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

13-12-24

DEVELOPMENT AGREEMENT/CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT/CONSTRUCTION AGREEMENT made this the 13th
Day of December 2024 (Two Thousand Twenty Four) BETWEEN

27 NOV 2024

29569

No..... ₹ 20/- Date.....

Name : M/S. Sabyasachi construction

Address : 8. Dabur park

KOI-811

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

[Handwritten signature]



Identified by

Sipal Roy Advocate
S/o Late Sukumar Roy
Alipore Police Court
Koi-27

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

13 DEC 2024

(1) SMT. CHITRA BHATTACHARJEE (NEE BANERJEE) widow of Late Bidyut Bhattacharjee and daughter of Late Sudhish Chandra Banerjee by faith Hindu, Nationality Indian, by occupation Retired Service holder having PAN NO.AFNPB5708E and Aadhaar No.2026 2343 3463 (2) SMT. SUVRA BANERJEE daughter of Late Sudhish Chandra Banerjee by faith Hindu, Nationality Indian, by occupation Retired service holder having PAN NO.ANKPB8764D and Aadhaar No.7389 3416 0312 both are residing at Premises No.18, Barada Avenue, P.O.- Garia, P.S. Patuli, Kolkata-700084 hereinafter referred to as the **LAND OWNERS/OWNERS** (which expression shall unless otherwise excluded by or repugnant to the context mean and include their heirs executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/S SABYASACHI CONSTRUCTION, having GSTN 19AKXPS0409A1Z1 at Postal Premises No. 8 Dabur Park, and KMC premises No.27 Raja S. C. Mullick Road, P. S.-Patuli, Kolkata-700084 represented by its Proprietor SRI SABYASACHI SUTRADHAR, having PAN No. AKXPS0409A and Aadhaar No.8163 3155 2605, son of late Surendra Nath Sutradhar, residing at A/7 New Raipur, P.O. Garia, Police Station – PATULI, Kolkata – 700 084 hereinafter referred to as **PROMOTER/DEVELOPER/SECOND PART** (which expression shall unless excluded by or repugnant to the context mean and be deemed to include its executors, successors-in-office/chair, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS by virtue of a deed of conveyance dated 16th February, 1962 one Sudhish Chandra Banerjee of 35, Sovabazar Street, P.S. Shyampukur, Kolkata-700005, the deceased father of the One Part herein, purchased the property All that piece and Parcel of land containing by estimation 4(four) Cottahs 15(fifteen) Chittaks and 10(ten) Sq.ft. be the same or little more or less situated lying at Mouza Baishnabghata, under the Dag No. 661, after B.L. & L.R.O. mutation the New Khatian No. 1092 and 1093 (formerly Khatian No.30), and J.L. No. 28 under P.S.- Jadavpur, Dist. 24 Parganas (now known as Premises No 18, Barada Avenue,P.O.-Garia, P.S.- Patuli, Kolkata-700084, Dist. 24 Parganas South) from Taradhan Chattopadhyay (Ghatak) son of Late Barada Prasad Chattopadhyay (Ghatak) of Garia, Baishnabghata, Dist.-24 Parganas, and the deed was registered in the office of the Registrar of Assurance at Calcutta and recorded in Book No.-I, Vol. No. 42, Pages 294 to 300, Being No. 787 for the year 1962 and since purchase the said Sudhish Chandra Banerjee Seized and possessed of the same without any disturbances and hindrance whatsoever

and after mutating his name in the office of K.M.C. and on payment of rates and taxes to the appropriate authority or authorities and he subsequently erected a pucca two storied building thereon measuring 2000sq.ft. a little more or less which is more than 55 years old.

AND WHEREAS the said Sudhish Chandra Banerjee died intestate on 12/05/1993 leaving behind him his wife Smt. Aparna Banerjee (now deceased) and his four daughters namely Chitra Bhattacharjee, Sukla Banerjee (now deceased), Maya Banerjee (now deceased) and Ms. Suvra Banerjee as the only legal heirs and legal representatives of the said Sudhish Chandra Banerjee;

AND WHEREAS Shukla Banerjee, Maya Banerjee died on 16/04/2014, 26/06/2001 respectively who were unmarried.

AND WHEREAS The Owners are desirous of Development of their aforesaid landed property measuring about 4 (four) cottah 15 (fifteen) chittak 10sq.ft. but due to lack of fund, old age and experience they were not in a position to develop the same and accordingly they had approached (1) Sri Biswajyoti Bagchi son of Late Bibhas Bagchi by occupation business, by Nationality Indian residing at 4/153, Jatindas nagar, P.O. & P.S.- Belgharia, Kolkata-700056, and (2) Sri Sagnik Mukherjee son of Sri Arindam Mukherjee by occupation service by Nationality Indian, residing at 44F, Baishnabghata Road, P.O.-Naktala, P.S.- Netaji Nagar, Kolkata-700047 and execute a Development Agreement on 8th August 2019 and the said Development Agreement was duly registered at the office of the A.R.A. -IV Kolkata and recorded in its Book No.I, Volume No.1904-2019, Pages 371742 to 371798, Being No.190407769 for the year 2019 along with Development Power of Attorney, Being No.190407794 for the year 2019. At the time of Registration of the Development Agreement and Development Power of Attorney the Then Developer Paid Rs.2,02,000/- (Rupees Two Lakh Two Thousand) only to the Land-Owners.

AND WHEREAS Smt. Aparna Banerjee Owner No1 in the aforesaid Development Agreement died on 24/04/2021 leaving behind her two daughters Smt. Chitra Bhattacharjee and Suvra Banerjee as aforesaid as her only legal heirs and legal representatives.

AND WHEREAS the Development Agreement dated 08/08/2019 in respect of the said property being premises No.18 Baroda Avenue, P.S.-Patuli, P.O. Garia, Kolkata-700084, Dist. South 24 Parganas could not be further proceeded due to unavoidable circumstances and therefore, the parties i.e. Smt. Chitra Bhattacharjee and Smt. Suvra Banerjee Land Owners therein and (1) Sri

Biswajyoti Bagchi, and (2) Sri Sagnik Mukherjee Developer therein decided that they will not proceed further more and the said agreement to be made cancelled. Accordingly the Land Owners refund Rs. 2,02,000/- (Rupees Two Lakh Two Thousand) only to the Developer (1) Sri Biswajyoti Bagchi, and (2) Sri Sagnik Mukherjee by one Ch. No.838413 dt.03/02/2024 of Rs.1,01,000/- (Rupees One Lakh One Thousand) only and another Ch. No.848412 dt.03/02/2024 of Rs.1,01,000/- (Rupees One Lakh One Thousand) only both cheques are drawn on State bank of India Baroda Park Branch.

