

11468/22

2. 11463/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 962041

6 P.M.
16/8

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adl. District Sub-Registrar
Behula, South 24 Parganas

7 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the

16th day of August, Two Thousand and Twenty Two (2022).

B E T W E E N

8831

12 AUG 2022

No.....Rs. **1000/-** Date.....

Aloke Biswas
Advocate
Alipore Police Court
Kolkata - 700027

Name:.....

Address:.....

Vendor:.....

Alipur/Collectorate, 34 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

8831 = 1000/-

স্বাক্ষর



8192

স্বাক্ষর



8193

স্বাক্ষর



8194

Tapati Brahma



A.D.S.R Behal

16 AUG 2022

Dist. - South 24 Pgs

Major Information of the Deed

Deed No :	I-1607-11463/2022	Date of Registration	17/08/2022
Query No / Year	1607-2002471086/2022	Office where deed is registered	
Query Date	16/08/2022 7:53:55 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, 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. 96,86,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Gupta Road, Road Zone : (Rammohan Roy Rd -- Sodepur 1st. Lane/Premises Located on Road) , , Premises No: 326, , Ward No: 123 Pin Code : 700008

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 14 Chatak		83,36,249/-	Property is on Road Adjacent to Metal Road,
Grand Total :				8.0438Dec	0 /-	83,36,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt KAMALA MITRA (Presentant) Wife of Late Nemai Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DOxxxxxx0M, Aadhaar No: 64xxxxxxxx5550, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>
2	<p>Shri SURAJIT MITRA Son of Late Nemai Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx5G, Aadhaar No: 82xxxxxxxx7338, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>
3	<p>Smt TAPATI BRAHMO Wife of Shri Arun Kumar Brahmo 337/F, Diamond Harbour Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BNxxxxxx5J, Aadhaar No: 37xxxxxxxx8814, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>
4	<p>Smt SANDHYA MITRA Wife of Late Patit Paban Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BVxxxxxx6B, Aadhaar No: 37xxxxxxxx5168, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>
5	<p>Smt JAYATI DAS Wife of Shri Sanjib Das City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx3A, Aadhaar No: 80xxxxxxxx5654, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>
6	<p>KOYELI MITRA Daughter of Late Prosanta Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AZxxxxxx7B, Aadhaar No: 88xxxxxxxx3059, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>
7	<p>Shri PRANABKRISHNA MITRA, (Alias: Shri PRANAB MITRA) Son of Late Sailendra Nath Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx5G, Aadhaar No: 61xxxxxxxx1566, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence</p>

6	USHA MITRA Daughter of Late Sailendra Nath Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: hjxxxxxx0h, Aadhaar No: 48xxxxxxxx2469, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence
9	Smt MALATI MUKHERJEE Wife of Late Ashit Kumar Mukherjee 1/1, Bhuban Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx3Q, Aadhaar No: 40xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S M ASSOCIATES 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: ACxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SUBRATA SARDAR Son of Shri Santosh Sardar 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EFxxxxxx9B, Aadhaar No: 75xxxxxxxx1413 Status : Representative, Representative of : S M ASSOCIATES (as partner)
2	Smt MOUSUMI SARDAR Wife of Shri Subrata Sardar 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EYxxxxxx0J, Aadhaar No: 74xxxxxxxx6732 Status : Representative, Representative of : S M ASSOCIATES (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt KAMALA MITRA, Shri SUBRATA SARDAR, Smt MOUSUMI SARDAR, Shri SURAJIT MITRA, Smt TAPATI BRAHMO, Smt SANDHYA MITRA, Smt JAYATI DAS, KOYELI MITRA, Shri PRANABKRISHNA MITRA, USHA MITRA, Smt MALATI MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA MITRA	S M ASSOCIATES-0.89375 Dec
2	Shri SURAJIT MITRA	S M ASSOCIATES-0.89375 Dec
3	Smt TAPATI BRAHMO	S M ASSOCIATES-0.89375 Dec
4	Smt SANDHYA MITRA	S M ASSOCIATES-0.89375 Dec
5	Smt JAYATI DAS	S M ASSOCIATES-0.89375 Dec
6	KOYELI MITRA	S M ASSOCIATES-0.89375 Dec
7	Shri PRANABKRISHNA MITRA	S M ASSOCIATES-0.89375 Dec
8	USHA MITRA	S M ASSOCIATES-0.89375 Dec
9	Smt MALATI MUKHERJEE	S M ASSOCIATES-0.89375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
2	Shri SURAJIT MITRA	S M ASSOCIATES-222.22222200 Sq Ft
3	Smt TAPATI BRAHMO	S M ASSOCIATES-222.22222200 Sq Ft
4	Smt SANDHYA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
5	Smt JAYATI DAS	S M ASSOCIATES-222.22222200 Sq Ft
6	KOYELI MITRA	S M ASSOCIATES-222.22222200 Sq Ft
7	Shri PRANABKRISHNA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
8	USHA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
9	Smt MALATI MUKHERJEE	S M ASSOCIATES-222.22222200 Sq Ft

On 16-08-2022

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

Presented for registration at 18:00 hrs on 16-08-2022, at the Private residence by Smt KAMALA MITRA , 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 96,86,249/-

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

Execution is admitted on 16/08/2022 by 1. Smt KAMALA MITRA, Wife of Late Nema Mitra, 4A/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Shri SURAJIT MITRA, Son of Late Nema Mitra, 4A/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. Smt TAPATI BRAHMO, Wife of Shri Arun Kumar Brahma, 337/F, Diamond Harbour Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Smt SANDHYA MITRA, Wife of Late Patit Paban Mitra, 4A/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 5. Smt JAYATI DAS, Wife of Shri Sanjib Das, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 6. KOYELI MITRA, Daughter of Late Prosanta Mitra, 4A/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 7. Shri PRANABKRISHNA MITRA, Alias Shri PRANAB MITRA, Son of Late Sailendra Nath Mitra, 4A/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 8. USHA MITRA, Daughter of Late Sailendra Nath Mitra, 4A/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 9. Smt MALATI MUKHERJEE, Wife of Late Ashit Kumar Mukherjee, 1/1, Bhuvan Mohan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, 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 16-08-2022 by Shri SUBRATA SARDAR, partner, S M ASSOCIATES (Partnership Firm), 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Smt MOUSUMI SARDAR, partner, S M ASSOCIATES (Partnership Firm), 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asis Kumar Dutta

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 17-08-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 9:24AM with Govt. Ref. No: 192022230098530621 on 16-08-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVOGFS6 on 16-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 962041, Amount: Rs.1,000/-, Date of Purchase: 12/08/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 9:24AM with Govt. Ref. No: 192022230098530621 on 16-08-2022, Amount Rs: 9,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVOGFS6 on 16-08-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 354991 to 355046

being No 160711463 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.08.25 14:55:20 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/08/25 02:55:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

(1) **SMT. KAMALA MITRA** (PAN- **DOVPM3750M**, & Aadhaar No. 6479 6175 5550) wife of Late Nemai Mitra alias Ratnakar Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (2) **SRI SURAJIT MITRA** (PAN- **AEVPM3635G**, & Aadhaar No. 8206 2221 7338) son of Late Nemai Mitra alias Ratnakar Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (3) **SMT. TAPATI BRAHMO** (PAN- **BNRPB9705J**, & Aadhaar No. 3718 0802 8814) wife of Sri Arun Kumar Brahmo, daughter of Late Nemai Mitra alias Ratnakar Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 337/F, Diamond Harbour Road, P.O. & P.S. Behala, Kolkata- 700034, District: South 24-Parganas, (4) **SMT. SANDHYA MITRA** (PAN- **BVRPM3676B**, & Aadhaar No. 3754 3010 5168) wife of Late Patit Paban Mitra alias Mana Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (5) **SMT. JAYATI DAS** (PAN- **COTPD9913A**, & Aadhaar No. 8022 7418 5654) wife of Sri Sanjib Das, daughter of Late Patit Paban Mitra alias Mana Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 91/6, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (6) **KOYELI MITRA** (PAN- **AZUPM9767B**, & Aadhaar No. 8878 4234 3059) daughter of Late Prosanta Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at 4A/1, Motilal Gupta Road, P.O.

Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (7) SRI PRANAB MITRA (PAN- BDOPM3595G, & Aadhaar No. 6135 7612 1566) son of Late Sailendra Nath Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (8) USHA MITRA (PAN- HJOPM4770H, & Aadhaar No. 4823 9498 2469) daughter of Late Sailendra Nath Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- unemployed, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, and (9) SMT. MALATI MUKHERJEE (PAN- CJJPM7303Q, & Aadhaar No. 4003 7453 6517) wife of Late Ashit Kumar Mukherjee, daughter of Late Sailendra Nath Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 1/1, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART :

A N D

S. M. ASSOCIATES (PAN- ACSFS3876L) a partnership Firm, having its office at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata- 700060, District- South 24-Parganas, represented by its partners (1) SRI SUBRATA SARDAR (PAN- EFSPS4749B, & Aadhaar No. 7594 7270

1413) son of Sri Santosh Sardar, by faith- Hindu, by Nationality- Indian, by occupation- Business, and (2) **SMT. MOUSUMI SARDAR** (PAN- EYQPS7020J, & Aadhaar No. 7414 7925 6732) wife of Sri Subrata Sardar, by faith- Hindu, by Nationality- Indian, by occupation- Business, both residing at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata- 700060, District- South 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART:**

WHEREAS by virtue of an Indenture of Sale (Bengali recited Saf-Bikray Kobala) dated 25/09/1957 duly registered in the office of the Sub-Registrar of Alipore, 24-Parganas, recorded in its Book No. I, Volume No. 11, Pages 291 to 297, Being No. 598, for the year 1958 one Sri Sailendra Nath Mitra son Late Dayal Nath Mitra purchased **ALL THAT** piece and parcel of land, measuring **4(four) Cottahs 14(fourteen) Chittaks 22(twenty two) Sq. ft.**, be the same or a little more or less lying and situated at Mouza- Purba Barisha, J.L. No. 23, Touji No. 235, Pargana- Khaspur, R.S. No. 43, comprised in Dag No. 604, appertaining to Khatian No. 1319, under Khatian No. 1318, within P.S. Behala, thereafter Thakurpukur now Haridevpur, in the District of 24-Parganas now South 24-Parganas, within the ambits of the then South Sub-urban Municipality, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, together with all user and easement rights and all other rights, benefits and facilities etc. attached therein and thereto, from the then owner Smt. Hiran Bala Devi wife of Sri Bijoy Bhusan Mukhopadhyay, at and for the valuable consideration as mentioned therein.

AND WHEREAS after the said purchase, the aforesaid Sri Sailendra Nath Mitra became the sole and absolute rightful owner of the aforesaid land, measuring 4

Cottahs 14 Chittaks 22 Sq. ft., and during peaceful possession and enjoyment of the said landed property he surveyed the said land by a skillful surveyor and it was found that the physical measurement of the said land comes to an area measuring 4 Cottahs 14 Chittaks 0 Sq. ft. more or less, and he had been enjoying the same peacefully and uninterruptedly by erecting pacca two storied Building thereon and also by paying Rates and Taxes to the appropriate authority or authorities concerned and the same is free from all encumbrances, liens, lispensens, charges, and attachments whatsoever.

AND WHEREAS while the said Sri Sailendra Nath Mitra was enjoying the aforesaid landed property, he died intestate leaving behind surviving his wife Smt. Shantilata Mitra, seven sons namely (i) Dibakar Mitra, (ii) Nemaï Mitra alias Ratnakar Mitra, (iii) Patit Paban Mitra alias Mana Mitra, (iv) Pradip Kumar Mitra, (v) Paresh Nath Mitra, (vi) Prosanta Mitra and (vii) Pranab Mitra, and two daughters namely (i) Usha Mitra and (ii) Smt. Malati Mukherjee, as his only legal heirs, successors and legal representatives, who by virtue of inheritance became the joint owners in respect of the entire estate including the aforesaid landed property, as left by said Sailendra Nath Mitra, since deceased.

AND WHEREAS by virtue of inheritance while thus the aforesaid legal heirs and successors of the deceased Sailendra Nath Mitra were absolutely seized and possessed of and otherwise well and sufficiently entitled to and in peaceful enjoyment of the aforesaid 4 Cottahs 14 Chittaks 0 Sq. ft. of land with structures standing therein, each having had undivided 1/10th thereto, the aforesaid Smt. Shantilata Mitra wife of late Sailendra Mitra, died intestate leaving behind surviving her seven sons namely (i) Dibakar Mitra, (ii) Nemaï Mitra alias Ratnakar Mitra, (iii) Patit Paban Mitra alias Mana Mitra, (iv) Pradip Kumar Mitra, (v) Paresh Nath Mitra, (vi) Prosanta Mitra and (vii) Pranab Mitra, and two daughters namely (i) Usha Mitra and (ii) Smt. Malati Mukherjee, as her only legal heirs, successors and legal representatives, and the undivided landed property as left by said Shantilata Mitra, since deceased, has automatically been devolved upon her aforesaid legal heirs and successors, as per Hindu succession Act. 1956.

AND WHEREAS accordingly, by virtue of inheritance, the aforesaid (i) Dibakar Mitra, (ii) Nema Mitra alias Ratnakar Mitra, (iii) Patit Paban Mitra alias Mana Mitra, (iv) Pradip Kumar Mitra, (v) Pares Nath Mitra, (vi) Prosanta Mitra and (vii) Pranab Mitra, (viii) Usha Mitra and (xi) Smt. Malati Mukherjee, became the joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of homestead land measuring more or less **4(four) Cottahs 14(fourteen) Chittaks 0(zero) Sq. ft.**, more or less together structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Touji No. 235, Pargana- Khaspur, R.S. No. 43, comprised in Dag No. 604, appertaining to Khatian No. 1319, under Khatian No. 1318, within P.S. Behala, thereafter Thakurpukur now Haridevpur, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of South 24-Parganas, each having undivided $1/9^{\text{th}}$ share thereto, as per Hindu succession Act. 1956, and they got their names mutated and/or recorded in the Assessment Register of the Kolkata Municipal Corporation and the said property also became known and numbered as **K.M.C. Premises No. 326, Motilal Gupta Road, P.S. Thakurpukur now Haridevpur, Kolkata- 700008**, and they had/have been enjoying the same peacefully and uninterruptedly by paying Taxes with the appropriate authority concerned and the said property is free from all encumbrances, liens, lispens, attachment whatsoever.

AND WHEREAS thereafter said Sri Patit Paban Mitra alias Mana Mitra died intestate 17/06/2006 leaving behind surviving his wife Smt. Sandhya Mitra, and only daughter named Smt. Jayati Das, as his only legal heirs, successors and legal representatives, who by virtue of inheritance became the joint owners of the undivided $1/9^{\text{th}}$ share of the joint landed property, as left by said Patit Paban Mitra alias Mana Mitra, since deceased.

AND WHEREAS thereafter said Sri Prosanta Mitra died intestate 21/03/2015 leaving behind surviving his only daughter named Koyeli Mitra, as his only legal heir, successor and legal representative, who by virtue of inheritance became the owner of undivided $1/9^{\text{th}}$ share of the joint property, as left by said Prosanta

Mitra, since deceased. And be mentioned here that Prosanta Mitra's wife Smt. Tapati Mitra was predeceased him, who died intestate on 25/02/2018.

AND WHEREAS thereafter said Sri Nemai Mitra alias Ratnakar Mitra died intestate 15/10/2016 leaving behind him surviving his wife Smt. Kamala Mitra, one son named Sri Surajit Mitra and one daughter named Smt. Tapati Brahmo, as his only legal heirs, successors and legal representatives, who by virtue of inheritance became the joint owners of undivided 1/9th share of the said joint property, as left by said Nemai Mitra alias Ratnakar Mitra, since deceased.

