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পশ্চিম বঙ্গ  
WEST BENGAL  
10/55055  
B3/03/25  
B=2/1533296825

12AC 084443

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made on this 3<sup>rd</sup> day of  
June, 2025.

**BETWEEN**

certified that the above document is ready  
to registration. The stamp is valid for  
the enforcement of the document  
Document No. 12AC 084443

Dist. Sub Registrar  
Allurie, 30th 24 Parashan

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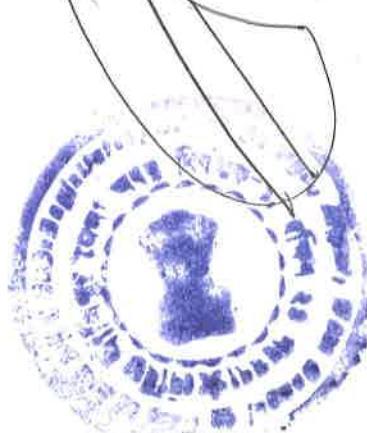
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08 MAY 2025

No.....₹10/- Date.....

Name : ..... SRI BIPLAB DEY  
ADVOCATE  
Address : ..... The Calcutta City Courts' Bar Association  
283, K. S. Roy Road, 2nd Floor  
Kolkata-700 001

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipore Police Court, KOL-27



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Identified by me

*B Dey*

Biplab Dey, Advocate  
(WB/600/1992)  
The City Civil Court Bar Association  
28, J. K. S. Roy Road (2nd floor)  
Kolkata-700 001

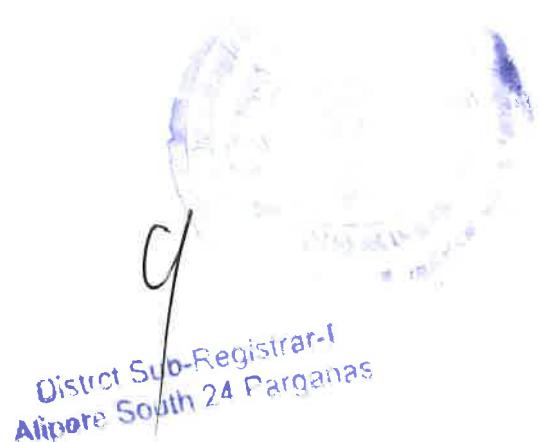
(1) **SRI. GOPAL KUNDU** (PAN-AFXPK7428J) (Aadhaar No.- 4611 9977 9796) (Mob. No.- 9830135704), son of Late Dasarath Kundu, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1A, Baishnabghata Bye Lane, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, (2) **SMT. RUNA KUNDU** (PAN-AKYPK5461F) (Aadhaar No.- 3360 9007 8923) (Mob. No.- 9830135750), wife of Sri Gopal Kundu, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1A, Baishnabghata Bye Lane, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047 hereinafter called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators , representatives and assigns) of the **FIRST PART.**

AND

**G.P. HOUSING PRIVATE LIMITED** (PAN-AAECG8061G) (Mob. No.- 9830135704), a private limited company duly incorporated under the provision of the companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (formally Jadavpur), Kolkata-700047, District-South 24 Parganas, West Bengal represented by one of its Directors namely **SHRI GOPAL KUNDU**, (PAN-AFXPK7428J) (Aadhaar No.4611 9977 9796) (Mob 9830135704), son of Late Dasarath Kundu, by faith-Hindu, by Nationality- Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal. Hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

The **LAND OWNERS** and **DEVELOPER** are conjointly for the sake of brevity hereinafter referred to as the "**PARTIES**" and they are individually hereinafter referred to as the "**PARTY**".

1. **OWNERSHIP OF THE PROPERTY:** The Landowners namely **SHRI**



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**GOPAL KUNDU & SMT. RUNA KUNDU** are the joint and absolute owners and the possession holder of ALL THAT piece or parcel of a Bastu land measuring about 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) of C.S. Khatian No.-303, C.S. Dag No.- 252, along with a two storied 36 years old building standing thereon measuring about 2400Sq.ft. be the same a little more or less lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Assessee No.-211000704718, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, , within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal which is more fully particularly described in the **FIRST SCHEDULE**.

**2. DEVOLUTION AND/OR BACKGROUND OF TITLE:** The title of ownership flows as follows from time to time:

**WHEREAS** one Anila Mitra became the owner of the property ALL THAT the piece and parcel of Land measuring about 0.41 Decimal of C.S. Khatian No.- 303, C.S. Dag No.-252, 0.22 Decimal of C.S. Khatian No.-144,C.S. Dag No.-253, 0.14 Decimal of C.S. Khatian No.- 123 Kha & 124, C.S. Dag No.-250 and 0.02 Decimal of C.S. Khatian No.- 123 Kha & 124, C.S. Dag No.-251 , lying and situated under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, Pargana- Khaspur, Police Station Jadavpur formerly Tollygunge Sadar, under sub registry office Alipore, District 24 Parganas by the way of purchase from Bhulu Mondal, Sahebjan Mondal, Latifan Bibi, Abdul Latib Mondal, Amerali Mondal, Tasrin Bibi, Gaharjan Bibi, Sundori Bibi and Karim Mondal by executing one registered purchased deed on dated **07.07.1937** & another way of purchase from Sadaruddin Mondal dated **16.07.1937** respectively which were duly registered in the office of district registrar at Alipore and recorded in **the Book No.-I, Vol. No.- 54, Pages from 262 to 272, Being No.- 2457, for the year 1937** and **Book No.-I, Vol. No.- 64, Pages from 154 to 156, Being No.- 2565, for the year 1937** respectively.

**AND WHEREAS** while enjoying the peaceful possession, Smt. Anila Mitra died intestate on May, 1972, leaving behind her husband namely Sri Kumar Mitra as her



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only legal heir and/or successor to inherit her aforesaid property in accordance with the Hindu Succession Act 1956. Be it noted that Smt. Anila Mitra was issueless.

**AND WHEREAS** by virtue of inheritance, Sri Kumar Mitra became the absolute owner of the aforesaid property and he mutated his name in the record of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation accordingly KMC numbered the said premises i.e. 362, N.S.C. Bose Road Kolkata- 700047, P.O.- Naktala, P.S.- now Netaji Nagar formerly Jadavpur, Ward No.-100 and was paying the regular taxes.

**AND WHEREAS** while enjoying the aforesaid property, he divided the said property into small plots of lands under “MITRA PURI SCHEME” and issued separate plot no of each of plot of land.

**AND WHEREAS** thereafter Sri Kumar Mitra sold ALL THAT piece and parcel of divided and demarcated portion of land measuring about 4 Cottah 9 Chittack 15 Sq.ft. out of 0.41 Decimal lying and situated at part of Premises No.- 362 Netaji Subhas Chandra Bose Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, Plot No.-8 of “Mitra Puri Scheme”, C.S. Khatian No.-303, C.S. Dag No.- 252 , under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, Pargana- Khaspur, Police Station Jadavpur formerly Tollygunge Sadar, under sub registry office at Alipore, District 24 Parganas now South 24 Parganas, to Smt. Sharmila Datta Roy alias Smt. Sarmila Dutta Roy on 30.07.1974 by executing a registered deed of conveyance (Bengali Kobala) which was duly registered in the office of sub-registrar at Alipore, South 24 Parganas and recorded in the Book No.- I, Vol. No.- 106, Pages from 257 to 270, Being No.- 4195, for the year 1974, against a valuable consideration.