AND WHEREAS Smt. Chitra Bhattacharjee and Smt. Suvra Banerjee the owners and "(1) Sri Biswajyoti Bagchi, (2) Sri Sagnik Mukherjee Developer on mutual understanding execute a Cancellation of Development Agreement on 3rd February, 2024 and the said Cancellation of Development Agreement was duly registered at the office of the Additional Registrar of Assurance Office of the A.R.A. – IV Kolkata West Bengal, and recorded in its Book No. I, Volume Number : 1904-2024, Page from 176635 to 176653, Being No. 190402828 for the year 2024 and the Development Power of Attorney being No. 190407794 for the year 2019 was automatically cancelled due to demise of Smt. Aparna Banerjee on 24/04/2021 who was one of the co-owners of the plot and also the Development Agreement dated 08/08/2019 was cancelled.

AND WHEREAS after demise of Aparna Banerjee the said Smt. Chitra Bhattacharjee and Ms. Suvra Banerjee (the Owner herein) seized and possessed of or otherwise well sufficiently entitled to the land and property being premises No. 18, Barada Avenue, P.S.- Patuli, Kolkata-700084, morefully described in the First Schedule herein and completed the K.M.C. Mutation and B.L. & L.R.O. mutation in favour of Smt. Chitra Bhattacharjee and Ms. Suvra Banerjee and paid of all taxes without any disturbance and hindrance whatsoever and they are enjoying the same peacefully and free from all encumbrances, liens, lispensens, and attachment whatsoever.

AND WHEREAS now the Owners for their better beneficial use of residential accommodation hereto intends to develop the said plot of land by erecting and/or constructing modern G+3 storied building according to the building plan to be sanctioned by the Kolkata Municipal Corporation authority after demolishing the existing old building/ structure standing thereon. But the said Owners has not sufficient financial capacity for implementation of such desire for construction of modern building they approached the Second Party and then the parties herein after prolonged discussions agreed and covenant with each other and execute this Development

Agreement/Construction Agreement that the Second Party shall construct the Said proposed G+3 storied building over the said landed property at their costs, expenses, responsibility, risk and liability as a Developer under the following terms & conditions to which of the Second Party agreed

AND WHEREAS all the parties herein covenant with each other and execute this Development Agreement/Construction Agreement that the Second Party shall construct the Said Proposed G+ three storied building with lift over the said landed property at their costs, expenses, responsibility, risk and liability as a Developer under the following terms & conditions.

AND WHEREAS for the purpose of clarity and better understanding of the meaning assigned towards terms as have been used in this indenture shall mean as follows:-

- 1) **PROPERTY:** Shall mean one plot of land, measuring 4 cottahs (three) 15 (fifteen) chittak 10 (ten) sq.ft., and together with more than 55 years old two storied dilapidated building at KMC premises No. 46 Barada Avenue, Ward No.110, P.S.- Patuli, Kolkata-700084 and also known as Postal Premises No.18, Barada Avenue, P.O.- Garia, P.S. Patuli, Kolkata-700084 here-in-after will be termed as the "Said Property" as more fully described in the First Schedule here-in-below.
- 2) **LAND OWNERS :** (1) **SMT. CHITRA BHATTACHARJEE (NEE BANERJEE) widow of Late Bidyut Bhattacharjee and daughter of Late Sudhish Chandra Banerjee** by faith Hindu, Nationality Indian, by occupation Retired Service holder **having PAN NO.AFNPB5708E and Aadhaar No. 2026 2343 3463** (2) **SMT. SUVRA BANERJEE daughter of Late Sudhish Chandra Banerjee** by faith Hindu, Nationality Indian, by occupation Retired Service holder **having PAN NO.ANKPB8764D and Aadhaar No. 7389 3416 0312** residing at Premises No.18, Barada Avenue, P.O.- Garia, P.S. Patuli, Kolkata-700084.
- 3) **PROMOTER/DEVELOPER:** Shall mean **M/S SABYASACHI CONSTRUCTION, having GSTN 19AKXPS0409A1Z1** at Postal Premises No. 8 Dabur Park, and KMC premises No.27 Raja S. C. Mullick Road, P. S.-Patuli, Kolkata-700084 represented by its Proprietor **SRI SABYASACHI SUTRADHAR, having PAN No. AKXPS0409A**, son of late Surendra Nath

Sutradhar, Residing at A/7 New Raipur, P.O. Garia, Police Station – PATULI, Kolkata – 700084.

4. **THE BUILDING:** Shall mean the proposed residential building to be constructed on the said property in accordance with the sanctioned plan to be obtained from the Kolkata Municipal Corporation (K.M.C.).
5. **BUILDING PLAN:** Shall mean the building plan to be sanctioned by the Kolkata Municipal Corporation (K.M.C.) with such modifications or variations thereon as may be made by the Promoter and/or directed by the said Corporation and agreed upon by the Owner, i.e. the One Part.
6. **COMMON FACILITIES:** Shall mean and include corridor, stair-ways, Lift, passage-ways, ventilation shafts if any, drive-ways, watchman's booth, septic tank, pump room, CESC electric meter room, overhead water tank, semi-underground-reservoir (S.U.G.R.), roof, mumty room and other spaces, facilities whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building and/or all other parts of the property and/or those are normally in common use (excluding covered garage/car parking space). However, while computing and/or calculating the built-up area of the flats, proportionate built-up areas, areas of stairways with landings, corridors and other common built-up areas under the roof to be included (but excluding the covered car parking space).
7. **CARPET AREA:** Carpet area of floor of an apartment which can be covered by carpet, this area does not include the thickness of pillars and inner walls, the common areas are also not included, carpet area is the floor space available and includes the bed rooms, living rooms, kitchen, balcony, toilet, dining area etc. carpet area is the area of floor enclosed within the walls, where the area of thickness of walls do not include.