AND WHEREAS subsequently the aforesaid Dibakar Mitra son of late Sailendra Mitra, died intestate on 25/02/2011 as bachelor, and Pradip Kumar Mitra son of late Sailendra Mitra, also died intestate on 01/01/2020 as bachelor, leaving behind surviving their two brothers namely (i) Paresh Nath Mitra, and (ii) Pranab Mitra, two sisters namely (i) Usha Mitra and (ii) Malati Mukherjee, and two sisters-in-law namely (i) Smt. Sandhya Mitra and (ii) Smt. Kamala Mitra, three nieces namely (i) Koyeli Mitra (ii) Smt. Tapati Brahmo, and (iii) Smt. Jayati Das, and one nephew Sri Surajit Mitra as their only legal heirs, successors and legal representatives, and the undivided landed property as left by said Dibakar Mitra, since deceased and Pradip Kumar Mitra, since deceased, has automatically been devolved upon their aforesaid legal heirs and successors, as per Hindu succession Act. 1956.

AND WHEREAS accordingly, by virtue of inheritance, the aforesaid (i) Paresh Nath Mitra, (ii) Pranab Mitra, (iii) Usha Mitra and (iv) Malati Mukherjee, (v) Smt. Sandhya Mitra, (vi) Smt. Kamala Mitra, (vii) Koyeli Mitra, (viii) Smt. Tapati Brahmo, (ix) Smt. Jayati Das, and (x) Sri Surajit Mitra became the joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of homestead land measuring more or less **4(four) Cottahs 14(fourteen) Chittaks 0(zero) Sq. ft.**, be the same a little more or less lying and situated at Mouza- Purba Barisha, J.L. No. 23, Touji No. 235, Pargana- Khaspur, R.S. No. 43, comprised in Dag No. 604, appertaining to Khatian No. 1319, under Khatian No. 1318, being K.M.C. Premises No. 326, Motilal Gupta

Road, P.S. Thakurpukur now Haridevpur, Kolkata- 700008, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of South 24-Parganas, each having undivided share in the aforesaid joint property with respect to their respective share, as per Hindu succession Act. 1956, and they have been enjoying the same peacefully and uninterruptedly by paying Taxes with the appropriate authority concerned and the said property is free from all encumbrances, liens, lispendens, attachment whatsoever.

AND WHEREAS thereafter by virtue of a Deed of Gift dated 01/05/2022, duly registered in the office of the D.S.R. - V, Alipore, South 24-Parganas, and recorded in Book No. I, Volume No. 1630-2022, pages from 116408 to 116448, being No. 163002773, for the year 2022, the aforesaid Paresh Nath Mitra, gifted, granted and transferred All that piece and parcel of undivided $\frac{1}{2}$ share of his undivided $\frac{1}{7}$ th share of the total land measuring an area 4(four) Cottahs 14(fourteen) Chittaks 0(zero) Sq. ft., be the same or a little more or less together with structure standing thereon, lying and situated at K.M.C. Premises No. 326, Motilal Gupta Road, P.S. Thakurpukur now Haridevpur, Kolkata- 700008, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of South 24-Parganas, unto and in favour of Smt. Sandhya Mitra, Smt. Kamala Mitra, Koyeli Mitra, Smt. Tapati Brahmo, Smt. Jayati Das and Sri Surajit Mitra, and delivered peaceful possession thereof.

AND WHEREAS thereafter by virtue of another Deed of Gift dated 01/05/2022, duly registered in the office of the D.S.R. - V, Alipore, South 24-Parganas, and recorded in Book No. I, Volume No. 1630-2022, pages from 140161 to 140194, being No. 163002774, for the year 2022, the aforesaid Paresh Nath Mitra, gifted, granted and transferred All that piece and parcel of undivided $\frac{1}{2}$ share of his undivided $\frac{1}{7}$ th share of the total land 4(four) Cottahs 14(fourteen) Chittaks

O(zer) Sq. ft., be the same or a little more or less together with structure standing thereon, lying and situated at K.M.C. Premises No. 326, Motilal Gupta Road, P.S. Thakurpukur now Haridevpur, Kolkata- 700008, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of South 24-Parganas, unto and in favour of Pranab Mitra, Usha Mitra and Smt. Malati Mukherjee, and delivered peaceful possession thereof.

AND WHEREAS in the manner as aforesaid, the aforesaid Sri Pranab Mitra, Usha Mitra, Smt. Malati Mukherjee, Smt. Sandhya Mitra, Smt. Kamala Mitra, Koyeli Mitra, Smt. Tapati Brahmo, Smt. Jayati Das, and Sri Surajit Mitra became the joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of homestead land measuring more or less **4(four) Cottahs 14(fourteen) Chittaks O(zer) Sq. ft.**, be the same or a little more or less, together with structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Touji No. 235, Pargana- Khaspur, R.S. No. 43, comprised in Dag No. 604, appertaining to Khatian No. 1319, under Khatian No. 1318, being **K.M.C. Premises No. 326, Motilal Gupta Road, P.S. Thakurpukur now Haridevpur, Kolkata- 700008**, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of South 24-Parganas, as more fully and particularly described in the **SCHEDULE "A"** hereunder written, each having undivided share in the said joint property with respect to their respective share, and they got the said property mutated and or recorded with Assessment Register of the Kolkata Municipal Corporation, vide Assessee No. 41-123-12-0084-1, and have been enjoying the same peacefully and uninterruptedly by paying Taxes with the appropriate authority concerned and the said property is free from all encumbrances, liens, lispens, attachment whatsoever.

AND WHEREAS the aforesaid Sri Pranab Mitra, Usha Mitra, Smt. Malati Mukherjee, Smt. Sandhya Mitra, Smt. Kamala Mitra, Koyeli Mitra, Smt. Tapati Brahmo, Smt. Jayati Das, and Sri Surajit Mitra (the **Owners** herein) now have decided to construct a New multi Building at the said premises with modern

amenities and facilities and accordingly they are in search for a suitable solvent Developer to implement their aforesaid desire and intention and to that effect the owners approached the developer **S. M. ASSOCIATES** a partnership Firm, having its office at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata- 700060, District- South 24-Parganas, to develop their aforesaid premises for construction of a Multi-storied Building thereon as per Sanction Plan of the K.M.C. to be sanctioned in the names of the owners at the costs and expenses of the Developer and after several discussion between the parties herein, the owners the Developer have agreed to enter into this Development Agreement to avoid any future litigation, misunderstanding and dispute in between them and also amongst their respective legal heirs, and successors and legal representatives.

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

1.0

ARTICLE -I DEFINITION

1.1 The Owners and the Developer shall include their respective transferees and Nominees.

1.2 **Premises** shall mean **ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs 14(fourteen) Chittaks 0(zero) Sq. ft.**, be the same or a little more or less, together with structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Touji No. 235, Pargana- Khaspur, R.S. No. 43, comprised in Dag No. 604, appertaining to Khatian No. 1319, under Khatian No. 1318, being **K.M.C. Premises No. 326, Motilal Gupta Road, P.S. Thakurpukur** now Haridevpur, Kolkata- 700008, at present within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of South 24-Parganas, together with all user and easement rights on path and passages with all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto.

1.3 **Owners** shall mean and include (1) **SMT. KAMALA MITRA** wife of Late Nemai Mitra alias Ratnakar Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (2) **SRI SURAJIT MITRA** son of Late Nemai Mitra alias Ratnakar Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (3) **SMT. TAPATI BRAHMO** wife of Sri Arun Kumar Brahmo, daughter of Late Nemai Mitra alias Ratnakar Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 337/F, Diamond Harbour Road, P.O. & P.S. Behala, Kolkata- 700034, District: South 24-Parganas, (4) **SMT. SANDHYA MITRA** wife of Late Patit Paban Mitra alias Mana Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (5) **SMT. JAYATI DAS** wife of Sri Sanjib Das, daughter of Late Patit Paban Mitra alias Mana Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 91/6, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (6) **KOYELI MITRA** daughter of Late Prosanta Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (7) **SRI PRANAB MITRA** son of Late Sailendra Nath Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (8) **USHA MITRA** daughter of Late Sailendra Nath Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- unemployed, residing at 4A/1, Motilal Gupta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, and (9) **SMT. MALATI MUKHERJEE** wife of Late Ashit Kumar Mukherjee, daughter of Late Sailendra Nath Mitra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 1/1, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur,

Kolkata- 700008, District: South 24-Parganas, and their heirs, executors, successors, legal representatives and/or assigns.

