructed up to G+IV story consisting with two numbers or one number of separate self contained complete flat in each upper floors and flats and car parking spaces on the ground floor and for that Owners' allocation is fix as stated in the schedule-"B" mentioned hereunder but if the Developer manage to construct further floor and/or floors upon G+IV storied building, in that event, the owners' allocation will be revised/amended according to discussion between Developer and Owners.
45. That Developer shall deduct 10% from the payment of forfeited amount of the Owners' allocation under section 194-1C of the Income Tax Act and same to be deposited by the 7th of the subsequent month except for the month of the March, TDS needs to be deposited by 30th April and the paid challan to be shared with the Landowners positively.
46. It is agreed by both the Parties that, there will be no problem from Owners' end if the Developer sell out any flat/ portion of the said building for commercial purpose.
47. The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer so far the construction work is done as per building plan sanctioned by the Kolkata Municipal Corporation without any reasonable ground.
48. The Owners doth hereby agree and covenant 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 allocation portion in the building at the said premises.
49. The Owners hereby agree and covenant with the Developer not to let out, grant lease and mortgage and/or charge the said premises or any portions thereof without the consent in writing of the Developer during the period of construction except the Owners share in the said building.
 50. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure;
 51. The Developer shall submit Building plan before the appropriate authority within 90 [ninety] days from the day of execution of this Development agreement subject to the owners will always co-operate with the Developer for the sanction of the building plan otherwise the Developer shall liable to pay damage @ 1000/- per day for the period of delay.
 52. The Developer must demolish the existing structure standing upon the said premises and commence the construction work within 60 [sixty] days from the day of approval as well as sanction of Building Plan by the Kolkata Municipal Corporation positively.
 53. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.
 54. In the event the Owners desire to change any specifications before construction or completing the owners' allocation then in such event the Developer shall make necessary changes and the Owners shall pay the different of price of the materials and labour charges.
 55. In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Owners and the Developer, the



Owners having agreed to grant the exclusive right of development of the said premises to the Developers.

56. It is made clear that immediately after sale of the Developer's allocation, within three months the flat Owners' association will be formed by the Owners and the Developer or the nominees or the Purchaser of the Developer's allocation and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat Owners PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation. PROVIDED FURTHER the Developer shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the owners and shall indemnify the owners from all loss, consequences, damages that the owners may suffer due to the acts, deeds and things on the part of the Developer or the attorney.
57. In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Owners and the Developer, the Owners having agreed to grant the exclusive right of development of the said premises to the Developers.
58. Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Owners, of the said Land or any built up area to the Developers but confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.
59. The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the



- occupiers of the building indemnified from and against the consequence of any breach;
60. The Developer shall not be entitled to transfer and or assign benefit of the Agreement or any portion thereof before delivering complete, peaceful, vacant possession of the Owners' Allocation to the Owners.
 61. The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing any of the Owners' Allocation in the building of the said premises as mentioned in the Schedule "B" written hereunder.
 62. That the owners herein shall bear any liability of payment of any rates and/or taxes including GST as and when required for owners' allocation.
 63. The Landowners are liable to handover the peaceful possession of the land in the said premises to the Developer
 64. If for any reason any losses and incurred and damages caused of suffered on account of negligence of the Developer or the Sub-Contractor's agent, architect, labour etc. in connection with the construction of the said building the Developer shall be solely liable therefore and shall keep the Owners indemnified from any such losses or damages.
 65. The Developer shall complete in respect of the construction of the said building according to the drawings plan and specification sanctioned by the competent authority and in conformity with the details of construction to the full satisfaction of the Owners within 30 (Thirty) months from the date of procurement signing of this agreement and a further period of 6 (six) months shall be extended due to force-majeure clause, if required and thereafter. In default the Developer shall pay compensation and damages @ Rs. 20000/- (Twenty Thousand) only per month along with shifting charges to the Owners.



66. The forfeited consideration amount as mentioned in this agreement must be disbursed towards the owners on or before handover of Owners' allocation.
67. Entire Project will be registered under the provision of RERA and Developer shall liable to provide RERA registration number towards the Landowners positively.
68. All sorts of disputes and/or differences between the Parties herein will be resolved by the intervention of the Ld. Court only.