8. (a) **BUILT-UP AREA OF FLAT:** Shall mean built-up areas of each dwelling unit plus proportionate share of built-up areas of stairs, lift corridors, landings from ground floor right upto the roof, mumty room (stair-top room), Lift Machine room, and other common built-up areas like Watchman's booth, CESC Electric meter room, Common Toilet, Electric Meter Rooms, Pump Room if any etc. under the roof in the ground floor. In computing the built-up area of the flats, all wall thickness to be considered i.e. measurements from outside of the wall of one side to the outside of the other wall of the other side to be considered and measurement from the central line of the partition walls between the flats or the full thickness of walls between one flat and staircase, lift well as the case may be, to be considered. While computing the percentage of Built-up floor area of flats. Garage/car parking spaces in the ground floor will not be taken in any percentage.
- (b) **SUPER BUILT-UP AREA OF THE FLAT:** Shall mean the built-up areas of the flat as stated above plus 25% (twenty five percent) of equivalent floor areas to be reckoned towards/against common services and facilities such as roof right, parapet wall, septic tank, semi-underground water tank, boundary walls, motor pump, sanitary plumbing, rain water and sewerage lines, Overhead-Water-Reservoir, manhole chambers, main gate, open space around the building, ventilation shafts, driveways, if any, main electric supply connection to the building from CESC, KMC Water Supply connection to the premises, walkway, common electrification outside the building etc. as are is available in the building/premises.
- 9) **LAND OWNER'S ALLOCATION :** ALL THAT the Owners will get 50% of the total floor area of the flats, i.e. distributed following this manners: Entire 2nd Floor and one flat at Northern side at 3rd floor of the proposed building and out of total nos. of Car Parking spaces at Ground Floor of the proposed building Land-Owners and Developer will get equal Nos. of Car Parking Spaces (CP) WHERE AS there car parking areas may differ, depends on column position of the proposed building layout, i.e. length & breadth of each car parking space may vary. However the Land-Owners and Developer will get equal Nos. of Car parking Spaces, together with undivided proportionate share of the

land underneath the building and all other common rights, roof right, benefits, and facilities attached therein or thereto.

And owners also entitled to get non-refundable amount of Rs.12,00,000/- (Rupees Twelve Lakh) only in the following manner:-

- a) To pay Rs.4,00,000/- (Rupees four Lakh) only i.e. each owner will get Rs.2,00,000/- (Rupees Two Lakh) only at the time of execution and Registration of the Development Agreement/Construction Agreement along with Development Power of Attorney.
- b) To pay Rs.2,00,000/- (Rupees Two Lakh) only i.e. each owner will get Rs.1,00,000/- (Rupees One Lakh) only at the time of vacating the Schedule property and/or at the time of handing over the full vacant possession of the aforesaid property mentioned in the FIRST SCHEDULE to the Developer herein.
- c) To pay Rs.6,00,000/- (Rupees Six Lakh) only i.e. each owner will get Rs.3,00,000/- (Rupees Three Lakh) only along with the delivery of the Land-Owner's Allocation of the proposed G+Three storied Building.

10) DEVELOPER'S ALLOCATION : ALL THAT the Developer will get remaining 50% of the total floor area of the flats, i.e. distributed following this manners: Entire 1st Floor and one flat at Southern side at 3rd floor of the proposed building and out of total nos. of Car Parking spaces at Ground Floor of the proposed building Land-Owners and Developer will get equal Nos. of Car Parking Spaces (CP) WHERE AS there car parking areas may differ, depending on column position of the proposed building layout, i.e. length & breadth of each car parking space may vary. However the Land-Owners and Developer will get equal Nos. of Car parking Spaces, together with undivided proportionate share of the land underneath the building and all other common rights, roof right, benefits, and facilities attached therein or thereto.

- 11) TRANSFeree/PURCHASER: Shall mean a person(s) to whom any flat/floor area together with proportionate share of land with common facilities in the premises has been transferred for valuable consideration duly registered in the manner mentioned herein.
- 12) DWELLING UNIT OR SPACE FOR OCCUPATION: Shall mean floor space in the building available for exclusive independent use and occupation consisting of bed rooms, toilet/W.C., Kitchen, etc. but excluding common staircase, car parking spaces Watchman's booth, toilet in the ground floor etc. if any.
- 13) SPECIFICATION: Shall mean specification mentioned in the Third Schedule of basic specifications annexed hereto.
- 14) COMMON EXPENSES: Shall mean and include expenses for repair, maintenance, up-keep, saving, protection of common areas, lift, common facility, common amenity, main CESC electric meter and its service line and the like.

ARTICLES

A: PAYMENT: -

This Agreement on the part of the Owner to allow the Promoter to develop the said property being interalia, of consideration, the Owner shall not be liable to make any payment on account of the OWNER'S ALLOCATION and/or the Owner shall be entitled to retain the Owner's allocation when the building is completed. The Owner will be liable to furnish copies of all relevant original documents in support of the clear title of the land. However, the Promoter may also take actions in order to obtain such documents from relevant authorities on behalf of the Owner at the cost of the Owner. If there is any charge, loan, mortgage, lease, dues, etc, against the said property that has to be cleared by the Owner and the Promoter has got nothing to do for the same.

B: COMMON RESPONSIBILITY:-

Upon completion of the construction of the said building and delivery of allocation of the respective allocated portions thereof to the Owner and the Promoter, their nominees respectively and mutation of the name of the Owner and the Promoter or his nominee(s) in respect of his allocated portions in the register of the Kolkata Municipal Corporation (KMC), the Owner and the Promoter shall be liable and/or responsible for payment of their respective shares in all such ground rent, Municipal rates and taxes and all other taxes and outgoings in respect of the said building/said property.

C: HOLDING ORGANISATION:-

Upon completion of the construction of the said building and on formation of the Holding Organisation or Flat Owner's/Occupiers' Association, the Management and maintenance of the said building shall vest in the Holding Organisation or such association. Until such Holding Organisation or Association is formed the building shall be managed and maintained by the flat-owner and the Purchasers and the Occupier jointly as per built-up allocated areas occupied by them.

D: COMMON RESTRICTIONS:-

The Owner's allocation in the building shall be subject to the same restrictions as to the use thereof as are applicable to the Promoter's allocation in the building intended for the common benefit of all occupiers of the building which shall include the following:-

- (a) Owner/Promoter shall not use or permit to use in Owner's/Promoter's allocation in the building or any portion thereof for carrying on any obnoxious, illegal or immoral trades or activity, nor use or be permitted its use thereof for any purpose which may cause nuisance or be hazardous to the occupiers of the building.
- (b) Owner/Promoter or any member in possession of any part/flat of the building shall not demolish or be permitted to demolish any wall or other structure in the Owner'/Promoter's allocation or any portion thereof without

the consent of the occupiers' Association subject of course, permission of the Kolkata Municipal Corporation.