1.4 The **Developer** shall mean and include **S. M. ASSOCIATES** a partnership Firm, having its office at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata-700060, District- South 24-Parganas, represented by its partners (1) **SRI SUBRATA SARDAR** son of Sri Santosh Sardar, by faith- Hindu, by Nationality- Indian, by occupation- Business, and (2) **SMT. MOUSUMI SARDAR** wife of Sri Subrata Sardar, by faith- Hindu, by Nationality- Indian, by occupation- Business, both residing at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata-700060, District- South 24-Parganas, and its successors-in-office, representatives, administrators, and assigns.

1.5 **New Building** shall mean and include partly residential and partly commercial Multi-Storied Building to be constructed on the said premises in accordance with the sanction plan to be sanctioned by the K.M.C. authority concerned and with necessary additional structures along with other space or spaces intended for the enjoyment by the occupants of the Building.

1.6 **Common facilities** and amenities shall include corridors, septic tank, drainage and sewerage line and connection all plumbing installation, meter space, pump, main entrance gate, path and passages etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the Building and/or the common facilities or any of them there on as the case may be, shall be enjoyed by the owners and the Developer jointly and undividedly along with their respective nominees, and all such common areas to be included as saleable area in respect of Flats or any other space or spaces in the proposed New Building.

1.7 **Owners' Allocation** shall mean:- The owners shall be entitled to get from the Developer, free of cost in lieu of their land, **5(five) nos. flats AND 5(five) nos. of Shops** of the proposed New multi-storied Building, together with undivided

impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, **And** in addition to that the Developer shall pay a sum of Rs. 60,10,000/- (Rupees Sixty Lakh Ten Thousand) only to the owners being the non-refundable and non-adjustable security deposited money.

And the said Owners shall be entitled to get the aforesaid flats, shops and security deposited money from the Developer in the manner as follows:-

That the **Owner No. 1 & 3** Smt. Kamala Mitra and Smt. Tapati Brahmo shall jointly get one self contained residential flat, being flat No. 3B, measuring 560 Sq. ft. Built up area, on Third floor, South-west side, and in addition to that the Developer shall pay a sum of Rs. 50,000/- (Rupees fifty thousand) only to the said Owner No. 1 & 3 Smt. Kamala Mitra and Smt. Tapati Brahmo within 1(one) month from the date hereof.

That the **Owner No. 2 & 8** Sri Surajit Mitra and Usha Mitra shall get one self contained residential flat, being flat No. 4A, measuring 785 Sq. ft. Built up area, on Fourth floor, North-east-west side, and 3(three) shops, being shop no. 3, measuring 43 Sq. ft. Built up area on the Ground floor, and being shop no. 4, measuring 43 Sq. ft. Built up area on the Ground floor, and being shop no. 6, measuring 95 Sq. ft. Built up area on the Ground floor, and in addition to that the Developer shall pay a sum of Rs. 7,60,000/- (Rupees seven lakh sixty thousand) only to the said Owner No. 2 & 8 Sri Surajit Mitra and Usha Mitra, of which Rs. 6,50,000/- (Rupees six lakh fifty thousand) only to be paid to Owner No. 2 & 8 within 1(one) month from the date hereof, and the balance sum of Rs.1,10,000/- (Rupees one Lakh ten thousand) only to be paid at the time of delivery of possession.

That the **Owner No. 4 & 5** Smt. Sandhya Mitra and Jayati Das shall jointly get one self contained residential flat, being flat No. 2A, measuring 580 Sq. ft. Built up area, on Second floor, North-east-west side, and 1(one) shop, being shop no. 1, measuring 100 Sq. ft. Built up area, on the Ground floor, and in addition to

that the Developer shall pay a sum of Rs. 1,00,000/- (Rupees one lakh) only to the said Owner No. 4 & 5 Smt. Sandhya Mitra and Jayati Das within 1(one) month from the date hereof.

That the **Owner No. 9** Smt. Malati Mukherjee shall get one self contained residential flat, being flat No. 2B, measuring 575 Sq. ft. Built up area, on Second floor, South-west side, and in addition to that the Developer shall pay a sum of Rs. 12,00,000/- (Rupees twelve lakh) only to the said Owner No. 9 Smt. Malati Mukherjee within 1(one) month from the date hereof.

That the **Owner No. 6** Koyeli Mitra shall get Rs. 38,00,000/- (Rupees thirty eight lakh) only of which the Developer shall a sum of Rs. 19,00,000/- (Rupees nineteen lakh) only within January, 2023 and the balance sum of Rs. 19,00,000/- (Rupees nineteen lakh) only to be paid within July, 2023 to the said Owner No. 6 Koyeli Mitra.

That the **Owner No. 7** Sri Pranab Mitra shall get one self contained residential flat, being flat No. 3A, measuring 785 Sq. ft. Built up area, on Third floor, North-east-west side, and 1(one) shop, being shop no. 2, measuring 100 Sq. ft. Built up area, on the Ground floor, and in addition to that the Developer shall pay a sum of Rs. 1,00,000/- (Rupees one lakh) only to the said Owner No. 7 Sri Pranab Mitra, within 1(one) month from the date hereof.

and in all to be treated as **Owners' Allocation**, which is more particularly described in the **Schedule 'C'** hereunder written. And after taking possession of Owners' allotted flats & shops, the Owners shall partition their respective flats and shops by way of a registered Deed of Partition and/or by way of other registered Deeds and documents.

1.8 Developer's Allocation shall mean, save and except the Owners' allocation as aforesaid, **all the remaining constructed area** of the proposed New multi-storied Building, consisting of several flat or flats, shop or shops, space or spaces and Car-Parking Spaces in several floors TOGETHER WITH undivided impartible proportionate share or interest in the land at the said premises as

more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, to be treated as **Developer's Allocation**, which is more particularly described in the **Schedule 'D'** hereunder written.

1.9 Architect shall mean any qualified person who will act as an architect of the said Building for designing and planning of the New Building at the said premises.

1.10 Building plan shall mean such plan or plans for construction of the New Building to be sanctioned by the appropriate authority concerned and shall include any amendment thereto and/or modification thereof.

1.11 Words importing singular shall include plural and vice-versa.

1.12. Transferee shall mean a person or persons firm or association of persons to whom any space in the building shall be transferred.

1.13 Words importing masculine Gender shall include feminine and neuter genders, likewise words importing feminine genders shall include masculine and neuter genders.

2.0

ARTICLE-II TITLE AND INDEMNITIES

2.1 The owners hereby declare that the owners have marketable title to the said premises and the owners have good right and title to enter into this agreement with the Developer and the owners hereby declare that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.

2.2 The owners are in physical possession of the premises free from all and any manner of lispens, charges, liens, charges, attachments, claims, encumbrances or mortgages whatsoever.

2.3 The owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the owners or any person or persons lawfully claiming through or under the owners as long as the Developer fulfills its part of these presents and the owners undertake to indemnify and keep the Developer indemnified against all loss and damages and costs, charges and expenses Incurred as a result of any breach of this understanding.

2.4 The Developer undertakes to construct a New Building in accordance with the sanctioned Building Plan of the Kolkata Municipal Corporation which is yet to be sanctioned and undertakes to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the owners in any way liable for that.

2.5 The Developer shall act as an independent contractor in constructing the Building and undertakes to keep the owners indemnified from and against all third party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relating to the construction of the Building. But in the near future if the Developer fails to construct a new Building thereon at the said premises, in that case the Developer shall have the liberty to engage the other Developer with consent of the Owners, and in that event the Owners' Allocation and the Developer Allocation shall remain unchanged.