**AND WHEREAS** after became the owner, Smt. Sharmila Datta Roy alias Smt. Sarmila Dutta Roy mutated her name in the record of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation and said corporation allotted new Premises No. 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station



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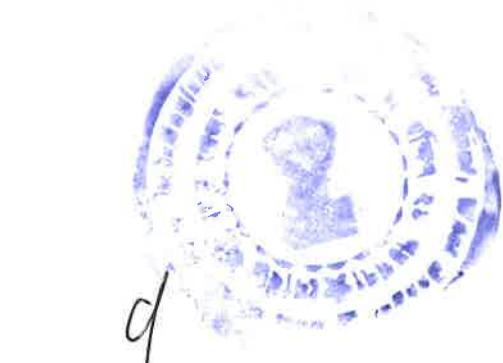
now Netaji Nagar formerly Jadavpur, Kolkata-700047 within the Jurisdiction of KMC Ward No.- 100, Assessee No.-211000704718.

**AND WHEREAS** thereafter for the purpose of better living she got a sanction plan from K.M.C Building Department and constructed a two storied residential building and she started living and enjoying the said land along with the building at premises no. 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, by paying taxes to the K.M.C regularly.

**AND WHEREAS** due to her oldage and some personal limitations, said Smt. Sharmila Datta Roy alias Smt. Sarmila Dutta Roy sold, transferred and conveyed her ALL THAT the piece and parcel of undivided and undemarcated land measuring about as per deed 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) of C.S. Khatian No.-303, C.S. Dag No.- 252, along with a two storied 36 years old building standing thereon measuring about 2400Sq.ft. (Ground Floor- 1600 Sq.ft & 1<sup>st</sup> Floor- 800 Sq.ft) be the same a little more or less lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Assessee No.-211000704718, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, KMC Ward No.-100 under Kolkata Municipal Corporation, District- South 24 Parganas, West Bengal, in favour of SHRI GOPAL KUNDU AND SMT. RUNA KUNDU by executing two Deed of Conveyances on 02.01.2025 which were duly registered in the office of D.S.R.-I, South 24 Parganas, West Bengal and recorded in the Book No.-I, Vol. No.- 1601-2025, Pages from 284 to 304, Being No.- 160100005, for the year 2025 and Book No.-I, Vol. No.- 1601-2025, Pages from 305 to 325, Being No.- 160100006, for the year 2025 respectively.

**AND WHEREAS** after becoming the absolute owner, Sri Gopal Kundu and Smt. Runa Kundu mutated their names in the record of Kolkata Municipal Corporation.

**AND WHEREAS** the said property is free from all encumbrances, lien, mortgages and lispendens whatsoever.



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**AND WHEREAS** thereafter Sri Gopal Kundu and Smt. Runa Kundu have obtained the sanction plan of G+III storied residential building from Kolkata Municipal Corporation and decided to enter into a Development Agreement with the Developer herein to develop ALL THAT the piece and parcel of undivided and undemarcated land measuring about as per deed 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) along with a two storied 36 years old building standing thereon measuring about 2400 Sq.ft. (Ground Floor- 1600 Sq.ft & 1<sup>st</sup> Floor- 800 Sq.ft) be the same a little more or less, lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, of C.S. Khatian No.-303, C.S. Dag No.- 252, Assessee No.-211000704718, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal, more fully mentioned and described in the **FIRST SCHEDULE** hereunder written on some terms and conditions appearing hereinafter for consideration of the said land stipulated in this **DEVELOPMENT AGREEMENT**.

**AND WHEREAS** the Developer, after reviewing the proposal by the Owners to develop the said property which is owned and possessed by the owners herein subject to the terms and conditions hereinafter contained, have agreed to develop the said property on some terms and conditions as stipulated in this **DEVELOPMENT AGREEMENT**. Hence the Owners are entitled to get the entire Second Floor and the 50% of car parking spaces of the Proposed Ground Plus Three (G+III) storied building to be constructed including common areas and facilities together with undivided proportionate share of land of the premises. It is a condition between both the parties herein that if upon submission of the building plan after construction of the Third Floor to the Kolkata Municipal Corporation to sanction an additional floor i.e. Fourth Floor by the Kolkata Municipal Corporation then the land owners will be entitled to get the entire Fourth Floor alongwith undivided share over the First Schedule mentioned property and the Developer will bound to construct the Fourth



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Floor by his own cost. The details of Owners' Allocation have been more fully described in the **SECOND SCHEDULE**.

The Developer's Allocation shall mean **DEVELOPER'S ALLOCATION** the developer is entitled to get the entire First Floor and Third Floor and the 50% of car parking spaces of the Proposed Ground Plus Three (G+III) storied building to be constructed including common areas and facilities together with undivided proportionate share of land of the premises, more fully and particularly mentioned in the **THIRD SCHEDULE** written hereunder.

**NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**3. DEFINITIONS:** For proper clarification and understanding of these following terms, which have already been used several times and will come several times shall always mean and include.

**3.1. PROPERTY/PREMISES-** Shall always mean ALL THAT the piece and parcel of undivided and undemarcated land measuring about as per deed 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) along with a two storied 36 years old building standing thereon measuring about 2400 Sq.ft. (Ground Floor- 1600 Sq.ft & 1<sup>st</sup> Floor- 800 Sq.ft) be the same a little more or less, lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, of C.S. Khatian No.-303, C.S. Dag No.- 252, Assessee No.-211000704718, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal, more fully mentioned and described in the **FIRST SCHEDULE** hereunder written with newly constructed multi storied building erected thereon along with all easement right thereto.

**3.2. PROPOSED BUILDING:** shall mean the proposed multi-storied building to be constructed upon the said property.

**3.3. FLATS/APARTMENT:** Shall mean the unit of a self-contained accommodation of the said building for residential purposes having one or more rooms along with the kitchen, exclusively user of bath and privy, as per sanctioned plan with all modern amenities and facilities to use and enjoy the same exclusively



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and without any interruption from others along with free access and right to ingress and egress to and from the main entrance and public road.

**3.4. LAND OWNERS' ALLOCATION:** In accordance with the terms and conditions of this development agreement, the landowner herein will be entitled to the entire Second Floor and the 50% of car parking spaces of the Proposed Ground Plus Three (G+III) storied building to be constructed including common areas and facilities together with undivided proportionate share of land lying and situate at K.M.C. Premises No. 362/1E/4, N.S.C. Bose Road, **Assessee No.-211000704718**, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Dist.-South 24 Parganas, West Bengal. It is a condition between both the parties herein that if upon submission of the building plan after construction of the Third Floor to the Kolkata Municipal Corporation to sanction an additional floor i.e. Fourth Floor by the Kolkata Municipal Corporation then the land owners will be entitled to get the entire Fourth Floor alongwith undivided share over the First Schedule mentioned property and the Developer will bound to construct the Fourth Floor by his own cost.

**3.5. DEVELOPER'S ALLOCATION:** In accordance with the terms and conditions of this development agreement, the developer herein will be entitled to get First Floor and Third Floor and the 50% of car parking spaces of the Proposed Ground Plus Three (G+III) storied building at K.M.C. Premises No. 362/1E/4, N.S.C. Bose Road, **Assessee No.-211000704718**, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Dist.-South 24 Parganas, West Bengal.

**3.6. CAR PARKING SPACES:** shall mean the spaces on the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car scooters or all types of private vehicles defined under the Motor Vehicle Act.

**3.7. PLAN:** Shall mean a multi-storied building Construction plan to be sanctioned by the Kolkata Municipal Corporation by the Developer for the construction of new building. The developer can with the consent of the landowner amend or modify the plan sanctioned by the concern authority and get a revised sanction plan for construction of the building from concern authority.