- (c) The common restrictions and/or obligations hereinabove mentioned shall be binding on the Owner and the Promoter, as the case may be, so long as the Owner and the Promoter do not transfer their respective areas. In the event of transfer of all or any such areas, the transferee in respect thereof shall be bound by the said common restrictions and/or obligations. If and when the entire portion of the Owner and/or Promoter, as the case may be, is transferred, then the Owner and/or Promoter shall cease to be liable and responsible for said common restrictions and/or obligations to the extent of their respective allocated floor areas.

TERMS AND CONDITIONS

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS:

- 1) That the First Party/Owners have requested the Developer to cause necessary development by making construction of the building into and over the said property morefully mentioned in the FIRST SCHEDULE hereunder written and the Developer has agreed to construct the proposed building in accordance with the Sanctioned Building Plan to be obtained by the Developer from the K.M.C. or any other authorities concerned.
- 2) The Landowner shall give a Registered Development Power of Attorney in favour of the Promoter along with Registration of this Development Agreement/Construction Agreement for the purpose of obtaining sanction of the building plan and construction of building on the said property mentioning therein their interest of getting built up area and such Power of Attorney shall relate only to the extent of the said property and that too for the purpose of raising construction in promoting the instant project and to deal with the other matters lawfully pertaining to the said Project or Building. For fault or lapses on the part of the Promoter, the Land Owner shall not be liable or responsible in any way whatsoever.

- 3) All the six nos. of flats in the building will be of more or less equal size (i.e. equal floor area in Sq.ft. or Sq.m. with a little variation of maximum 2%).
- 4) The Owners will get 50% of the total floor area, i.e. distributed following this manners: Entire 2nd Floor and one flat at Northern side at 3rd floor of the proposed building and out of total nos. of Car Parking spaces at Ground Floor of the proposed building Land-Owners and Developer will get equal Nos. of Car Parking Spaces (CP) WHERE AS there car parking areas may differ, depends on column position of the proposed building layout, i.e. length & breadth of each car parking space may vary. However the Land-Owners and Developer will get equal Nos. of Car parking Spaces together with proportionate undivided proportionate share of the land underneath the building and all other common rights, roof right, benefits, and facilities attached therein or thereto.

And owners also entitled to get non-refundable amount of Rs.12,00,000/- (Rupees Twelve Lakh) only in the following manner:-

- a) To pay Rs.4,00,000/- (Rupees four Lakh) only i.e. each owner will get Rs.2,00,000/- (Rupees Two Lakh) only at the time of execution and Registration of the Development Agreement/Construction Agreement along with Development Power of Attorney.
- b) To pay Rs.2,00,000/- (Rupees Two Lakh) only i.e. each owner will get Rs.1,00,000/- (Rupees One Lakh) only at the time of vacating the Schedule property and/or at the time of handing over the full vacant possession of the aforesaid property mentioned in the FIRST SCHEDULE to the Developer herein.
- c) To pay Rs.6,00,000/- (Rupees Six Lakh) only i.e. each owner will get Rs.3,00,000/- (Rupees Three Lakh) only along with the delivery of the Land-Owner's Allocation of the proposed G+Three storied Building.
- 5) The Developer will get remaining 50% of the total floor area of the flats, i.e. distributed following this manners: Entire 1st Floor and one flat at Southern side at 3rd floor of the proposed building and out of total nos. of Car Parking spaces at Ground Floor of the

proposed building Land-Owners and Developer will get equal Nos. of Car Parking Spaces (CP) WHERE AS there car parking areas may differ, depending on column position of the proposed building layout, i.e. length & breadth of each car parking space may vary. However the Land-Owners and Developer will get equal Nos. of Car parking Spaces, together with undivided proportionate share of the land underneath the building and all other common rights, roof right, benefits, and facilities attached therein or thereto.

- 6) All the original title Deeds, documents related to the title of the property including KMC documents like KMC Mutation Certificate, tax clearance certificate, current assessment roll, B.L. & L.R.O. documents etc. to be handed over to the Developer by the Land-Owner on the date and time of Registration of the Agreement against clear acknowledgement. The said documents to be return to the Land-Owners after the execution of all Sale Deeds of Developer's allocated flats and car parking spaces and other spaces if any.
- 7) That the Second Part/Developer shall erect and construct the building as per the said KMC Sanctioned Building plan comprising of several self-contained flats/apartments, car parking space etc., at their own costs and expenses and the One Part/Owners shall however sign all relevant papers, documents, declarations as may be required for completion of the said building and shall also co-operate with the Developer to enable them to complete the building at the earliest.
- 8) It is pertinent to mention that the Developer shall have right to demolish the existing structure/building for the purpose of sanction of the proposed plan at their cost and expenses as well as their supervision and the developer shall take away the proceeds of the said demolished old & dilapidated building and they will be entitled the value of the old building materials, garbage, etc. i.e. The sale proceeds, the owners shall have no right to claim anything towards the value of the old existing building materials and garbage etc. However shifting/alternative accommodation to the Land-Owners will be provided by the Developer so long the allocation of the land-owners are not handed over in the new proposed Building.

9) SCHEDULE OF TIME

- a) For the purpose of getting the Sanction of the proposed Building plan from KMC The land owners will deliver the possession of the plot of land with the old building peacefully within two months (60 days) from the date of written notice for the same given by the Developer to the Land Owners.
- b) After getting the delivery of possession of the land with the old Building from the Land-Owner the Developer will engage men for demolition of the old building within 2 (two) months, then the Developer will mobilise men, equipment and construction and construction materials at the said plot of land and start the construction work within one month from the date of receiving the sanction plan from the K.M.C (Kolkata Municipal Corporation).
- c) The Developer will construct the entire proposed G+3 storied building as per sanctioned plan within 24 (Twenty Four) months from the date of commencement of work.
- d) Developer will get drainage connection, water connection, electric connection and completion certificate of the building from the KMC with in 2 (two) months from the date of completion of construction work and thereafter will hand over possession of the Land-Owner's Allocated flats and car parking space in usable condition to the Landowners.
- e) The aforesaid time schedule is subjected to force majeure viz. civil riot, flood/uninterrupted rain, natural calamity, cease of work during the time of Idd and Durga Puja etc. which are admitted by all. It is specifically agreed by and between the parties to this Agreement that time shall be the essence of this contract.