3.0

ARTICLE - III-EXPLOITATION RIGHGTS

3.1 Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the powers and authorities conferred on the Developer by the owners in accordance with the Power of Attorney, executed for the purpose of development and construction of the Building contemplated in these presents with power to sell, convey and transfer the Developer's share of Allocation, excepting the portion demarcated and/or separately allocated for the

owners as aforesaid, and thereby to enter into an Agreement for sale, lease or let out the various portions of the Developer's Allocation with any intending Purchaser/Purchasers and to receive earnest money and/or any part payment and entire sale proceeds in respect thereof.

3.2 Demolition of the existing structures of the said premises shall be responsibility of the Developer who shall be entitled to get the salvage materials arising there from. The cost, charge and expenses for such demolition and removal of debris and site clearance will be paid, met and borne by the Developer. And before starting the demolishing works, the Developer will provide the OWNERS four temporary accommodation within the vicinity, monthly Rental charges of Rs. 6,000/- for per month (i.e. total Rs. 24,000/-) to the Land owners. And also Developer shall pay the temporarily sifting charges of four shop rooms at the rate of Rs. 8,000/- for per month (i.e. total Rs. 32,000/-) to the Land owners and such rental charges of alternative temporary accommodation shall be borne by the Developer from the date of the demolition of the existing Building till the delivery of possession of the Owners' allocation to the OWNERS in the newly built Building.

3.3 The owners shall give the Developer necessary License and permission to enter into the said premises, as and when shall be called upon by the Developer and that purpose Developer shall serve a notice to owners to handover the vacant possession of the said premises in favour of the Developer and accordingly the owners shall handover peaceful vacant possession of the said property within 45(forty five) days from the date issue of such notice, and if the owners fails and/or neglects to deliver the possession of the said property in favour the Developer with the said stipulated period in that event the owners shall compensate the Developer by paying a sum of Rs. 15,000/- (Rupees fifteen thousand) only per month to the Developer. And immediately the plan is prepared the parties hereto shall demarcate and identify their respective allocation.

4.0

ARTICLE - IV-BUILDING

4.1 The Developer shall have exclusive right at its own costs to construct the said New Building in the said premises in accordance with the sanctioned plan without any hindrance or obstruction from the owners or any person claiming through them as long as the Developer fulfills the terms and conditions of these presents. The Type of construction will be as mentioned in the **Schedule 'B'** hereunder written. The Developer shall ensure that the Building conform to standard Building specifications of the K.M.C.

4.2 The Developer shall install and provide in the Building at its own costs, underground and overhead water Reservoir and other facilities and amenities as normally contained in multi-storied Building in the area to make the same totally and absolutely habitable.

4.3 The Developer hereby undertakes to construct the Building diligently and expeditiously and handover the Owners' Allocation to the Owners within **30(thirty) Months** from the date of this Development Agreement and/or obtaining vacant possession of the said premises, whichever is later subject to force majeure.

5.0 ARTICLE-V – CONSIDERATION & SPACE ALLOCATIONS

5.1 In consideration of the owners having agreed to grant an exclusive right to the Developer to commercially exploit the premises by constructing the new Multi-Storied Building as per Sanction Building Plan of the K.M.C., the owners shall be entitled to get Owners' **Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'C'** hereunder written and save and except the Owners' Allocation all the remaining constructed area of the New Building and every part thereof and rights and properties appurtenant thereto shall be treated as the **Developer's Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'D'** hereunder written.

5.2 The Developer and the owners and their respective nominees shall use the top roof of the Building undividedly as common portions and if in near future

for any change of any rule, the civic authority give permission for any further construction in that case the owners and the Developer shall be entitled to enjoy such benefits equally.

5.3 The Owners shall be entitled to use and enjoy individually or to transfer or dispose of the Owners' Allocation in the New Building proposed to be constructed at the said premises without any disturbance from the Developer with the exclusive right to enter into an Agreement for sale, and transfer the same without any claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation however the possession of the same shall be given only after finally handing over the Owners' Allocation to the Owners.

5.4 The entire Buildings shall be of uniform construction with the standard materials as per specification as sanctioned by the Kolkata Municipal Corporation as more fully and particularly described in the **SCHEDULE 'B'** hereunder written appearing herein after and if at any time the owners shall request the Developer to provide any other kind of materials or additional facilities in the Owners' Allocation, all extra costs, charges and expenses thereof shall be borne and paid by the Owners.

5.5 The Developer shall use standard quality of materials for the construction of the entire Building. The owners shall have authority to inspect the quality of the materials if so desire and the Developer shall in no way obstruct the owners or their Agent from making such inspection at any point of time of such construction as may be desired by the Owners.

5.6 The Developer shall be exclusively entitled to the Developer's Allocation in the said proposed New Building without in any way disturbing the common facilities situated thereon with the exclusive right to deal with Sale, enter into Agreement(s) for Sale or any other way transfer of the same without any claim, demand, interest, interruption whatsoever or howsoever of the owners and/or

any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyments of the Developer's Allocation and the Developer shall solely be entitled to receive any Booking Money, Part payment, Advance, earnest money and the entire Sale Proceeds, from any intending purchaser or purchasers in respect of Developer's Allocation only.

5.7 The Developer shall deliver the possession of owners' allocation to the Owners at first and subsequently shall deliver the possession of other buyer or buyers in the said new Building.

6.0 ARTICLE-VI – COMMON FACILITIES

6.1 All rates and taxes and outgoing if any in respect of the said premises shall be borne and paid in the manner as follows :-

(a) By the owners all the dues and outstanding Taxes and Khaznas up to the execution of this Agreement and the cost & expenses for K.M.C. & B.L. & L.R.O. mutation of the said property in the names of the owners herein.

(b) During the execution of this Project the entire tax shall be paid by the Developer.

(c) After completion/handover the Owners' Allocation, by the owners and/or Purchasers of the Owners' Allocation and by the Developer and/or by the Purchasers of the Developer's Allocation.

6.2 As soon as the Owners' Allocation in the New Building is completed in habitable condition, the Developer shall give written notice to the owners to take possession of the Owners' Allocation in the said Building and from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes, rates and duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for

the sake of brevity collectively referred to as 'the said rates') payable in respect of the said Owners' Allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates in respect of the Developer's Allocation. The said rates are to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole. The Certificate of the Architect in respect of the said Building as to its completion and measurement in terms whereof and the quality of the material used therein shall be final and binding on the both parties herein and upon completion of the said new Building thereon the Developer shall obtain the Completion Certificate from the K.M.C. authority concerned.

6.3 At and from the date of service of the Notice of Possession, the owners and the Developer shall also be responsible to pay and bear and shall pay the proportionate in terms and on the same basis hereinabove the service charges for the common facilities in the building payable with respect of their respective allocation, the said charges to including premium of the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation, maintenance operation and repair and removal charges for bill collection and management of common facilities, renovation, replacement, repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switch, gear, transformers, generators if any, pumps, motors and other electrical and mechanical installations, appliances and equipments, corridors, passage ways, paths ways and other common facilities whatsoever including creation of a sinking fund.

7.0

ARTICLE VII-MISCELLANEOUS

7.1 It is understood that from time to time to enable the construction of the proposed New Building by the Developer various acts, deeds, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the owners and various

applications and other documents may be required legally to be signed or made by the owners to which no specific provisions has been made herein. The owners hereby authorized the Developer to do all such acts being required by the Developer in this behalf to execute any such additional power or powers of Attorney and/or their authorization or authorizations as may be legally required by the Developer for the purpose as also undertake to sign and execute all such additional application or other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the owners detailed hereinabove.

7.2 The Developer shall in consultation with the owners be entitled to frame a scheme for the management and administration of the said Building and/or common parts thereof. The Developer shall issue written notice to the owners inviting the owners to take possession and upon expiry of seven days from the date of receiving the notice thereof if the owners willfully fail or neglect to take possession of the their Allocation in the new Building, it will be treated and/or deemed that the possession of the Owners' Allocation has been duly hand over to the Owners.