**3.8. SPECIFICATION-** shall mean materials and specifications as recommended by the architect for the construction of the building and/or flats and/or constructed and/ or open portions on the said premises. All fittings as described in the **EIGHTH SCHEDULE** herein below and will be provided by the Developer in those flats.

**3.9. COMMON PARTS & PORTION-** Shall mean and include outer walls & columns, ultimate rooftop, lobbies, staircases, passageways, common electric meter, Common electric wiring & fittings, overhead & underground water tank, pump, pump fittings, septic tank, and other facilities whatsoever and surface drainage and sewerage



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and other facilities whatsoever more fully Described in **FOURTH SCHEDULE** hereunder Written.

**3.10. COMMON PURPOSE-** Shall mean and include the purposes of managing, maintaining and up-keeping the Common Areas and Installations, rendition of common services in common to the Co-Owner/Developer, collection and disbursement of the Common Expenses and administering and dealing with the matter of the common interest of the Co-Owner/Developer and relating 'to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

**3.11. COMMON EXPENSES/MAINTENANCE CHARGES-** This shall mean the proportionate share of common expenses to be paid by the Purchasers for a rendition of common services.

**3.12. UNDIVIDED SHARE-** Shall mean all that the undivided variable imitable proportionate share in the land comprised in the said premises attributable to and allocable to the said Flat.

**3.13. SHARE OF EXPENSES-** Wherever any expenses or costs are mentioned to be borne or paid proportionately by the Purchasers, then the amount payable by the Purchasers shall, unless otherwise specified, be in Proportion to the areas of the respective Purchasers' respective flats.

**3.14. ASSOCIATION-** 'Shall mean the Association/ Committee or Society that may be formed and registered by the Owners for the common purposes as may be deemed proper and necessary by the Developer.

**3.15. TRANSFORMER EXPENSES-** Shall mean all Purchasers have to pay the expense equally to install a transformer in the **First Schedule** mentioned property, if necessary, to be installed or as may be directed by the Power Supply Authority.

**3.16. GOODS AND SERVICE TAX:** This shall mean the Purchasers/s shall have to pay the GST calculated on the property to the Developer at the prevailing rate of the GST Authority, and the developer should give proper receipt of the same to the Purchasers/s.

**3.17. ADDITIONAL WORKS:** This shall mean the Purchasers/ s shall have to pay the additional cost of works, if any, which are necessarily ordered/expected by the Purchaser/Purchasers.

**3.18. WATER SUPPLY:** This shall mean K.M.C. water with a submersible pump with a supply from the common overhead reservoir. One underground concrete and brick water reservoir at the ground level will be constructed and will relate to the



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overhead water tank/ s and the water supply line. The proper size of 'Ferrule' will have to be applied to the concerned Supply Department by the Developer.

**3.19. ELECTRIC SUPPLY-** Shall mean One **COMMON METER** for the use of General Lighting for all electrical arrangements in common spaces like adequate Lighting at the Staircase, Parking Space, Terrace, pump room, and Boundary wall will be provided by the Developer, and the deposit money for the same will be deposited by the Developer out of his expenses to the CESC Ltd. also the expenses for the entire individual flat's Electric Meter under developer's allocation and deposit for the same will be provided by individual flat owner to CESC Ltd. Developer may only co-operate for the same.

**3.20. NOTICE-** Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. Notice of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

**3.21. JURISDICTION:** Only the Principal Civil Courts of Kolkata shall have the jurisdiction to entertain, try, and determine all actions and proceedings between the parties relating to or arising out of this Agreement or connected in addition to that.

**3.22 UNAVOIDABLE CIRCUMSTANCE** shall mean natural calamities, earthquakes, civil disorder, or political unrest by which the construction work of the proposed building can be disturbed, stopped, or suspended for a considerable time.

**3.23 FORCE MAJEURE:-** shall mean and include unnatural calamities, Acts of God, floods, earthquakes, riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, transport strikes, acquisitions, requisitions, notices or prohibitory orders from Corporation or any other statutory body or any Court, government action or regulations, new and/or changes in rules, laws or policies affecting or likely to affect the Project, and/or any reasons/circumstances beyond the control of the **DEVELOPER**.

**3.24 WAIVER:** Failure or delay by either Party to insist upon the strict performance of any terms and provision of this agreement or to exercise any right available to a party upon a breach of default shall not constitute a waiver of such breach or default or any subsequent breach of such terms and provision. No waiver of any breach shall affect or alter this Agreement, but each term of this Agreement shall continue to be in full force and effect concerning other terms.



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**3.25 WORDS:** - shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa. Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly, words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER** Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

**3.26 COMPLETION PLAN AND COMPLETION CERTIFICATE** - Time is the main essence of this contract. Subject to Force Majeure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions and must obtain a 'Building Completion Certificate' along with a 'Building Completion Plan', within a period of 24 months (with a grace period of 6 months) from execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities. The Developer shall be bound to legally obtain an approved completion certificate from the concerned authority at its own cost and responsibility. If any fine regarding the construction of the building is imposed by the competent authority, said cost shall exclusively be borne by the Developer.

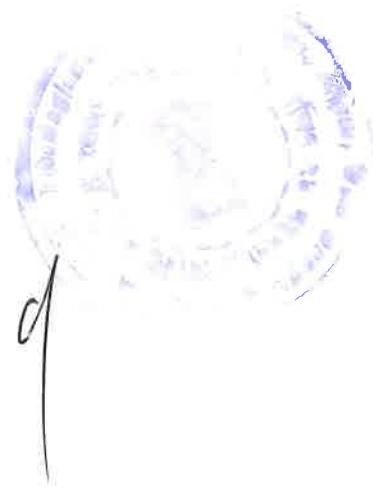
**3.27 CONFIRMING PARTY**- The developer shall be the confirming party in sale deeds and agreements only in Respect of the flats under the developer's allocation, as the sale proceedings' consideration 'will be paid to the Developer, Accordingly, memo of consideration also will have to be witnessed in the name of the Developer.

**3.28 DELIVERY OF THE XEROX COPY**- 'Shall mean the developer shall deliver a xerox copy of the registered sale deeds in respect of the developer's allocated flats and car parking spaces to the Land Owner before the registration of the said deeds.

**3.29 INTENDING BUYERS**- Shall mean and include the person or persons or party or parties to whom any flat/unit or other spaces in the new building may hereafter be agreed to be transferred.

#### **4 DEVELOPER'S OBLIGATIONS:**

**4.1** That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property with its fund and resources or by any other funds procured by taking advance from the intending buyers, who are willing to purchase any flat/spaces in the said building which



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belongs to the Developer's Allocation, provided the Developer fulfill the following obligations towards the Land Owners. The Developer shall ensure that the property under development will not be encumbered in any manner.

**4.2** The developer will construct the proposed building upon the said property strictly as per the building plan sanctioned by the concerned authority.

**4.3** The developer shall have to maintain the proper specifications as per the building plan and as per the advice of the Architect and Land Owners' allocation given below.

**4.4** The Developer shall have to appoint a professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the building/ buildings.

**4.5** The entire cost and expenses for the construction of the building will be borne by the Developer, and the Developer shall have no claim or demand in any part of the said expenses from the Land Owner.

**4.6** That after completion of the said building(s), the developer shall have to deliver the Land Owner, which is more fully and particularly mentioned herein. The Land Owners shall not have to bear any expenses or have to pay any consideration for this development project.