- f) This is to be understood that the aforesaid time schedule is to be strictly adhered to in all cases of normal/usual situation within the control of the Developer; however in case of situation goes beyond the control of the Developer, a further extension of time for certain period will be allowed beyond the aforesaid time frame for the completion of the proposed building construction work. That is if extension of time in case of unavoidable practical ground beyond the control of the Developer is required which the Land-Owners agree too on mutual understanding basis, then it can be allowed with written consent by the Land-Owners.
- 10) From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the project and delivery of possession of the Owner's Allocation and Developer's Allocation (in favour of intending Purchasers out of Developer's Allocation).
- 11) All arrears KMC property taxes, charges for mutation and clearance up-to latest General Review of property taxes and arrear CESC bills and all other such bills, taxes, charges, dues, loans etc. against the property must be paid and cleared by the Owner till and before the date of delivery of vacant possession of the said premises to the Developer after taking the possession of the premises the developer shall pay all rates and taxes, CESC bill of the premises until such time the respective possession of Owner's allocation and Developer's Allocation are delivered and after delivery of such possessions the owners shall remain liable to pay rates and taxes, CESC bills for their Allocations and the Purchasers of Developer's Allocation shall also be responsible and liable for the same.
- 12) The Developer/Promoter shall construct and complete the new building in the premises in accordance with Sanctioned building Plan.
- 13) That the Owners shall give good title regarding the schedule property, as well as demarcated by the boundary wall as vacant place.

- 14) The owners shall from time to time answer and comply with all requisitions made by his Advocate appointed by the Developer for the Project for establishing valid title of the Owners in the premises.
- 15) After getting possession of the said premises the Developer shall arrange to bring water supply and electricity supply to the said plot of land/premises for carry out all construction work for the project
- 16) All costs, charges, expenses etc. for construction of the new building in the said premises shall be borne by the Developer and the owners shall have no financial obligations thereof, but it is agreed that the Khajna, KMC Tax, etc. shall be borne by the owners and which will be cleared by the owners till the date of handing over the vacant possession of the Land/Premises to the Developer by the Owners. During the construction period till completion of the proposed building BL & LRO Khajna/tax, KMC tax, etc. to be paid equally (50 : 50) by and both the Owners and the Developer.
- 17) The owners shall be exclusively entitled to deal with the Owner's Allocated area in the new building and the Developer shall exclusively be entitled to deal with the Developer's Allocated area therein and the Developer shall be at a full liberty to sale/transfer its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer and the owners shall not be entitled to interfere in such sale/transfer in any manner.
- 18) During the period of construction the Developer shall take all responsibilities of Labour's fees, charges, costs, of materials, accidents, action taken by K.M.C. etc. and the Developer shall keep the owners saved harmless and indemnified in respect of any loss, damage, that may arise in construction of the new building and the owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the Developer saved harmless and indemnified in respect of any claim over the said premises.
- 19) The Developer may sell and/or transfer its allocated constructed flats plus garages/car parking spaces and related common floor areas to the person and/or persons and/or

intending Purchaser(s) of its choice except Owner's allocated flat/floor and garage and other floor area. The Owner shall give a Registered Development Power of Attorney to the Developer/Promoter along with registration of this present Development Agreement/Construction Agreement for executing necessary Sale Deeds in favour of the Purchasers of the flats and garage spaces under the Promoter's allocation.

- 20) Upon completion of construction of the new building, the Developer shall inform the owners by letter to take delivery of possession of the Owner's Allocated area in the new building in good and habitable conditions along with C.C. if received by the Developer and the owners within 30 days from the date of such intimation shall take possession of their allocations therein.
- 21) During the period of construction, extension of construction or alteration of construction, the owners shall not cause any interference in construction work to be carried out by the Developer. However the owners shall be entitled to inspect the site till the construction of the new building is fully completed.
- 22) In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond control of the Developer, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto for any event.
- 23) The Developer shall arrange K.M.C. water supply for ~~the entire new building including the owner's allocated area~~ and the owners shall not reimburse any amount to the Developer for the said expenses.
- 24) The Developer shall arrange the CESC Electricity connection (common meter) for the entire new building with lift including the Owner's allocated area and the owners shall reimburse 50%/i.e. proportionate amount of total expenses, but all costs of individual CESC meter for individual flat will borne by the owners and purchasers of the respective flats.

- 25) After completion of construction the owners and the Developer shall form an Association of Flat-Owners in the New Building for the purpose of maintenance, safety, security of the building and common portions thereof and in such association the owners and the prospective Purchasers shall also join and observe rules and regulations thereof.
- 26) The Owners herein have appointed the Second party as the exclusive Developer for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction without obtaining written consent from the Developer.
- 27) The Developer shall carry out and complete the constructions of the new building in accordance with the KMC sanction building plan and specifications given in the Construction Specification hereunder written.
- 28) It is declared by the owners that in the event any additional work/extra works or jobs are done beyond construction specification in the Owner's Allocated portion, the owners shall bear all costs of such additional jobs.
- 29) The developer will have the right and authority to sign, execute and register the Deed of Conveyance(s) of flats or any other documents unto and in favour of the intending/prospective purchaser(s) of the flat on the basis of the Development Power of Attorney in respect of the flats/car parking spaces etc. belonging to the Developer (i.e. Developer's Allocation). The Owners/First Party shall have no right and authority to revoke cancel or rescind this Development Agreement/Construction Agreement or the Development Power of Attorney until such time construction of the building is completed within above mentioned period and sale and transfer of the Developer's Allocations is completed.
- 30) The Developer will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this Agreement the parties shall have the right and

option to take appropriate steps against the other party accordance with the Laws of the land.

31) Courts of District South 24 Parganas, Alipore have territorial jurisdiction over the said property shall have the jurisdiction in all Judicial/Civil matters relating to or arising out of this Agreement.