7.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand against receipt thereof or sent by prepaid Registered Post/Speed Post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to the office of the Developer at the address given above.

7.4 Be it mentioned here that during the construction of the Building and till the Developer's share of allocation is fully disposed of the Developer shall always remain as the owners of the entire structural area in the proposed new Building as would be constructed by the Developer by its own costs and expenses and after handing over the vacant possession of the Owners' Allocation, the Ownership of the owners will automatically changed to the extent that the

owners will be the absolute owners of the structural area of their Allocation together with undivided proportionate share or land attributable to the said structural area and in consideration of which the owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's Allocation either to the Developer or to its Nominee or Nominees being the Purchaser or Purchasers of Flats/Spaces without taking any other or further consideration save and except the Owners' Allocation either from the Developer or from its Nominee or Nominees.

8.0

ARTICLE VIII -MUTUAL OBLIGATION

8.1 The Developer undertakes that it will complete the building within the time Stipulated period of **30(thirty) Months** from the date of this Development Agreement and/or obtaining vacant possession of the said premises, whichever is later, except the circumstances beyond its control and subject to obtaining other necessary legal permission.

8.2 The Owners covenant with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and/or default on the part of the Owners, then in that event Developer shall be entitled to compensation for all expenses incurred by it which will be assessed by the Valuer to be appointed by the Developer therein.

8.3 The Owners undertake not to transfer, mortgage, charge the said property nor shall lease in any way or encumber the said land or property which is the subject of this Agreement in any manner whosoever during the subsistence of this Agreement but the Developer shall have the right and liberty to mortgage and/or create charges in respect of Developer's Allocation before any Nationalized Bank or Private Bank but in such cases the owners shall not be financially liable or responsible and if required the owners shall sign in the necessary papers and documents to that effect.

As per requirement and at the request of the Developer the Present Owners shall always be ready to sign and execute all necessary papers, documents and Deed of conveyances in respect of Developer's Allocation unto and in favour of any intending purchaser(s), as to be nominated by the Developer.

8.4 That the Owners shall not be liable for any bad workmanship of the proposed Building at the said premises and shall also not be liable and responsible for any monetary transaction with the Nominee or Nominees of the Developer.

8.5 In case of breach of any of the provisions herein, the party in breach of contract shall be liable to pay such damages as shall be determined by the Tribunal as mentioned in Clause 8.6 herein below, but no party shall be entitled to terminate this Agreement without the consent of the other party in writing.

8.6 All disputes between the parties relating to this Agreement or its interpretation shall be referred to the Arbitration of such a person as mutually agreed (the "tribunal"). In case no agreement can be reached in selecting such a suitable person, the Tribunal shall consist of three Arbitrators, one each to be appointed by the parties and the third to be appointed by the said two Arbitrators so appointed, whose decisions shall be final and accepted by both the parties.

8.7 The Tribunal shall proceed summarily and not give any reason for its Award and may give interim Awards and/or direction. The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or directions of the parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the parties.

8.8 That the Owners have this day handed over all the original copy of title Deed(s) and all other original connecting papers and documents relating to the property to the Developer against proper receipt.

9.0

ARTICLE-IX- TIME FOR COMPLETION

9.1 Under all circumstances and notwithstanding anything mentioned before or after the developer has assured to complete construction of the proposed new Building within **30(thirty) Months** from the date of this Development Agreement and/or obtaining vacant possession of the said premises, whichever is later, and if the Developer fails and/or neglects to complete the construction works then another 6(six) months shall be extended, subject however to standard International Force Majeure condition and in which case the Developer shall not be held liable for any delay in completion, but the owners shall not be entitled to cancel and/or rescind this Development Agreement. And upon construction and completion of the Building the Developer shall handover and/or deliver the khas possession of the Owners' Allocation to the owners by issuing Possession Letter with the Letter Pad of the Developer.

It is worthy to mention here that the said **Owner No. 1 & 3** Smt. Kamala Mitra, and Smt. Tapati Brahmo have agreed to pay a sum Rs.1,60,000/- (Rupees one lakh sixty thousand) only for some excess flat area which includes their allotted flat, on or before taking possession of their allotted flat.

the said **Owner No. 7** Sri Pranab Mitra has agreed to pay a sum Rs. 8,50,000/- (Rupees Eight lakh fifty thousand) only for some excess flat area which includes his allotted flat, on or before taking possession of his allotted flat & shop.

It is also to be mentioned here that after completion of the new Building and before delivery of possession the Developer and the Owners shall jointly survey the Owners' allotted flats and Shops by a skillful surveyor and after taking physical measurement of the Owners' allotted Shops, if the area of the said shops is reduced from the allotted area in that event the Developer shall compensate the Owners by paying at the rate of Rs. 10,000/- per sq. ft. on reduce areas at time of delivery of possession. Similarly if the area of the said shops is increase from the allotted area in that event the Owners shall compensate the Developer by paying at the rate of Rs. 10,000/- per sq. ft. on excess areas at time of taking of possession. And further it is mentioned here that the area of shop room shall not be differed by not more than 5(five) sq. ft. from the settled area of the shop.

And after taking physical measurement of the Owners' allotted flats, if the area of the said flats is decreased or increased by 10 sq. ft. only that area should be ignorable by both parties herein but above 10 sq. ft. any areas should adjusted to each other at the rate of Rs. 4,000/- per Sq. ft. on the such areas at time of taking of possession. And the Owners also have agreed not claim and/or demand for any unauthorized areas beside the sanctioned plan. And also to be mentioned here that the area of flat shall not be differed by not more than 5% (five percent) of the settled area of flat.

10.0

ARTICLE - IX - FORCE MAJEURE

10.1 Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, Cyclone, Civil Commotion, strike, pandemic, lock down and/or any other act or commission beyond the reasonable control of the parties, and in such situation the period of construction and completion of the proposed new Building shall be extended on mutual discussion in between the parties.

SCHEDULE - "A" REFERRED TO ABOVE
(i.e. the entire premises)

ALL THAT piece and parcel of Bastu land measuring **4(four) Cottahs 14(fourteen) Chittaks 0(zero) Sq. ft.**, be the same or a little more or less together with pacca Two Storied Building, measuring 2000 Sq. ft. (i.e. 750 Sq. ft. on the Ground Floor + 1250 Sq. ft. on the First Floor) more or less, standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Touji No. 235, Pargana- Khaspur, R.S. No. 43, comprised in Dag No. 604, appertaining to Khatian No. 1319, under Khatian No. 1318, being **K.M.C. Premises No. 326, Motilal Gupta Road**, P.S. Thakurpukur now Haridevpur, also known by its mailing address 4A/1, Motilal Gupta Road, Kolkata- 700008, at present within

the limits of the Kolkata Municipal Corporation, Ward No. 123, vide Assessee No. 41-123-12-0084-1, in the District of South 24-Parganas, together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows:-

ON THE NORTH : Motilal Gupta Road.

ON THE SOUTH : Land & House of Hiran Bala Devi.

ON THE EAST : Land & House of Moni Mala Devi.

ON THE WEST : Bhuban Mohan Roy Road.

Road Zone:- Rammohan Roy Road to Sodepur 1st lane (Premises located on Road).

SCHEDULE "B" ABOVE REFERRED

(Details of fixture, fittings, standard materials etc. to be provided)

1. Entire flooring of the flat will be made of Marble, interior walls of putty (Bagger).
2. Kitchen & Toilet floor will be made of white Marble, Toilet's walls tiles up to 6' ft.
3. In the Kitchen one cooking platform of black stone with Granite top marble, wall dado of glazed tiles up to 24" inches height over the platform and a steel sink will be provided in the kitchen.