**4.7** That the Land Owners' Allocation mentioned in the **SECOND SCHEDULE** herein below will be delivered for the first time by the developer to the Land Owner in finished, ready, and habitable condition in all respects with all modern amenities and fittings before delivery of any flat or constructed part of the Developer's Allocation to any other person.

**4.8** That the delivery of possession of the Owners' Allocation in the building in favour of the Land Owner will be made by the developer within a period of 24 months (with a grace period of 6 months) from the date of execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities.

**4.9** The Developer shall have no right or shall not be entitled to sell, transfer, and /or encumber in any manner the said reserved portion of the Land Owners more fully described in the **THIRD SCHEDULE** herein below, along with the common areas/amenities.

**4.10** The developer shall act as an independent contractor in constructing the building and undertake to keep the Land Owner indemnified from time to time against all third-party claims, including any Government, Quasi Govt. Local authorities, Electric Supply, Telephone, etc., and actions arising out of any act of



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commission or accident such as loss of life/lives of laborers, and allied natures or things in or relating to the construction of the building/development of the property.

**4.11** That the Developer shall be responsible for fulfilling all the above-mentioned obligations towards the landowners, failing which the land Owners shall have every option to claim damages and/or cancel or rescind the present agreement. The Developer agrees to the following, which the landowners have also agreed to.

**4.12** That the Developer shall install a separate electric meter in the name of the land owners and/or their nominees in the proposed building for the flats to be held by the Owners. The meter installation charges and security deposit, if any, for the same will be borne by the landowners.

**4.13** That the Land Owners shall not be liable or responsible concerning the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

**4.14** That if the Developer fails to deliver the possession of the owner's allocation within the stipulated period of 24 months, considering the subsistence of unavoidable circumstances, a term of 6 months (in addition to the stipulated period of 6 months) will be provided to the developer. The developer will also lose the allocation as described in Part II of the Second Schedule.

**4.15** The Developer shall hand over the Owners' Allocation, along with the Completion Certificate obtained from the concerned authority.

## **5. RIGHTS AND PRIVILEGES OF THE DEVELOPER:**

5.1. That if any additional construction is done by the Developer (on getting proper permission from the concerned authority i.e. will have proper drawing and reflection in Revised Plan/Building Completion Plan) at their discretion, that shall be adjusted in 40: 60 (Land Owner: Developer) ratio.

5.2. That save except those portions which shall be kept reserved for the Land Owners, the Developer shall be entitled to sell and or transfer rest flats, car parking space/spaces with a proportionate share of common areas of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the Developer.

5.3. The Developer shall be entitled to receive the entire consideration money



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from the intending buyers of the Developer's Allocation against issuing proper receipt thereof, and the Memo of Consideration in conveyance will have to be marked in the name of the Developer.

5.4. The Land Owners shall have no right and or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever, and further the Land Owner shall not be entitled to claim the profit of the said venture or party thereof.

5.5. The Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue in any term as the Developer may think fit and proper.

5.6. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the indenting buyer in respect of the flat/space of the building **only relating to Developer's Allocation** after handing over the possession of the reserved portion to the owner and further shall be entitled to present before the Registration Offices all those Deeds and Documents of transfer in favour of all intending buyers on behalf of Land Owners and for that purpose the land Owner will execute a registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un demarcated impartible proportionate share of the land under **FIRST SCHEDULE** property in favour of the flat buyers and the land on will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

## 6. LANDOWNERS' OBLIGATIONS AND PRIVILEGES:

6.1. That during the period of construction of the proposed building, the developer shall be in absolute possession of the said property as required for construction and the land owner shall not be entitled to disturb the possession of the developer in a manner whatsoever, provided the construction of the building is done as per the terms of this agreement.

6.2. That the land Owners do hereby declare that 'they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the **FIRST SCHEDULE** below is free from all



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encumbrances, disputes, litigations and in the mean time, they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal and/or any other statutory body at the time of signing of this agreement. So, being satisfied with the marketable title of the said property and the same being free from all encumbrances, the Developer herein has entered into this Agreement.

6.3. The Land Owner shall at the time of execution of this present deliver to the developer all original documents regarding the title of the land other papers and documents against proper receipts from the developer.

6.4. That the land owners shall not be required to share or pay any portion of the cost for construction of the proposed building, including the cost of construction of the landowner's allocation more fully described in the **SECOND SCHEDULE, PART I.**

6.5. The land Owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flat spaces of the building to the intending buyers. But shall have absolute right and authority to inspect the main structural part of the building as well as the construction of the Owners' portion from time to time.

6.6. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land Owners will execute a Registered Power of Attorney at the cost of the Developer in favour of the Developer empowering its administrator in the office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building to any intending buyers on relating to Developer's Allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favor of the flat buyers from the developer's allocation.

6.7. That in the event that a co-operative society and/ or Association be formed the Landowners shall become a member of the said Society and/ or Association be formed and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and taxes in respect of their allocation for maintenance of the common areas, facilities, etc.

## 7. TIMEFRAME

7.1. The Developers shall complete the construction of the entire said property along with all amenities and with an Occupation Certificate (O.C.) within 36 months



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from the date of execution of this agreement.

7.2. If the Developers are prevented from carrying on the construction and development activities of the said property for any reasons which are beyond the control of the Developers such as (i) war, civil commotion, accident, strikes, or act of God affecting the said property; (ii) Any notice, order, rule, notification of the Government or other public, judicial or Competent Statutory Authority affecting the development of the said property; and (iii) Non-availability of steel, cement or any other building materials, water for construction or supply of electric power; and which circumstances have not arisen due to default of the Developers, the time for completion of the project shall stand suitably extended considering the period of delay occasioned on account of such reasons.

## 8. CANCELLATION AND ARBITRATION:

8.1. All communication in the form of letter, notice, or correspondence from/to either of the parties will be made to the address written in the agreement and page of this present and will be communicated by postal services or personal peon services article and letter, notice sewed upon either of the parties by other.

### 8.2. ARBITRATION:

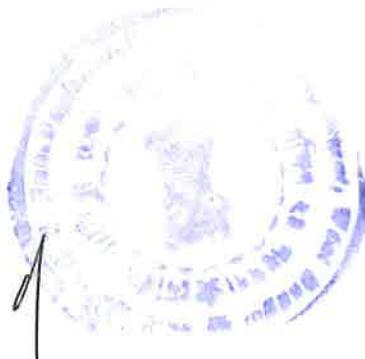
**(a) Disputes to be settled by Arbitration:** Any dispute, controversy, or claims between the parties hereto arising out of or relating to this Agreement or the breach, termination, or invalidity thereof, shall be settled by arbitration by the provisions of the Arbitration and Conciliation Act, 1996, and amendments thereof.

**(b) Arbitral Tribunal:** The arbitral tribunal shall be composed by mutual consent of the parties or to be decided by the appropriate court of law having jurisdiction to decide it.

**(c) Place of Arbitration:** The place of arbitration shall be Kolkata, and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.

**(d) Language and Applicable Law:** The arbitral proceeding shall be conducted in the English language, and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

**(e) Award Final and Binding:** The award of the arbitral tribunal shall be final, conclusive and binding upon the Parties hereto, and the Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions



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of the Arbitration and Conciliation Act, 1996.

**(f) Summary Proceedings and Interim Awards:** The Arbitrator shall have the right to proceed summarily and to make interim awards.