:-SCHEDULE - 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT, piece and parcel of a plot of land measuring about 4 (four) Cottahs more or less, butted and bounded by Pucca boundary wall all around along with a two storied building of about 2000 Sq. ft. standing thereon (i.e. ground floor covered area 1000 sq.ft. more or less and First floor covered area 1000 sq.ft. more or less) with 12 years old cemented floor being known and numbered as Plot No. 35A in Sector-A of Metropolitan Co-op. Housing Society Ltd., lying and / or situated in the District- 24 Parganas (Now South 24 Parganas), Touzi-173 & 1298/2833, J.L.No.-2, Mouza- Dhapa & Nimakpoktan, R.S.No. 236, C. S. Khatian Nos.- 654,609,612 Revisional Settlement Khanda Khatian Nos. 407,408,352 and 353, District Survey and Settlement Khatian Nos. 2, 214 and 43 corresponding to the entire R.S.Dag Nos.- 248,186,187,167, 87, 31 & 209 and Dag Nos. 201, 140, 87, 209 and 141 under P.S.- Jadavpur (Old Tollygunge) at present P.S.-Tiljala now Pragati Maidan under the District collectorate at Alipore being Municipal Premises No. **A/P-35A/A**, Canal South Rd/Chingrighata Village, Kolkata- 700105 under Police Station- Pragati Maidan (formerly Tiljala) within the limits of the Kolkata Municipal Corporation, Ward No.57, Borough No.VII, Zone-(Metropolitan Co-op. to Metropolitan Co-op.) which is butted and bounded as follows:-

ON THE NORTH : Plot No. 5 in the Sector A

ON THE SOUTH : 30'-0" Wide Road

ON THE EAST : Plot No. 35B in the Sector A

ON THE WEST : Plot No. 35 in the Sector A

:- SCHEDULE - 'B' ABOVE REFERRED TO :-
(OWNERS' ALLOCATION)

ALL THAT piece and parcel of the entire 1st floor and entire 3rd floor along with 2 (two) car parking space on the Ground Floor front side (South -West side) with 1 (one) no. car parking space in the side open space of the newly constructed G+IV storied building. Apart from the above allocation the Owners shall be entitled to a consideration amount of Rs. 5200000/- (Rupees Fifty Two Lakh) Only out of which a sum of Rs. 150000/- (Rupees One Lakh Fifty Thousand) only has paid by the Developer to the Owners at the time of signing of this agreement and Rs. 1050000/- (Rupees Ten lakh Fifty Thousand) only will be paid within 1 (one) month from the date of signing of this agreement and remaining Rs. 4000000/- (Rupees Forty Lakh) only will be paid in 6 (Six) nos. installment in different dates before handing over possession of the Owners respective allocation.

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

ALL THAT, piece an parcel of the balanced sanctioned F.A.R. of the G+IV storied building at Schedule -'A' Premises consists of the back side half portion Ground Floor flat, entire 2nd Floor and entire 4th Floor consists of several Flats/units along with 2 (two) Car Parking Space on the Ground floor front side (South -East side) with 1 (one) no. car parking space in the side open space together with the undivided, proportionate share of land and premises and common benefits, facilities, rights, meant for the Flats as more fully and particularly described in the Schedule - 'D'.

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

- i. Roof
- ii. The open space around the building comprising the entrance therein, the staircase on all floors including the landing thereof.
- iii. The foundation columns, gutters, beams, supports, main walls.
- iv. The main entrance of the premises as well as of the building.
- v. Common passage and lobby on the ground floor.
- vi. The electric meter room and the main electric connection in the premises.
- vii. Underground reservoirs & Overhead Tank.
- viii. Water pump, water tanks, pipes and other common plumbing, installations and all other water supply equipments.
- ix. Drainage and sewerage systems.
- x. Boundary walls and such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the main building as are necessary for passage in user and occupancy of the flats in common and as are specified expressly as common parts after construction of the building.
- xi. Lift and Lift landing.
- xii. Caretaker Room & Toilet.

GENERAL SPECIFICATION

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

FLOORING : The floor of each flat will be of marble (Aarna, Nijarna, Morwar @ Rs. 50/- sq. ft.) or vitrified tiles (@ Rs. 50/- sq. ft.) finished. Skirting will be of 100 mm high with same quality cut piece marble.