32) Any terms, conditions covenants mentioned herein may be altered, verified modified on the basis of mutual understanding between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the date of execution of these presents.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the land whereon or whereupon the proposed building will be constructed)

ALL THAT the piece and parcels of land measuring more or less 4(four) Cottahs 15(fifteen) Chittaks and 10(ten) Sq.ft. be the same or little more or less with old two storied dilapidated building thereon being holding No and/or Postalpremises No. 18 Barada Avenue, P.O.- Garia, P.S.- Patuli, Kolkata- 700084, Dist.: South 24 Parganas, under the Dag No. 661, after B.L. & L.R.O. mutation the New Khatian No. are 1092 and 1093 (formerly Khatian No.30), and J.L. No. 28, Mouza Baishnabghata, also known as KMC premises No.46 Barada Avenue, P.S.- Patuli, Kolkata-700084 within the Ward No.110, of the Kolkata Municipal Corporation, being Assessee No. 31-110-02-0046-0,Registration Office ADSR Alipore and DSR Alipore, District South 24 Parganas. Having market value of the aforesaid land is Rs.50,00,000/- (Rupees Fifty Lakh) only and value of the old two storied dilapidated building is Rs.5,00,000/- (Rupees Five Lakh) only i.e. Total Value is Rs.55,00,000/- (Rupees Fifty Five Lakh) only.

which is butted and bounded as follows:

On the North	By Plot No. 19, Barada Avenue, Garia Kolkata-700084.
On the South	By K.M.C. 5.30mtr. (17'-5") wide Road
On the East	By K.M.C. 4.80mtr. (15'-9") wide Road
On the West	By Plot No. 17, Barada Avenue, Garia Kolkata-700084.

SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNER'S ALLOCATION : ALL THAT the Owners will get 50% of the total floor area, i.e. distributed following this manners: Entire 2nd Floor and one flat at Northern side at 3rd floor of the proposed building and out of total nos. of Car Parking spaces at Ground Floor of the proposed building Land-Owners and Developer will get equal Nos. of Car Parking Spaces (CP) WHERE AS there car parking areas may differ, depends on column position of the proposed building layout, i.e. length & breadth of each car parking space may vary. However the Land-Owners and Developer will get equal Nos. of Car parking Spaces, together with proportionate undivided proportionate share of the land underneath the building and all other common rights, benefits, and facilities attached therein or thereto.

And owners also entitled to get non-refundable amount of Rs.12,00,000/- (Rupees Twelve Lakh) only in the following manner:-

- a) To pay Rs.4,00,000/- (Rupees Four Lakh) only i.e. each owner will get Rs.2,00,000/- (Rupees Two Lakh) only at the time of execution and Registration of the Development Agreement/Construction Agreement along with Development Power of Attorney.
- b) To pay Rs.2,00,000/- (Rupees Two Lakh) only i.e. each owner will get Rs.1,00,000/- (Rupees One Lakh) only at the time of vacating the Schedule property and/or at the time of handing over the full vacant possession of the aforesaid property mentioned in the FIRST SCHEDULE to the Developer herein.
- c) To pay Rs.6,00,000/- (Rupees Six Lakh) only i.e. each owner will get Rs.3,00,000/- (Rupees Three Lakh) only along with the delivery of the Land-Owner's Allocation of the proposed G+Three storied Building.

DEVELOPER'S ALLOCATION : Shall mean the Developer will get remaining 50% of the total floor area of the flats, i.e. distributed following this manners: Entire 1st Floor and one flat at Southern side at 3rd floor of the proposed building and out of total nos. of Car Parking spaces at Ground Floor of the proposed building Land-Owners and Developer will get equal

Nos. of Car Parking Spaces (CP) WHERE AS there car parking areas may differ, depending on column position of the proposed building layout, i.e. length & breadth of each car parking space may vary. However the Land-Owners and Developer will get equal Nos. of Car parking Spaces, together with undivided proportionate share of the land underneath the building and all other common rights, roof right, benefits, and facilities attached therein or thereto.

THIRD SCHEDULE ABOVE REFERRED TO:

CONSTRUCTION SPECIFICATIONS:

FOUNDATION AND SUPER STRUCTURE: Building designed on R.C.C. foundation with R.C.C. framed structure with R.C.C. roof slabs all conforming to National Building Code of India and Kolkata Municipal Corporation Building Rules.

14. DETAIL SPECIFICATIONS:

14.1.1. BRICK WORK:

(a) All outside brick work with 1:6 cement mortar will be either 8" or 5" thick.

(b) All 5" thick brick work will be with 1:4 cement mortar.

(c) All 3" thick brick work will be with 1:3 cement mortar with the wire reinforcement in every 3rd brick layer.

14.1.2. DOOR:

All door frames will be made of Shal or Comphor Wood. Sections will be 4" X 2½" for main door and bed room doors and 3" x 2½" other doors. All shutters will be made of both side commercial ply flush doors/shutters of required thickness. Main door and all other doors will have steel hatch bolts except bath/WC and Verandah doors. Toilet and W.C. door frames and door shutters will be made of P.V.C. kitchen will be open or with wall with door as desire by the owner/purchaser.

14.1.3. PLASTER:

All walls shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar with required thickness.

14.1.4 FLOORING :

- (a) ROOM: Vitrified or Rectified or Nonskid floor tiles (Size 1'x1'or1'-4" x 1'-4", or 2'x2') as required work shall be used in Bed room, Drg/Din, room, Veranda, passage and skirting from 0.1 to 0.15 mt. ht.
- (b) TOILET & W.C.: Non skid floor tiles (size Size 1'x1'or 16"x16") in floor and plain glazed wall tiles work in dado/wall upto 1.8 mtr. height in all sides wall.
- (c) KITCHEN : nonskid tiles (size Size 1'x1'or 16"x16") shall be used and skirting from 0.1Mtr height to 0.15Mtr height (4" to 6")

14.1.4.2 COOKING PLATFROM: Cooking platform of ¾" to 1" thick Blackstone slab of 4'-0" x 21" size and glazed wall tiles work up-to 4'-0" height over the cooking platform only along with the length of cooking platform's length only. Ventilator hole for exhaust fan is to be kept.

14.1.5. WINDOWS/FANLIGHTS :

- (a) In Bed rooms/Drg/Din room:- Aluminium two track/three track window with smoke glass and with fixed grill,
- (b) In Kitchen & stair case:- Steel casement window or Aluminium two track windows with figured/frosted glass and fitted with fixed steel grills.
- (c) In Toilet & W.C.:- Steel casement or Aluminium fanlight with figured/frosted glass and fitted with steel grills.

14.1.6 PAINTS/PLASTER OF PARIS OR PUTTY FINISH :

- (a) INTERNAL WALL : A smooth coat of plaster of paris finish or wall putty over plastered surface in bed rooms and drawing cum dining room, kitchen, toilets, and balcony. No painting will be done on Plaster of Paris or Putty work.
- (b) EXTERNAL WALLS : The entire building shall be painted with a cement based paint (Snowcem or equivalent) with colour fenestration as design and suggested by the Architect/ L.B.S. but to be approved by the DEVELOPER/OTHER PART.
- (c) DOOR & WINDOWS : Two coats of synthetic enamel paint over a coat of primer on all door frames and shutters and steel grills.

14.1.7. ELECTRICAL : Concealed wiring with Copper wire (Finolex or equivalent).

- (a) BED ROOM : Two light points, one fan point and one 5 amp. plug point and one 15 amp. plug point.
- (b) DRAWING CUM DINING ROOM : Three lights points, two fan points one calling bell point and 5 Amp. Plug point on switch board with one 15 amp. plug point.
- (c) KITCHEN & TOILET : One light point in each room one 15 Amp. plug point either at Kitchen or at toilet and one point for exhaust fan in kitchen. Switch board will be at outside wall of kitchen and toilet.
- (d) BALCONY/ W.C. : One light point in each and one plug point.

(Electrical fittings like bulb holder, brackets, tube light bracket etc. will not be provided by the Developer which to be arranged by the Purchasers/Flat-Owners/Land-Owners at their cost i.e. at extra cost).

- (e) CESC MAIN ELECTRIC METER AND ITS SERVICE LINE OF THE PREMISES :
The proposed Main meter of the Premises/ Building will be in the name of the LAND OWNER/DEVELOPER. Total cost of the Common Meter and its

installation to be borne by all the Owner/Purchasers/Occupiers of flats shearing equally. This has been already explicit in clause No. 24.

- (f) **PERSONAL ELECTRIC METERS :** (Individual Meters for respective Flats)
Total cost of Personal/ Individual electric meter and its installation and main line connection from electric meter to the main switch of the respective flat to be borne by the Flat Owner/ Purchasers/Land-Owners at their extra cost and responsibility and arrangement. The DEVELOPER/OTHER PART has nothing to do with the same, however if the purchaser/flat-owners may asks the DEVELOPER/OTHER PART to render the services on behalf of the purchaser/flat-owners to bring the said Meter at the cost of the purchaser, the DEVELOPER/OTHER PART may render their services and co-ordinate at extra cost & service charges as would be mutually agreed upon.

14.1.8. SANITARY & PLUMBING FITTINGS :

- (a) **KITCHEN :** One Steel sink size 20"x16" with one long body c.p. bib cock (D.sons/Essco brand or equivalent).
- (b) **TOILET :** White Commode (Hindware) with white sit cover with low down P.V.C. white cistern (Reliance classic) two C.P. bibcocks (D.sons/Essco), one 3" to 4" dia C.P. shower(D.sons/Essco) and one hand wash basin (Hindware)of 20"x 16" size.
- (c) **W.C. :** One white commode (Hindware) with white sit cover with P.V.C. cistern (Reliance classic), one C.P. bibcock (D.sons/Essco).

14.1.9. ROOF :

- (a) **Roof Terracing :** Patent stone flooring or roof tiles over the R.C.C roof slab as deemed fit by the promoter.

- (b) Parapet Wall: 1.5 mtr. height parapet wall plastered on both sides shall be provided all round the roof slab as per requirement of the elevation.

14.1.10 WATER SUPPLY :

- (a) Overhead reservoir will be provided at roof top as per design and arrangement to be made for supply of water to all flats through non-concealed P.V.C. pipe lines of required size.
- (b) Suitable submersible electric pump will be installed inside the semi-underground water tank at ground floor to deliver water to overhead water reservoir from the SUG Tank where K.M.C. supplied water will be stored.
- (c) Plastic bib cock at ground floor and roof top at suitable location.

14.1.11. SEWERAGE & DRAINAGE : Septic tank of suitable size, soil pipe outlets from toilets, along with catch pits for collecting rainwater and waste water from kitchen shall be provided wherever necessary, lines both soil and rain water pipe lines shall be connected to the existing KMC drainage line on the road side of the plot.

14.1.12 COMPOUNDS : Compound will be paved wherever required and boundary wall will be provided wherever it is not existing. New Boundary Walls to be construct wherever boundary walls are damaged. However, boundary wall will be plastered for strengthening and painted by cement based paint to give a good look.

14.1.13. EXTRA WORK : In addition to the above items under construction specification of this Agreement (i)if the Land-Owner/Purchaser wants to provide additional item to be treated as extra work and/or if they want to change the specification of any item of this Agreement then the same may be allowed after getting the permission from the concerned engineer (L.B.S.) of the Building, and (ii) if the land-owner/purchaser/ flat owner wants to do any extra works. DEVELOPER/OTHER PART will supply an estimate for the extra works i.e. additional works or the changed items, the Purchasers has to pay the total amount for the respective/specific extra works in against the respective extra works in advance to the DEVELOPER/OTHER PART to carryout such additional/ changed item, as would be mutually agreed by both the parties.

14.1.14. COMMON FACILITIES : The building will have overhead water tank, semi-underground water reservoir with water pump of required capacity, common staircase with light point, lift, septic tank, roof, Electric meter room, Watchman's booth etc. but excluding car parking spaces for vehicles which is not common space. In this connection it is to be noted that all the dwellers/flat owners and other persons will have no restrictions in walking through the car parking areas while coming inside the building/flats/lift/staircase from outside road and going back to road (to &fro), however the car parking owners will have the highest right for keeping their cars in the respective Car Parking spaces.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this document on this day, month and year first above written.

SIGNED, SEALED AND

DELIVERED at Kolkata in

Presence of:

Witnesses:

1. Anirban Banerjee
S/O Late Dilip Ranjan
Banerjee
For to be at,
Behind Bhanga Bari,
K01-84
P.O - Garin
P.S - Narindrapur.

1) *Cariba Bhattacharya*

2) *Surva Banerjee*

(SIGNATURE OF THE OWNERS)

Dipal Roy

SABYASACHI CONSTRUCTION
Sabyasachi Sutrachar
Proprietor

(SIGNATURE OF THE DEVELOPER/PROMOTER)

Drafted by:

Dipal Roy WB/258/1995
Advocate
Alipore Police Court
K01-27

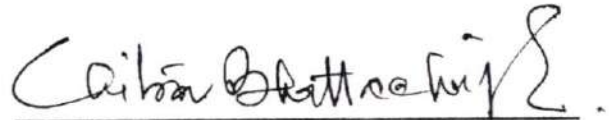
Typed by me: *Anirban Banerjee*

MONEY RECEIPT

Received Rs.4,00,000/- (Rupees Four Lakh) only by the Land-Owners (1) SMT. CHITRA BHATTACHARJEE (NEE BANERJEE) having PAN NO.AFNPB5708E (2) SMT. SUVRA BANERJEE having PAN NO.ANKPB8764D in the following manners.

- i) Rs.2,00,000.00 (Rupees Two Lakh) only by (1) SMT. CHITRA BHATTACHARJEE (NEE BANERJEE) having PAN NO.AFNPB5708E by Cheque No. 617440 Dt.09/12/2024 drawn on State Bank Of India, B.B.G.B Branch from M/s Sabyasachi Construction along with Signing of this Development Agreement/Construction Agreement on this day, month and year first above written.

1)



(CHITRA BHATTACHARJEE)
(LAND OWNER)

Witness:

1. Anirban Banerjee.

2.

Dipal Roy.

ii) Rs.2,00,000.00 (Rupees Two Lakh) only by (2) SMT. SUVRA BANERJEE having PAN NO.ANKPB8764D by Cheque No. 617441 Dt.09/12/2024 drawn on State Bank Of India, B.B.G.B Branch from M/s Sabyasachi Construction along with Signing of this Development Agreement/Construction Agreement on this day, month and year first above written.

2)

Suvra Banerjee.

(SUVRA BANERJEE)
(LAND OWNER)

Witness:



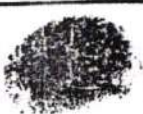








1. Anirban Banerjee.

2. Dipal Roy.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					








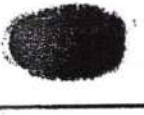
Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					










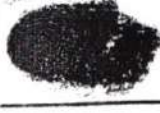
Name CHITRA BHATTACHARJEE

Signature Chitra Bhatta Chatterjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SUVRA BANERJEE

Signature Suvera Banerjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SABYASACHI SUTRADHAR

Signature Sabyasachi Sutradhar

Major Information of the Deed

Deed No :	I-1603-21172/2024	Date of Registration	13/12/2024
Query No / Year	1603-2002932723/2024	Office where deed is registered	
Query Date	19/11/2024 3:13:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAL ROY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831024464, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 90,62,499/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baroda Avenue, , Premises No: 46, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	(RS :-)		Bastu	4 Katha 15 Chatak 10 Sq Ft		89,12,499/-	Width of Approach Road: 18 Ft.,
Grand Total :				8.1698Dec	0 /-	89,12,499 /-	



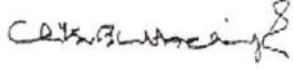


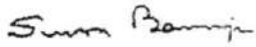
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	200 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	200 sq ft	0 /-	1,50,000 /-	
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Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt CHITRA BHATTACHARJEE Daughter of Late SUDHISH CHANDRA BANERJEE Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured	
	18 BARADA AVENUE, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx8E, Aadhaar No: 20xxxxxxxx3463, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	13/12/2024	LTI 13/12/2024	13/12/2024
2	Name	Photo	Finger Print	Signature
	Smt SUVRA BANERJEE Daughter of Late SUDHISH CHANDRA BANERJEE Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured	
	18 BARADA AVENUE, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx4D, Aadhaar No: 73xxxxxxxx0312, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	13/12/2024	LTI 13/12/2024	13/12/2024

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SABYASACHI CONSTRUCTION 27 RAJA SC MULLICK ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AKxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SABYASACHI SUTRADHAR (Presentant) Son of Late SURENDRA NATH SUTRADHAR Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 3:31PM	 Captured LTI 13/12/2024	 13/12/2024
A/7 NEW RAIPUR, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India. PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx9A, Aadhaar No: 81xxxxxxxxx2605 Status : Representative, Representative of : SABYASACHI CONSTRUCTION (as AS PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAL ROY Son of Mr SUKUMAR ROY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 13/12/2024	 Captured 13/12/2024	 13/12/2024
Identifier Of Smt CHITRA BHATTACHARJEE, Smt SUVRA BANERJEE, Mr SABYASACHI SUTRADHAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt CHITRA BHATTACHARJEE	SABYASACHI CONSTRUCTION-4.0849 Dec
2	Smt SUVRA BANERJEE	SABYASACHI CONSTRUCTION-4.0849 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt CHITRA BHATTACHARJEE	SABYASACHI CONSTRUCTION-100.00000000 Sq Ft
2	Smt SUVRA BANERJEE	SABYASACHI CONSTRUCTION-100.00000000 Sq Ft

On 13-12-2024

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 15:11 hrs on 13-12-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SABYASACHI SUTRADHAR ,.

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 90,62,499/-

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

Execution is admitted on 13/12/2024 by 1. Smt CHITRA BHATTACHARJEE, Daughter of Late SUDHISH CHANDRA BANERJEE, 18 BARADA AVENUE, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt SUVRA BANERJEE, Daughter of Late SUDHISH CHANDRA BANERJEE, 18 BARADA AVENUE, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr DIPAL ROY, , Son of Mr SUKUMAR ROY, ALIPORE POLICE 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 13-12-2024 by Mr SABYASACHI SUTRADHAR, AS PROPRIETOR, SABYASACHI CONSTRUCTION (Sole Proprietorship), 27 RAJA SC MULLICK ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr DIPAL ROY, , Son of Mr SUKUMAR ROY, ALIPORE POLICE 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 4,053.00/- (B = Rs 4,000.00/- ,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 4,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2024 1:01PM with Govt. Ref. No: 192024250292259821 on 27-11-2024, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAGDJK7 on 27-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 20.00/- by online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29569, Amount: Rs.20.00/-, Date of Purchase: 27/11/2024, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2024 1:01PM with Govt. Ref. No: 192024250292259821 on 27-11-2024, Amount Rs: 10,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAGDJK7 on 27-11-2024, Head of Account 0030-02-103-003-02



Md Iyaraftun Gazi

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 558546 to 558581

being No 160321172 for the year 2024.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2024.12.20 16:10:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.