### **THE FIRST SCHEDULE**

#### **THE DESCRIPTION OF THE LAND**

**ALL THAT** the piece and parcel of undivided and undemarcated land measuring about as per deed 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) along with a two storied 36 years old building standing thereon measuring about 2400 Sq.ft. (Ground Floor- 1600 Sq.ft. & 1<sup>st</sup> Floor- 800 Sq.ft) be the same a little more or less, lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, of C.S. Khatian No.-303, C.S. Dag No.- 252, **Assessee No.-211000704718**, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal, which is butted and bounded by :

**ON NORTH:** 30 ft. wide road with pavement and drain

**ON SOUTH:** 30 ft. wide road with pavement and drain

**ON EAST:** 362/1E/1, N.S.C Bose Road

**ON WEST:** 362/1K, N.S.C Bose Road

### **THE SECOND SCHEDULE**

#### **THE DESCRIPTION OF THE OWNERS' ALLOCATION**

In accordance with the terms and conditions of this development agreement, the landowner herein will be entitled to the entire Second Floor and the 50% of car parking spaces of the Proposed Ground Plus Three (G+III) storied building to be constructed including common areas and facilities together with undivided proportionate share of land lying and situate at K.M.C. Premises No. 362/1E/4, N.S.C. Bose Road, **Assessee No.-211000704718**, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Dist.-South 24 Parganas, West Bengal. It is a condition between both the parties herein that if upon submission of the



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building plan after construction of the Third Floor to the Kolkata Municipal Corporation to sanction an additional floor i.e. Fourth Floor by the Kolkata Municipal Corporation then the land owners will be entitled to get the entire Fourth Floor alongwith undivided share over the First Schedule mentioned property and the Developer will bound to construct the Fourth Floor by his own cost.

### THE THIRD SCHEDULE

#### THE DESCRIPTION OF THE DEVELOPER'S ALLOCATION

In accordance with the terms and conditions of this development agreement, the developer herein will be entitled to get First Floor and Third Floor and the 50% of car parking spaces of the Proposed ~~Ground Plus Three (G+III) storied~~ building at K.M.C. Premises No. 362/1E/4, N.S.C. Bose Road, ~~Assessee No.-211000704718~~, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Dist.-South 24 Parganas, West Bengal.

### THE FOURTH SCHEDULE

#### DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES, AMENITIES, & INSTALLATIONS

The following are the Common parts, portions, areas, facilities, amenities and installations mentioned in these presents:

1. Electric wiring and fittings and fixtures for lighting the common passage in the building.
2. Electric Meter of CESE LTD.
3. Staircase of the building up to the roof and staircase landing, including the roof of the top floor.
4. Common passage and Common land.
5. Corporation water, overhead common water tank, Motor Pump for lifting water with pipe fittings, distribution pipes. Septic Chamber, its fittings, and sewerage.
6. Electric wiring fittings in common places and Common Electric Meter Space.
7. Lift and Lift Room
8. Drains, sewer pipes, rainwater pipes from the roof and floors, bathrooms,



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privies, and all equipment for common use.

9. Boundary walls and Main gate.

10. Such other common parts, areas, equipment, installation, fixtures, fittings, and spaces in or about the said building as are necessary for the passage to or user and occupancy of the flats in common and as are specified expressly to be the common parts after construction of the building.

**THE FIFTH SCHEDULE ABOVE REFER TO**  
**(COVENANTS AND COMMON RESTRICTIONS)**

The owners and all unit owners shall always strictly adhere to the following restrictions:

1. The owners and/ or unit owners shall not do the following
2. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
3. Violate any of the rules and/or regulations laid down for the common purpose and the user of the common portion.
4. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
5. Alter any portion, elevation, or color scheme of the new building.
6. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish, or other refuse in the common portions save at the place indicated or worked thereof.
7. Place or cause to be placed any article or object in the common portion.
8. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/Commercial) Carry or on the cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done that is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:



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## THE SIXTH SCHEDULE

### SPECIFICATIONS OF CONSTRUCTION OF THE BUILDING

1. R.C.C. work : Reinforced cement concrete for the column, beam, slab etc. as per drawing. Cement should be used by – ACC, Lafarge, Birla, Ultra Tech.
2. Brick : 1<sup>st</sup> Class Brick or 2<sup>nd</sup> Class picket will be used for 10", 8", 5" and 3" brickwork mortar; the ratio (sand: cement) shall be 6:1, 5:1 and 4:1 respectively. Soling Brick would be used in case of only soling purpose.
3. Plaster work : Any wall plaster (inside or outside), any ceiling plaster will be in the respective ratio of 6:1 and 4:1 & ceiling
4. Floor work : Vitrified Tiles flooring. Vitrified Tiles properly cut (size 2ft\*2ft, more or less) and polished (2 times cut with the machine and after that finished with acid with the machine for one time). Kitchen slab will be filled with Granite.
5. Wall work : 4" skirting or Dado up to 7' height tiles will be fitted in the bath-rooms, cooking wall platform and the adjacent wall tiles will be fitted up to 2' height in the kitchen.
6. Door Frame : 4" x 2½" sal wood door frame according to the door size for the main door, all other doors would be 3"x3" and kitchen and toilet doors would be 3"x2½".
7. Door : Main door will be of 35mm thick and other inside doors will be 35mm thick phenol bonded flush door finished with wood primer and painting and necessary fittings. Inside door shutters will be of 35mm thick. C.P. or TATA PRAVESH
8. Window : PVC window with M.S. Grill (Straight lane design) of 5mm strip with iron stay and handle covered with 3mm glass (P-Net) proper painted with primer. All Aluminium windows made with Door type glass and mosquito screen.
9. Water Supply : Main source of water will be the supply of Corporation Water will be stored in an underground reservoir and lifting of water to overhead reservoir will be done by a 1 H.P. electric operated pump (standard made). Water will be



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supplied to each flat from overhead tank.

10. Sanitary & Plumbing : The sewerage line inside the premises of the proposed building shall be connected with the Corporation's sewer through the master trap (underground), all soil pipe will be of P.V.C. 4" dia, will be properly fixed with the wall and concealed to pit. Main water line from road to the underground reservoir & to the overhead reservoir to each flat will be by  $\frac{3}{4}$ " tube of standard make P.V.C. All the internal connections viz. Inside the bathroom, kitchen would be of  $\frac{1}{2}$ " P.V.C. tube (HDP) of standard make open system P.V.C. rain water pipe will be used for roof water disposal.

11. Bathroom : English type all would be open (non-concealed) with Cistern. All porcelain material will be of Hind Ware / Jaguar / Parry Ware, and of white colour. Two nos. of Bib clock and 1 no. shower connection will be provided.

12. Basin/Sink : Three basins of white colour will be provided. One basin will be provided in the Dining Hall and other to will be provided in two toilets. One Sink will be provided in the kitchen.

13. Electric : Electrical fittings such as bulb, tube, fan, bell, exhaust fan, etc. will not be provided. Expenses towards meter deposit, service charges or any expenses towards CESC will be borne by the Developer. Arrangement for the main line laying will be done by the Developer.

14. Common Point: Common Point for main gate passage surrounding the building pump room stair gate land, terrace.

15. Bedrooms : 2 light point, 1 fan point, 5 Amp. Plug point at board (concealed) 1 AC point.

16. Dining/Drawing: 2 light points, 2 fan points, 1 plug point (5 Amp) at Board, 1 power point (15 Amp) for Freeze (Concealed).

17. Bathroom : 1 light point, 1 power point (15 Amp) at Board (Concealed), 1 (one) Geyser & Exhaust Fan point.

18. Kitchen (Con) : 1 light point, 2 power points - 1 power point with 5 Amp and another 1 power point with 15 Amp at Board, 1 exhaust fan



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point.

19. Balcony : 1 light point (Concealed). & Fan Point

20. Covering of Roof : The Roof will have sufficient slope to drain away the rain water with the help of a channel at the edge of the slope.