4. Door: All doors of the flat made of wooden frame with flush door of standard quality ply.

5. Window: Aluminum framed with 4 mm. glass and grills will be provided in the windows.

6. Two toilets, one in the Dining space and another with the Bed room, in the toilets, western/Indian commode with cistern and with 2 Tap connections shall be provided and geyser point shall be made in the Toilet all sanitary and plumbing fittings made by Hindwar, Supreme pipe, Esco/Mark fittings.

7. Concealed wiring with points as under:-

(a) Bed room : 2 light points, 1 fan point, 1 plug point (5 Amp.), and 1 night lamp point will be provided in the each bed Room and 1 AC Point in any one Bed Room.

(b) Toilet & W.C. : 1 light point, 1 plug point (15 Amp), will be provided in the both Toilet & W.C. and 1 exhaust fan point and 1 geyser point will be provided in the toilet.

(c) Kitchen : 1(one) light point, 1 (one) 15 Amp. plug point and 1 (one) exhaust fan point, 1 (one) aqua guard point & 1 (one) Chimney point.

(d) Drawing & Dining : 2 light points, 2 fan point, 1 plug points (one 5 Amp. 1 T.V. Point and 1frig point will be provided.

(e) Balcony : 1 light point.

Electrical wiring made Finolex wire.

(8) Calling bell connection will be provided in the flat above/beside the main door frame.

- (9) The Developer shall install lift and lift accessories for common use of all the flat Owners/Occupiers.
- (10) Special Fittings as per Owners' choice will be provided at entire cost to be borne and paid by the OWNERS in advance.

SCHEDULE "C" ABOVE REFERRED
(i.e. Owners' Allocation)

1.8 **Owners' Allocation** shall mean:- The owners shall be entitled to get from the Developer, free of cost in lieu of their land, **5(five) nos. flats AND 5(five) nos. of Shops** of the proposed New multi-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, **And** in addition to that the Developer shall pay a sum of Rs. 60,10,000/- (Rupees Sixty Lakh Ten Thousand) only to the owners being the non-refundable and non-adjustable security deposited money.

And the said Owners shall be entitled to get the aforesaid flats, shops and security deposited money from the Developer in the manner as follows:-

That the **Owner No. 1 & 3** Smt. Kamala Mitra and Smt. Tapati Brahmo shall jointly get one self contained residential flat, being flat No. 3B, measuring 560 Sq. ft. Built up area, on Third floor, South-west side, and in addition to that the Developer shall pay a sum of Rs. 50,000/- (Rupees fifty thousand) only to the said Owner No. 1 & 3 Smt. Kamala Mitra and Smt. Tapati Brahmo within 1(one) month from the date hereof.

That the **Owner No. 2 & 8** Sri Surajit Mitra and Usha Mitra shall get one self contained residential flat, being flat No. 4A, measuring 785 Sq. ft. Built up area, on Fourth floor, North-east-west side, and 3(three) shops, being shop no. 3, measuring 43 Sq. ft. Built up area on the Ground floor, and being shop no. 4, measuring 43 Sq. ft. Built up area on the Ground floor, and being shop no. 6, measuring 95 Sq. ft. Built up area on the Ground floor, and in addition to that the Developer shall pay a sum of Rs. 7,60,000/- (Rupees seven lakh sixty thousand) only to the said Owner No. 2 & 8 Sri Surajit Mitra and Usha Mitra, of which Rs. 6,50,000/- (Rupees six lakh fifty thousand) only to be paid to Owner No. 2 & 8 within 1(one) month from the date hereof, and the balance sum of Rs.1,10,000/- (Rupees one Lakh ten thousand) only to be paid at the time of delivery of possession.

That the **Owner No. 4 & 5** Smt. Sandhya Mitra and Jayati Das shall jointly get one self contained residential flat, being flat No. 2A, measuring 580 Sq. ft. Built up area, on Second floor, North-east-west side, and 1(one) shop, being shop no. 1, measuring 100 Sq. ft. Built up area, on the Ground floor, and in addition to that the Developer shall pay a sum of Rs. 1,00,000/- (Rupees one lakh) only to the said Owner No. 4 & 5 Smt. Sandhya Mitra and Jayati Das within 1(one) month from the date hereof.

That the **Owner No. 9** Smt. Malati Mukherjee shall get one self contained residential flat, being flat No. 2B, measuring 575 Sq. ft. Built up area, on Second floor, South-west side, and in addition to that the Developer shall pay a sum of Rs. 12,00,000/- (Rupees twelve lakh) only to the said Owner No. 9 Smt. Malati Mukherjee within 1(one) month from the date hereof.

That the **Owner No. 6** Koyeli Mitra shall get Rs. 38,00,000/- (Rupees thirty eight lakh) only of which the Developer shall a sum of Rs. 19,00,000/- (Rupees nineteen lakh) only within January, 2023 and the balance sum of Rs. 19,00,000/- (Rupees nineteen lakh) only to be paid within July, 2023 to the said Owner No. 6 Koyeli Mitra.

That the **Owner No. 7** Sri Pranab Mitra shall get one self contained residential flat, being flat No. 3A, measuring 785 Sq. ft. Built up area, on Third floor, North-east-west side, and 1(one) shop, being shop no. 2, measuring 100 Sq. ft. Built up area, on the Ground floor, and in addition to that the Developer shall pay a sum of Rs. 1,00,000/- (Rupees one lakh) only to the said Owner No. 7 Sri Pranab Mitra, within 1(one) month from the date hereof.

and in all to be treated as **Owners' Allocation**.

SCHEDULE "D" AS REFERRED TO ABOVE
(i.e. **Developer's Allocation**)

Developer's Allocation shall mean, save and except the Owners' allocation as aforesaid, **all the remaining constructed area** of the proposed New multi-storied Building, consisting of several flat or flats, space or spaces and Car-Parking Spaces in several floors TOGETHER WITH undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** herein above written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, to be treated as **Developer's Allocation**.

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

SIGNED, SEALED AND DELIVERED

By both the parties at Kolkata

In Presence of :-

WITNESSES :-

1. Sayoni Mitra.
1A/1 Motilal Gupta
Road, Kol-700008

2. Sayon Dm
91/6 Motilal Gupta
Road, Kol-700008.

স্বাক্ষরিত

Sunajit- Mitra
Tapati Borahano

Sandhya Mitra.
Taratidas.
Koyeli Mitra

Brunab Mitra

মালতি মুখার্জী

Malati Mukherjee.

SIGNATURE OF THE OWNERS

S. M. ASSOCIATES

Marunji Sadae
Subrata Sarda

Partner












SIGNATURE OF THE DEVELOPER

DRAFTED BY:-

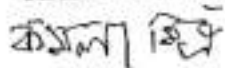
Aloni Prasad.

Advocate












Alipore Police court, Kolkata-700027.
Enrolment No. WB- 135/2003.

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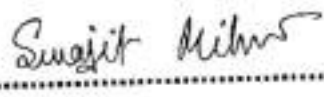
Name :- KAMALA MITRA














Signature.....

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	Left Hand					
	Right Hand					

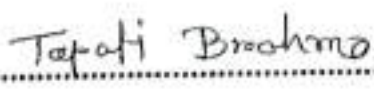
Name :- SURAJIT MITRA







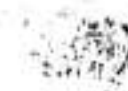






Signature.....

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Name :- TAPATI BRAHMO






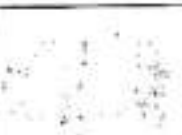






Signature.....

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	Right Hand					












Name :- SANDHYA MITRA
Sandhya Mitra

Signature.....

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	Right Hand					












Name :- JAYATI DAS

Signature *Jayati Das*.....

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	Left Hand					
	Right Hand					












Name :- KOYELI MITRA

Signature *Koyeli Mitra*.....

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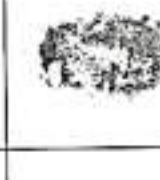







Name :- PRANAB MITRA

Signature.....*Pranab Mitra*.....

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	Left Hand					
	Right Hand					












Name :- USHA MITRA

Signature.....*उषा मित्रा*.....

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	Left Hand					
	Right Hand					












Name :- MALATI MUKHERJEE

Signature.....*Malati Mukherjee*.....