DOOR : Flush doors will be provided with Sal wood frames. All doors will be provided with normal fittings. Toilet doors will be of P.V.C. made.



Collapsible/grill gate will be provided. One entrance (door) will be provided. Door locks will be provided.

WINDOW : Fully glazed (3.6 mm thick) coloured aluminium (1.2 MM thick) shutter windows will be provided. All window grill will be of 12 mm thick square bar.

KITCHEN : Cooking platform will be of Granite finish of 12'-0" length and the sink will be of stainless steel. Standard quality glazed tiles (range Rs. 35/- per sq. ft.) will be provided up to the top of window level above the cooking platform. The floor will be of marble (Aarna, Nijarna, Morwar @ Rs. 50/- sq. ft.) or vitrified tiles (600mm X 600mm) finish. Skirting will be of 100 mm high of same marble or tiles.

TOILET & W.C. : Standard quality glazed tiles (range Rs. 35/- per sq. ft.) will be provided up to the top of Door height from the floor level. The floor will be of marble (Aarna, Nijarna, Morwar @ Rs. 50/- sq. ft.) or vitrified tiles (600mm X 600mm) finish as desire by the purchaser.

INSIDE & OUTSIDE FINISHING: All the internal walls, ceilings, beams Etc. will be finished by Putty with primer. External walls of the building will be painted with weather coat (Asian paints apex). No request for choice of colour will be entertain regarding outside painting.

LIFT : One 5 person capacity steel body automatic lift will be provided.

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

VERANDAH RAILING : The verandah railing will be provided up to 1000 mm high above floor of stainless steel with glass front.

ROOF TREATMENT: The roof will be treated with neat cement.

FITTINGS: Wall hang Commode (**PARRYWARE/JAQUAR**), Basin, flash Valve, Wall mixer/Diverter, Bib Cock, Pillar Cock (**JAQUAR (CONTINENTAL)**) will be provided in every flat. One pedestal basin will be provided in dining.

BATHTUB : Bathtub should be supplied by the OWNERS. Fitting charge @ Rs. 9000/-

LOFT : Loft should be constructed in the half portion of attached toilets.

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

MISCELLANEOUS: The OWNERS will be responsible to pay the Necessary amount for individual Electric Meter including main switch.

ELECTRIFICATION: Entire Electrical works will be concealed. All electrical wires will be copper wire. (**MESCAB**). Modular Switches will be provided (Gold medal range). Accessories fitting charges like Tube, Fan, light etc. shall be borne by the Purchaser. Telephone wire will provide by the Owners.

Bedrooms :-

Two light point, one fan point, one plug (5Amp.) point, one plug (16Amp.) point, One A.C. point.

In Kitchen

Two light point, two Plug (5Amp.) points for Chimney/ exhaust & Aqua guard, one Plug pt. (15Amp.) for mixer/ microwave.

Toilet :-

Two light point, one exhaust fan pt. and one geyser pt. (15Amp.), one wall fan point.

Drawing/Dining room

Two fan pt., 2 light pt., one T.V. pt., one calling bell pt., one Telephone pt., one fridge pt., One A.C. point and one washing machine point will be provided.

Verandah

One light pt., one fan point, one plug (5Amp.) point

Main line wire will be of 4 sq.mm.(220 line). For any extra light point 5Amp. Switch Rs. 850/-, for 5 Amp. Plug pt. Rs. 1250/-, for 15Amp. Plug pt. Rs. 1450/-, for another A.C. point Rs. 6500/- will be charged extra.

SIDE OPEN SPACE: The side open space will be finished by neat cement.

EXTRA COST:- i) Internal Painting, ii) Electrical Accessories, iii) Individual electric Meter.



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

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

Kalpana Kundu

WITNESSES:-

1. Gautam Nandy,
Rajendra Nibas
Sahaganj Nendi Bari
P.O. Sahaganj, Hooghly

Bipasha Kundu

Balaka Nandy

SIGNATURE OF OWNERS

2. ^{Pin-712104}
Supriya Sub
Advocate
Judges' Court, Berhampore

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

1. Arindha Ghosh
Advocate
2. Alipore Judges Court, WB-73
Gautam Nandy
Same as above

RAJNANNDINI DEVELOPER

Jaydeep Nag
Proprietor

SIGNATURE OF DEVELOPER

Drafted & Prepared by me :-

Arindha Ghosh
Advocate

Alipore Judges Court

Kolkata- 700027

Case no. WB/254/1993

MEMO OF CONSIDERATION

Received a sum of Rs. 150000/- (Rupees One Lakh Fifty Thousand) only as an advance out of total consideration of Rs. 5200000/- (Rupees Fifty Two Lakh only) from Rajnanndini Developer in the following manner.

- Rs. 45000/- (Rupees Forty Five Thousand) only vide Cheque No. 000136 of HDFC Bank, Metropolitan branch, dated 10.05.2024 in favour of Smt. Kalpana Kundu.
- Rs. 5000/- as TDS
- Rs. 45000/- (Rupees Forty Five Thousand) only vide Cheque No. 000137 of HDFC Bank, Metropolitan branch, dated 10.05.2024 in favour of Smt. Bipasha Kundu.
- Rs. 5000/- as TDS
- Rs. 45000/- (Rupees Forty Five Thousand) only vide Cheque No. 000138 of HDFC Bank, Metropolitan branch, dated 10.05.2024 in favour of Smt. Balaka Nandy.
- Rs. 5000/- as TDS

Witness:

1. Gautam Nandy.
Same as above

























2. Anindha Smt
Nandy.

Kalpana Kundu
Bipasha Kundu

- Balaka Nandy

SIGNATURE OF THE OWNERS

SPECIMEN FOR TEN FINGER PRINTS

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
	Kulpana Kundu	LEFT HAND					
		RIGHT HAND					
	Rajashree Kundu	LEFT HAND					
		RIGHT HAND					
	Balaka Mondly	LEFT HAND					
		RIGHT HAND					
	Joydeep Noy	LEFT HAND					
		RIGHT HAND					



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	150520242004806543	Payment Init. Date:	15/05/2024 14:05:49
Total Amount:	41408	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5620602376645	BRN Date:	15/05/2024 14:06:10
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Joydeep Nag
Mobile: 9830025946

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250048065448	Directorate of Registration & Stamp Revenue	41408
Total			41408

IN WORDS: FORTY ONE THOUSAND FOUR HUNDRED EIGHT ONLY.

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





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



192024250048065448

GRN Details

GRN: 192024250048065448 Payment Mode: SBI Epay
GRN Date: 15/05/2024 14:05:49 Bank/Gateway: SBfePay Payment Gateway
BRN : 5620602376645 BRN Date: 15/05/2024 14:06:10
Gateway Ref ID: 929348706 Method: Axis Bank-Retail NB
GRIPS Payment ID: 150520242004806543 Payment Init. Date: 15/05/2024 14:05:49
Payment Status: Successful Payment Ref. No: 2001152076/12/2024
[Query No**/Query Year]

Depositor Details

Depositor's Name: Mr Joydeep Nag
Address: P-88, Sector-B, MCHSL, Kolkata-105
Mobile: 9830025946
Period From (dd/mm/yyyy): 15/05/2024
Period To (dd/mm/yyyy): 15/05/2024
Payment Ref ID: 2001152076/12/2024
Dept Ref ID/DRN: 2001152076/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001152076/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	39901
2	2001152076/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	1507
Total				41408

IN WORDS: FORTY ONE THOUSAND FOUR HUNDRED EIGHT ONLY.



Major Information of the Deed

Deed No :	I-1606-01925/2024	Date of Registration	17/05/2024
Query No / Year	1606-2001152076/2024	Office where deed is registered	
Query Date	07/05/2024 9:04:30 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aniruddha Ghosh Mainiktala, Thana : Manicktola, District : Kolkata, WEST BENGAL, Mobile No. : 9830025946, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
	Rs. 1,93,02,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article 48(g))	Rs. 1,507/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



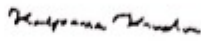


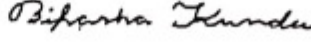


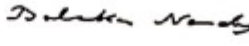
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op -- Metropolitan Co.Op) , , Premises No: A/P-35A/A, , Ward No: 057 Pin Code : 700105

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

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,02,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,02,750 /-	



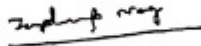
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Kalpana Kundu Wife of Mr Brajogopal Kundu Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
35A/A, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BVxxxxxx6K, Aadhaar No: 28xxxxxxxx4308, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
2	Name Mrs Bipasha Kundu Wife of Mr Somnath Kundu Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
G H 7/7, Ashray Apartment, Nabapally, Baguiati, Jyanga, Kolkata, Flat No: 2C, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: CFxxxxxx6D, Aadhaar No: 99xxxxxxxx5800, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
3	Name Mrs Balaka Nandy Wife of Mr Goutom Kundu Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
Rajendra Nibas, Sahaganj Nandy Bari, Magra, City:- Not Specified, P.O:- Sahaganj, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ALxxxxxx1H, Aadhaar No: 26xxxxxxxx8558, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rajnanndini Developer P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-1XX6 , PAN No.: AExxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
<div>Mr Joydeep Nag (Presentant) Son of Late Pulak Kanti Nag Date of Execution - 17/05/2024, , Admitted by: Self, Date of Admission: 17/05/2024, Place of Admission of Execution: Office</div> <div><div><div><div>May 17 2024 1:57PM</div></div><div><div>LTI 17/05/2024</div></div><div><div>17/05/2024</div></div></div></div>				
P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AExxxxxx5F, Aadhaar No: 45xxxxxxxx4668 Status : Representative, Representative of : Rajnanndini Developer (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anirudha Ghosh Son of Late N B Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
17/05/2024	17/05/2024	17/05/2024	17/05/2024

Identifier Of Mrs Kalpana Kundu, Mrs Bipasha Kundu, Mrs Balaka Nandy, Mr Joydeep Nag

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalpana Kundu	Rajnanndini Developer-2.2 Dec
2	Mrs Bipasha Kundu	Rajnanndini Developer-2.2 Dec
3	Mrs Balaka Nandy	Rajnanndini Developer-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalpana Kundu	Rajnanndini Developer-666.66666700 Sq Ft
2	Mrs Bipasha Kundu	Rajnanndini Developer-666.66666700 Sq Ft
3	Mrs Balaka Nandy	Rajnanndini Developer-666.66666700 Sq Ft

Endorsement For Deed Number : I - 160601925 / 2024

On 17-05-2024

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

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

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

Presented for registration at 13:47 hrs on 17-05-2024, at the Office of the A.D.S.R. SEALDAH by Mr Joydeep Nag .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,93,02,750/-

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

Execution is admitted on 17/05/2024 by 1. Mrs Kalpana Kundu, Wife of Mr Brajogopal Kundu, 35A/A, Metropolitan Co-op. Housing Society Ltd., Kolkata, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 2. Mrs Bipasha Kundu, Wife of Mr Somnath Kundu, G H 7/7, Ashray Apartment, Nabapally, Baguiati, Jyangra, Kolkata, Flat No: 2C, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Mrs Balaka Nandy, Wife of Mr Goutom Kundu , Rajendra Nibas, Sahaganj Nandy Bari, Magra, P.O: Sahaganj, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712104, by caste Hindu, by Profession House wife

Indetified by Mr Anirudha Ghosh, , Son of Late N B Ghosh, 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 17-05-2024 by Mr Joydeep Nag, Proprietor, Rajnanndini Developer (Sole Proprietorship), P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr Anirudha Ghosh, , Son of Late N B Ghosh, 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 1,507.00/- (B = Rs 1,500.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 2:06PM with Govt. Ref. No: 192024250048065448 on 15-05-2024, Amount Rs: 1,507/-, Bank: SBI EPay (SBIEPay), Ref. No. 5620602376645 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1728, Amount: Rs.100.00/-, Date of Purchase: 09/05/2024, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 2:06PM with Govt. Ref. No: 192024250048065448 on 15-05-2024, Amount Rs: 39,901/-, Bank: SBI EPay (SBIEPay), Ref. No. 5620602376645 on 15-05-2024, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 53855 to 53894

being No 160601925 for the year 2024.



Amitava Ghosal.

Digitally signed by AMITAVA GHOSAL
Date: 2024.05.22 11:57:49 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 22/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.