21. Roof Treatment : Roof will be treated by I.P.S. floor, net cement finish after chemical works.

22. Pavement/ : 3" flat soling Jhama soling 1" cement concrete with  $\frac{1}{4}$ " stone chips cement and sand 4:3:1 ratio finished with neat cement, rope lining.

23. Main Gate : Made with the M.S. Bar (Modern design with locking arrangement)

24. Painting : Putty rooms and outside two coats weather coat. 1 coat primer and 2 coats enamel painted doors, windows and grills. Interior painting (premium brand) will be borne by the Developer.

25. Lift : 4-5 passenger with reputed make

**NOTE :** Every wire will be of Havel's/Fenolex brand and switch plugs etc. of Crabtree/Anchor Brand and switchboard will be plastic sheet.



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IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by  
within named LAND OWNERS AND  
DEVELOPER in the presence of  
WITNESSES.

*Gopal Kundu.*

*Renu Kundu*

---

SIGNATURE OF LAND OWNERS

1. *Angelisa Chakrabarty*  
E/31/A, Rangarh  
Kolkata - 700042.

2. *Pallabi Ganguly*  
301, South Roy Nagar,  
Bansdroni, Kol - 70.

G. P. Housing Pvt. Ltd.

*Gopal Kundu*

Director

---

SIGNATURE OF DEVELOPER

DRAFTED BY ME AS PER  
INSTRUCTIONS AND DOCUMENTS  
PROVIDED BY THE CLIENT

*Biplab Dey.*

**Mr. BIPLAB DEY (WB/660/1992)**  
**Advocate**

*The City Civil Court's Bar Association,  
2 & 3, K.S. Roy Road, 2<sup>nd</sup> floor,  
Kolkata - 700001.  
Ph.no. 9831294305*



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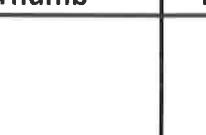
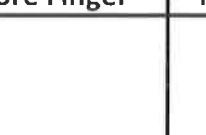
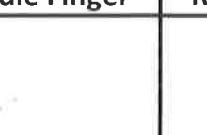
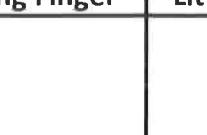
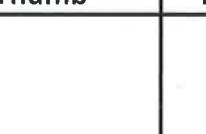
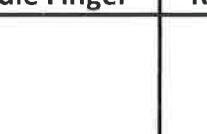
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## SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Gopal Kunji</i>	<b>LEFT HAND</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
<b>RIGHT HAND</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
						

 <i>Renu Kunji</i>	<b>LEFT HAND</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
<b>RIGHT HAND</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
						

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<b>LEFT HAND</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
<b>RIGHT HAND</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					



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# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020620252009238212

## GRIPS Payment Detail

GRIPS Payment ID:	020620252009238212	Payment Init. Date:	02/06/2025 20:58:03
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8598386465545	BRN Date:	02/06/2025 20:58:32
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

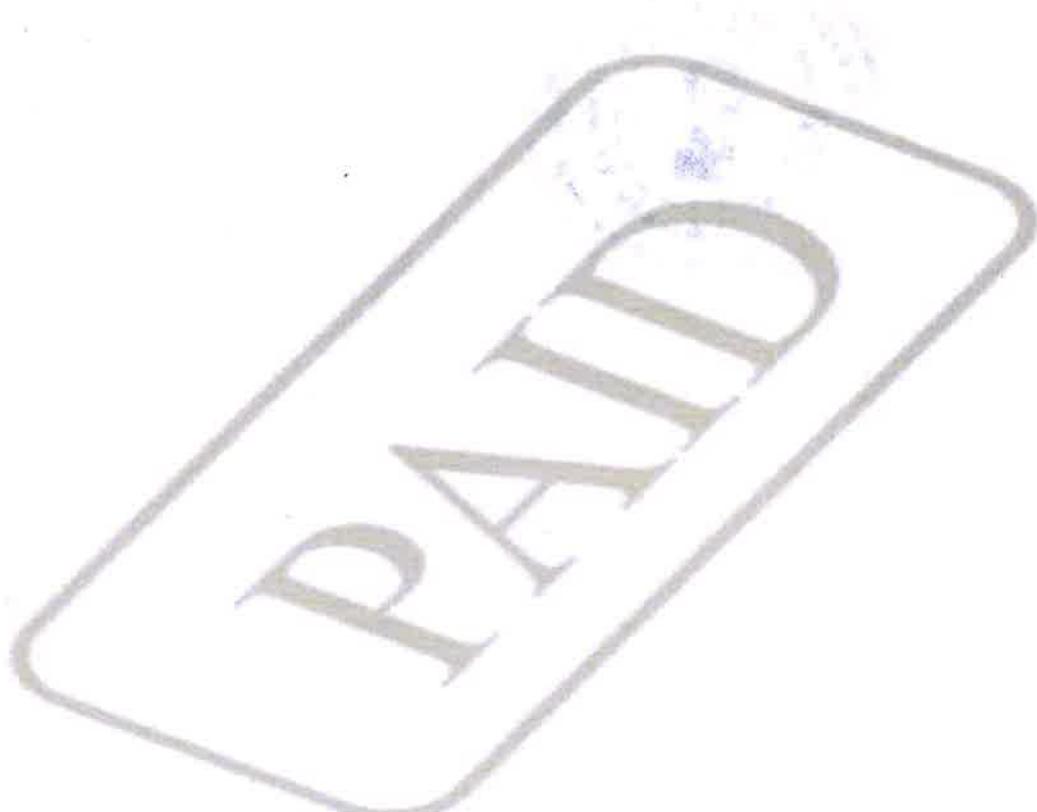
Depositor's Name: Mr GOPAL KUNDU  
Mobile: 9830135704

## Payment(GRN) Details

SL. No.	GRN	Department	Amount (₹)
1	192025260092382158	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE 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



192025260092382158

#### GRN Details

GRN:	192025260092382158	Payment Mode:	SBI Epay
GRN Date:	02/06/2025 20:58:03	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8598386465545	BRN Date:	02/06/2025 20:58:32
Gateway Ref ID:	160236876456	Method:	State Bank of India UPI
GRIPS Payment ID:	020620252009238212	Payment Init. Date:	02/06/2025 20:58:03
Payment Status:	Successful	Payment Ref. No:	2001533298/1/2025

[Query No/\*/Query Year]

#### Depositor Details

Depositor's Name:	Mr GOPAL KUNDU
Address:	8/1A, BAISHNABGHATA BYE LANE, KOLKATA-700047
Mobile:	9830135704
EMail:	gopalkundu1969@gmail.com
Period From (dd/mm/yyyy):	02/06/2025
Period To (dd/mm/yyyy):	02/06/2025
Payment Ref ID:	2001533298/1/2025
Dept Ref ID/DRN:	2001533298/1/2025

#### Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001533298/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001533298/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



### Major Information of the Deed

Deed No :	I-1601-01259/2025	Date of Registration	03/06/2025
Query No / Year	1601-2001533298/2025	Office where deed is registered	
Query Date	02/06/2025 4:32:56 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831294305, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,29,07,337/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

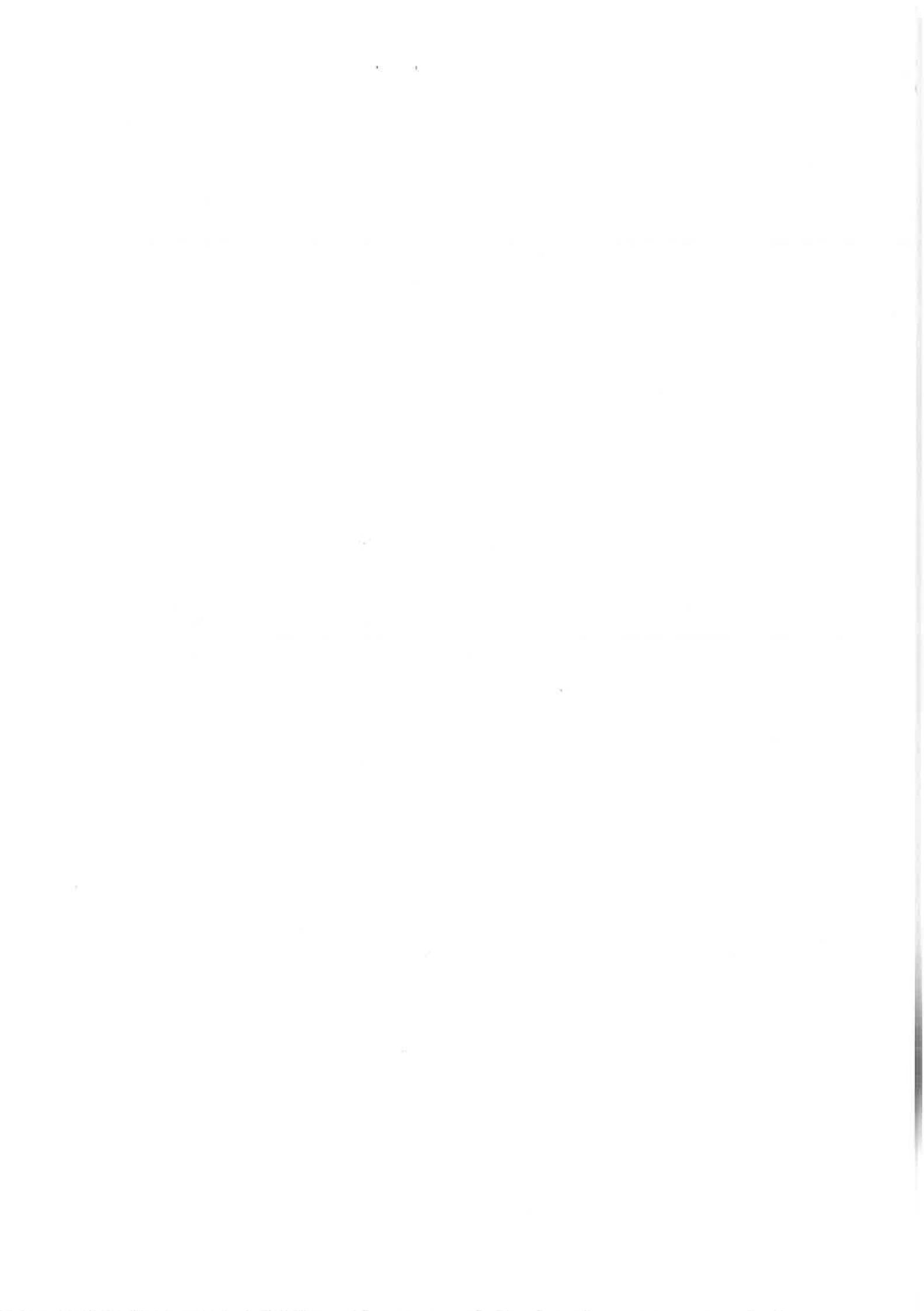
#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 – Ward No. 100) , , Premises No: 362/1E/4, , Ward No: 100 Pin Code : 700047

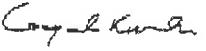
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 15 Sq Ft	1/-	1,14,58,337/-	Property is on Road
	Grand Total :			7.5625Dec	1 /-	114,58,337 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	1/-	14,49,000/-	Structure Type: Structure, Status of Completion : Completed
	Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	2400 sq ft	1 /-	14,49,000 /-	

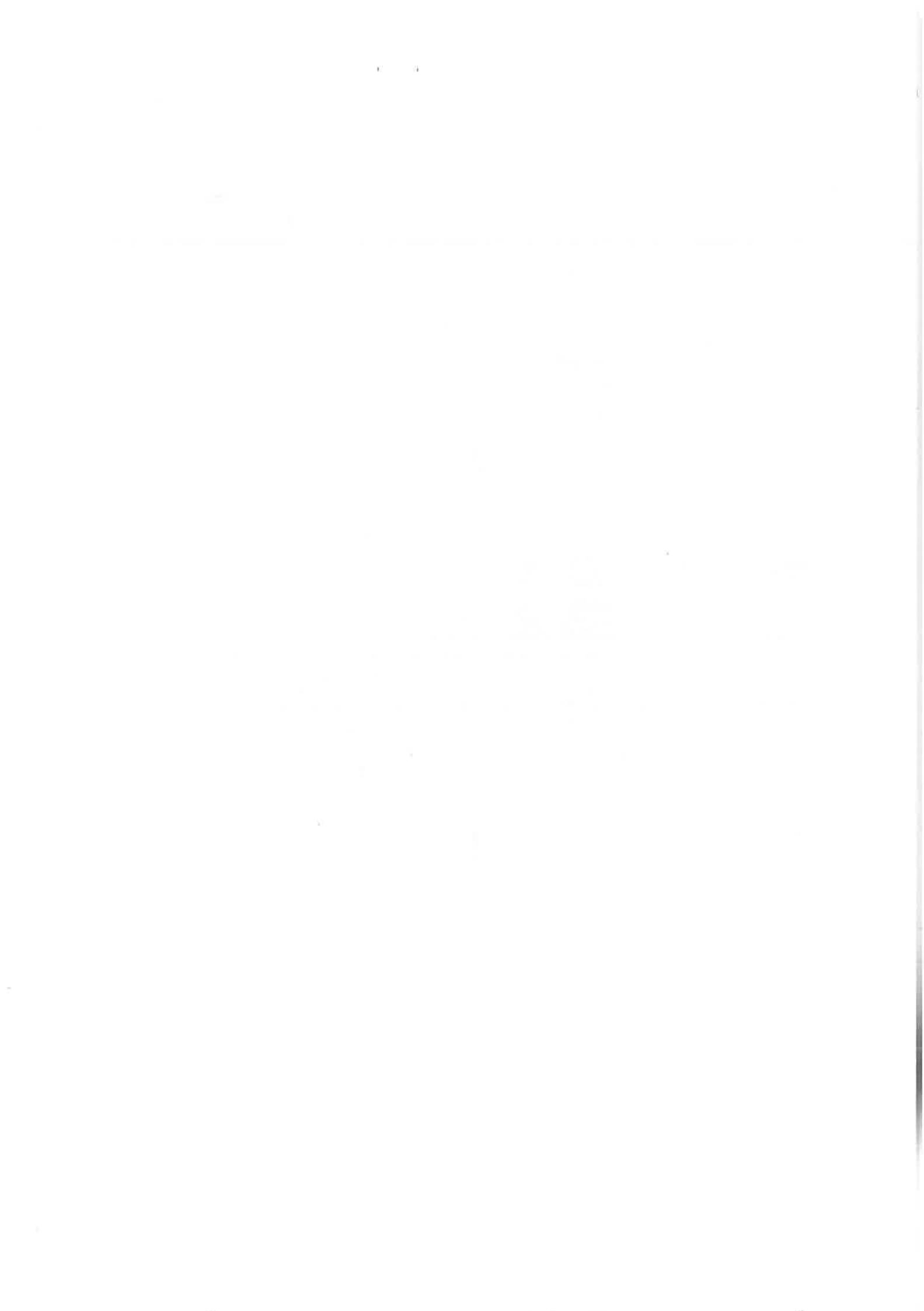


Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr GOPAL KUNDU (Presentant )</b> Son of Late DASARATH KUNDU Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office		 Captured	
8/1A, BAISHNABGHATA BYE LANE, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Smt RUNA KUNDU</b> Wife of Mr GOPAL KUNDU Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office		 Captured	
8/1A, BAISHNABGHATA BYE LANE, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>G.P.HOUSING PRIVATE LIMITED</b> 19T, BAISHNABGHATA BYE LANE, 8/1A, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx1G,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
	<b>Mr GOPAL KUNDU</b> Son of Late DASARATH KUNDU Date of Execution - 03/06/2025, Admitted by: Self, Date of Admission: 03/06/2025, Place of Admission of Execution: Office	 Jun 3 2025 1:19PM	 Captured	 03/06/2025
8/1A, BAISHNABGHATA BYE LENE, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status : Representative, Representative of : G.P.HOUSING PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

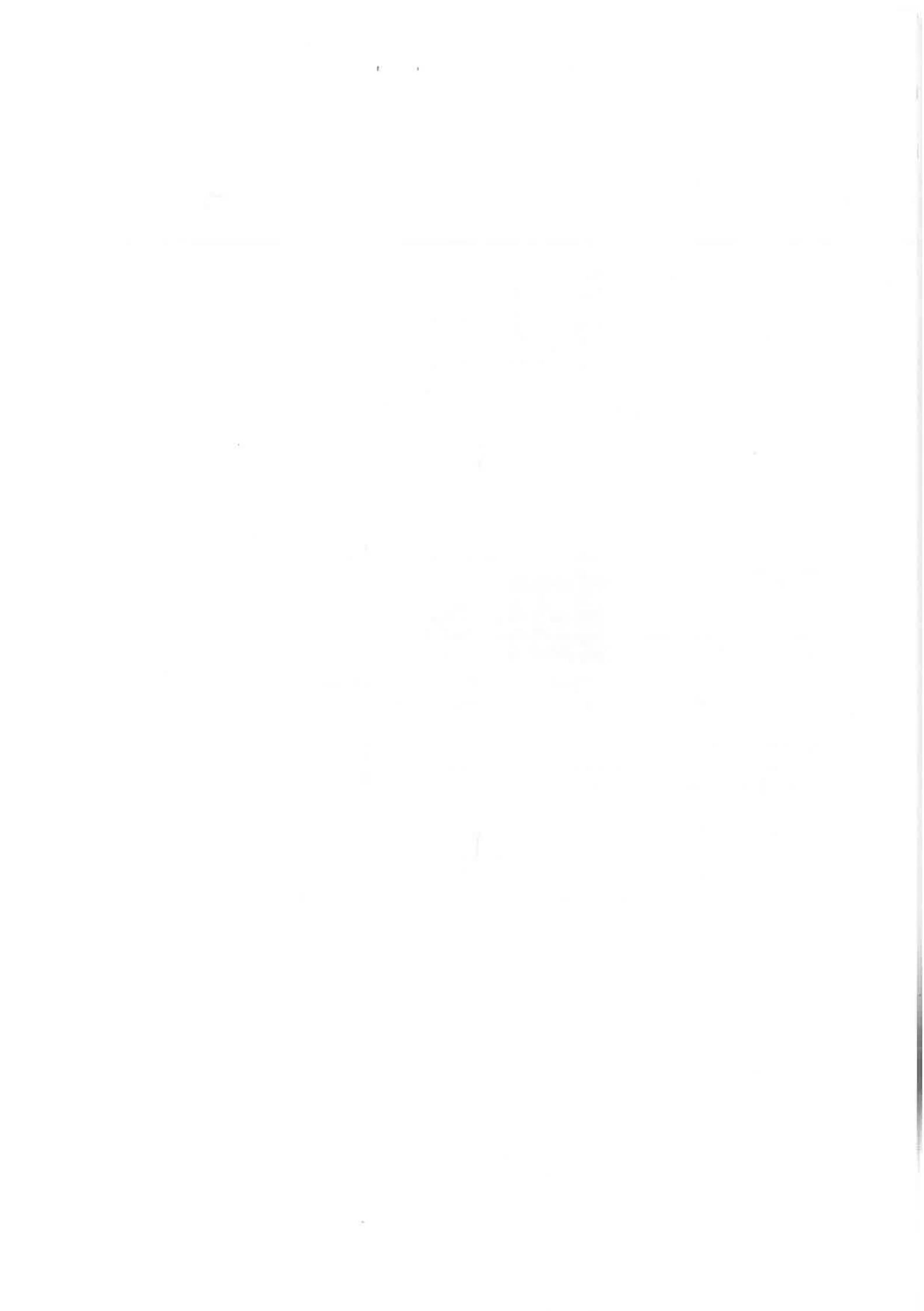
Name	Photo	Finger Print	Signature
<b>Mr BIPLAB DEY</b> Son of Late NARAYAN CHANDRA DEY CHITTARANJAN COLONY,, 3/62, City:- Not Specified, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	 03/06/2025	 Captured	 03/06/2025
Identifier Of Mr GOPAL KUNDU, Smt RUNA KUNDU, Mr GOPAL KUNDU			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL KUNDU	G.P.HOUSING PRIVATE LIMITED-3.78125 Dec
2	Smt RUNA KUNDU	G.P.HOUSING PRIVATE LIMITED-3.78125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL KUNDU	G.P.HOUSING PRIVATE LIMITED-1200.00000000 Sq Ft
2	Smt RUNA KUNDU	G.P.HOUSING PRIVATE LIMITED-1200.00000000 Sq Ft



Endorsement For Deed Number : I - 160101259 / 2025

On 03-06-2025

**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 10:55 hrs on 03-06-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr GOPAL KUNDU , one of the Executants.

**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 1,29,07,337/-

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

Execution is admitted on 03/06/2025 by 1. Mr GOPAL KUNDU, Son of Late DASARATH KUNDU, 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt RUNA KUNDU, Wife of Mr GOPAL KUNDU, 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indentified by Mr BIPLAB DEY, , , Son of Late NARAYAN CHANDRA DEY, CHITTARANJAN COLONY,, 3/62, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-06-2025 by Mr GOPAL KUNDU, DIRECTOR, G.P.HOUSING PRIVATE LIMITED (Public Limited Company), 19T, BAISHNABGHATA BYE LANE, 8/1A, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047

Indentified by Mr BIPLAB DEY, , , Son of Late NARAYAN CHANDRA DEY, CHITTARANJAN COLONY,, 3/62, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2025 8:58PM with Govt. Ref. No: 192025260092382158 on 02-06-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay ), Ref. No. 8598386465545 on 02-06-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 13449, Amount: Rs.10.00/-, Date of Purchase: 08/05/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2025 8:58PM with Govt. Ref. No: 192025260092382158 on 02-06-2025, Amount Rs: 20,020/-, Bank: SBI EPay ( SBlePay ), Ref. No. 8598386465545 on 02-06-2025, Head of Account 0030-02-103-003-02



Md Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1601-2025, Page from 41920 to 41953**

**being No 160101259 for the year 2025.**



Digitally signed by MD TABIS ANSARI  
Date: 2025.06.03 13:57:41 +05:30  
Reason: Digital Signing of Deed.

**(Md Tabis Ansari) 03/06/2025**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS**

**West Bengal.**