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	Left Hand					
	Right Hand					

Name :- SUBRATA SARDAR

Signature.....*Subrata Sardar*.....

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	Right Hand					

Name :- MOUSUMI SARDAR

Signature.....*Mousumi Sardar*.....








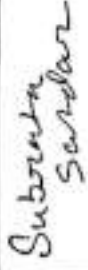



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue









OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072002471086/2022









I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KAMALA MITRA 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Land Lord			 16/08/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri SUBRATA SARDAR 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Developer [S M ASSOCIA TES]			 16/08/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt MOUSUMI SARDAR 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Developer [S M ASSOCIA TES]			 16/08/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	KOYELI MITRA 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Land Lord			Koyeli Mitra 16/08/2022
9	Shri PRANABKRISHNA MITRA Alias Shri PRANAB MITRA 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Land Lord			Pranab Mitra 16/08/2022
10	USHA MITRA 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Land Lord			Usha Mitra 16/08/2022
11	Smt MALATI MUKHERJEE 1/1, Bhuban Mohan Roy Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Land Lord			Malati Mukherjee 16/08/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri SURAJIT MITRA 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Land Lord			<i>Surajit Mitra</i> 16/08/2022
5	Smt TAPATI BRAHMO 337/F, Diamond Harbour Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034	Land Lord			<i>Tapati Brahm</i> 16/08/2022
6	Smt SANDHYA MITRA 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Land Lord			<i>Sandhya Mitra.</i> 16/08/2022
7	Smt JAYATI DAS City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Land Lord			<i>Jayti Das.</i> 16/08/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alope Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt KAMALA MITRA, Shri SUBRATA SARDAR, Smt MOUSUMI SARDAR, Shri SURAJIT MITRA, Smt TAPATI BRAHMO, Smt SANDHYA MITRA, Smt JAYATI DAS, KOYELI MITRA, Shri PRANABKRISHNA MITRA, USHA MITRA, Smt MALATI MUKHERJEE			Alope Biswas 16/08/2022

(Asis Kumar Dutta)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BEHALA
 South 24-Parganas, West
 Bengal



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

GRN Details

GRN:	192022230098530621	Payment Mode:	Online Payment
GRN Date:	16/08/2022 09:22:48	Bank/Gateway:	State Bank of India
BRN:	IK0BVOGFS6	BRN Date:	16/08/2022 09:24:42
Payment Status:	Successful	Payment Ref. No:	2002471086/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Aloke Biswas
Address:	A/11, Srijani, P.O. Joka, P.S. Haridevpur, Kolkata- 700104.
Mobile:	9748887252
E-Mail:	alokeadv@gmail.com
Depositor Status:	Advocate
Query No:	2002471086
Applicant's Name:	Mr Alope Biswas
Identification No:	2002471086/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002471086/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9020
2	2002471086/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002471086/2022	Office where deed will be registered
Query Date	16/08/2022 7:53:55 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, 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. 96,86,249/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Gupta Road, Road Zone : (Rammohan Roy Rd – Sodepur 1st. Lane/Premises Located on Road) , , Premises No: 326, , Ward No: 123 Pin Code : 700008

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 14 Chatak		83,36,249/-	Property is on Road Adjacent to Metal Road,
Grand Total :				8.0438Dec	0 /-	83,36,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,50,000 /-	

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and Lord Details :

	Name & address	Status	Execution Admission Details :
1	Smt KAMALA MITRA (Presentant) Wife of Late Nemai Mitra4A/1, Motilal Gupta Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DOxxxxxx0M, Aadhaar No: 64xxxxxxxx5550, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
2	Shri SURAJIT MITRA Son of Late Nemai Mitra4A/1, Motilal Gupta Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx5G, Aadhaar No: 82xxxxxxxx7338, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
3	Smt TAPATI BRAHMO Wife of Shri Arun Kumar Brahmo337/F, Diamond Harbour Road, City:-, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BNxxxxxx5J, Aadhaar No: 37xxxxxxxx8814, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
4	Smt SANDHYA MITRA Wife of Late Patit Paban Mitra4A/1, Motilal Gupta Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BVxxxxxx6B, Aadhaar No: 37xxxxxxxx5168, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
5	Smt JAYATI DAS Wife of Shri Sanjib DasCity:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx3A, Aadhaar No: 80xxxxxxxx5654, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
6	KOYELI MITRA Daughter of Late Prosanta Mitra4A/1, Motilal Gupta Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AZxxxxxx7B, Aadhaar No: 88xxxxxxxx3059, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
7	Shri PRANABKRISHNA MITRA, (Alias: Shri PRANAB MITRA) Son of Late Sailendra Nath Mitra4A/1, Motilal Gupta Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx5G, Aadhaar No: 61xxxxxxxx1566, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022

	USHA MITRA Daughter of Late Sailendra Nath Mitra 4A/1, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: hjxxxxxx0h, Aadhaar No: 46xxxxxxx2469, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022
9	Smt MALATI MUKHERJEE Wife of Late Ashit Kumar Mukherjee 1/1, Bhuban Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx3Q, Aadhaar No: 40xxxxxxx6517, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/08/2022

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	S M ASSOCIATES 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: ACxxxxxx6L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri SUBRATA SARDAR Son of Shri Santosh Sardar 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EFxxxxxx9B, Aadhaar No: 75xxxxxxx1413	S M ASSOCIATES (as partner)
2	Smt MOUSUMI SARDAR Wife of Shri Subrata Sardar 34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EYxxxxxx0J, Aadhaar No: 74xxxxxxx6732	S M ASSOCIATES (as partner)

Identifier Details :

Name & address
Mr Alope Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt KAMALA MITRA, Shri SUBRATA SARDAR, Smt MOUSUMI SARDAR, Shri SURAJIT MITRA, Smt TAPATI BRAHMO, Smt SANDHYA MITRA, Smt JAYATI DAS, KOYELI MITRA, Shri PRANABKRISHNA MITRA, USHA MITRA, Smt MALATI MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA MITRA	S M ASSOCIATES-0.89375 Dec
2	Shri SURAJIT MITRA	S M ASSOCIATES-0.89375 Dec
3	Smt TAPATI BRAHMO	S M ASSOCIATES-0.89375 Dec
4	Smt SANDHYA MITRA	S M ASSOCIATES-0.89375 Dec
5	Smt JAYATI DAS	S M ASSOCIATES-0.89375 Dec
6	KOYELI MITRA	S M ASSOCIATES-0.89375 Dec
7	Shri PRANABKRISHNA MITRA	S M ASSOCIATES-0.89375 Dec
8	USHA MITRA	S M ASSOCIATES-0.89375 Dec
9	Smt MALATI MUKHERJEE	S M ASSOCIATES-0.89375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
2	Shri SURAJIT MITRA	S M ASSOCIATES-222.22222200 Sq Ft
3	Smt TAPATI BRAHMO	S M ASSOCIATES-222.22222200 Sq Ft
4	Smt SANDHYA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
5	Smt JAYATI DAS	S M ASSOCIATES-222.22222200 Sq Ft
6	KOYELI MITRA	S M ASSOCIATES-222.22222200 Sq Ft
7	Shri PRANABKRISHNA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
8	USHA MITRA	S M ASSOCIATES-222.22222200 Sq Ft
9	Smt MALATI MUKHERJEE	S M ASSOCIATES-222.22222200 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411231200841 Premises No. : 326 Ward No. : 123 Street Name : MOTILAL GUPTA ROAD	Ref Deed No. : I-163002774 Date Of Registration : May 02, 2022 Office Where Registered : DSRVS24PGS	Owner Name : PRANAB MITRA, KAMALA MITRA, SURAJIT MITRA, TAPATI BRAHMO, SANDHYA MITRA, JAYATI DAS, KOYELI MITRA, USHA MITRA, MALATI MUKHERJEE Owner Address : 4A/1, MOTILAL GUPTA ROAD, KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 4 Cottah, 14 Chatak,

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 15-09-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 15-09-2022)
- Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

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e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA