

30/2024

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12/15/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 372404

2000172655/2024

### DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** is made this on the  
24th..... day of January, Two Thousand Twenty Four (2024).

**BETWEEN**

Certified that this document is  
admitted to Registration. The  
signature and seal of the  
Endorserment shall appear in the  
document and part of this document.

Contd...

Additional Dist. Sub Registrar  
Sealdan

24-1-24

**SMT.TANUSREE GHOSH(PAN : AINPG8673Q)**  
**(AADHAAR NO.2053 1303 0044)**, wife of Sri.Sujoy Dutta Roy,  
daughter of Late Amarendra Nath Ghosh alias Amar Kumar  
Ghosh, by occupation -Service, by faith - Hindu, by Nationality -  
Indian, residing at 11/5, C.N.Roy Road, P.O. & P.S. Tiljala,  
Kolkata - 700039, District : South 24 Parganas, hereinafter called  
and referred to as the **LAND OWNER** (which term or  
expression shall unless otherwise excluded by or repugnant to  
the subject or context be deemed to mean and include her heirs,  
executors, administrators, representatives and assigns) of the **ONE**  
**PART.**

**AND**

**SHREE SHREE SAI BABA CONSTRUCTION,** a  
Proprietorship Firm, having its office at 7A/ 1A, Belegkata Road,  
Police Station - Narkeldanga, Kolkata- 700015, in the District  
of 24 Parganas (S), being represented by its proprietor **SRI**  
**ANIL KUMAR RAY. PAN : AOGPR3416P) (AADHAAR NO.8673**  
**9516 9179)**, son of Sri.Dharmnath Ray, by faith - Hindu, by  
nationality - Indian, residing at , 7A/ 1A, Belegkata Road, Police  
Station - Narkeldanga, Kolkata- 700015, in the District of 24  
Parganas (Which terms and expression shall unless otherwise  
excluded by or repugnant to the subject or context be deemed to

mean and include its successors-in-office, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Pabitra Ranjan Ghosh Dastidar purchased for valuable consideration all that .79 decimals of land, situated in the district of 24-Parganas, old Touzi No. 1298 and Touzi No. 2833, Dini 55 Gram, Collectorate Division 5, Sub-Division 2, Holding No. 16, Mouza-Kusthia appertaining to C.S. KH. No. 503, Dag No. 1290 and 1291, from Sonalal and other by virtue of two deeds of sale one dated 26th October, 1948 and registered in the Alipore Sub-Registration Office recorded in Book No. I, Vol, No. 76, Page's 3 to 8, being number 3872 for the year 1948 and another of dated 23rd September, 1949 registered and reoordered in Book NO. 1, Vol. No.80, Pages 138 to 143, Being No. 4879 for the year 1949 executed by Maghi Goalini, the natural guardian mother and certificated guardian of minor Jamurath Lal Goala.

**AND WHEREAS** said Pabitra Ranjan Ghosh Dastidar while thus seized and possessed of the said .79 decimal of land, began to cause development there on by bringing the entire land under one level and by opening roads.

**AND WHEREAS** said Pabitra Kanjan Ghosh Dastidar in order to secure money for the aforesaid development divided the entire land into several small plots as per scheme plan and announced for sale for those plots.

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**AND WHEREAS** Kartick Chandra Sen predecessor-in-interest and father of Sri Dipankar Sen, Sri Dipak Sen, Late Alok Kumar Sen, Late Asoke Kumar Sen, purchased for valuable consideration from the said Pabitra Ranjan Ghosh Dastidar, the scheme plot No. 2 containing an area of 19 Cottahs of land be the same a little more or less by virtue of a Deed of Sale dated 27-10-48 registered in Alipore Sub-Registration Office recorded in Book No. 1, Vol. No. 78, Pages 206 to 211, Being No. 4453 for the year 1948 of the said office.

**AND WHEREAS** said Kartick Ch. Sen having thus became the absolute owner of the said 19 cottairs of land mutated his name in proper places and was in peace-ful possession thereof by paying assessed rent and taxes.

**AND WHEREAS** the said Kartick Ch. Sen while thus seized and possessed of the said 19 Cottans of land died intestate on 13th April, 1950 leaving his four son's viz. Ashoke Kumar Sen, Alok Kumar Sen, Dipankar Sen and Dipak Sen as legal heirs under the then Hindu Law of Succession. Thus said Ashoke Kumar Sen, Alok Kumar Sen, Dipankar Sen and Dipak Sen became the joint owners of the said land in equal shares.

**AND WHEREAS** said Ashoke Kumar Sen, Alok Kumar Sen, Dipankar Sen and Dipak Sen, while thus seized and possessed the said property, Alok Kumar Sen died intestate on 12th

November, 1972 leaving his wife and daughter respectively as his legal heirs under the present law of Succession And said Ashoke Kumar Sen also died intestate as a bachelor on 21-3-76 leaving said Sri Dipankar Sen and Sri Dipak sen as his legal heirs under the present law of succession. Thus Sri Dipankar sen and Sri Dipak Sen became the owners of the undivided 3/4th shares and Smt. Anjali Sen and Smt. Jasmin Sen became the owners of the undivided 44th share of the said property.

**AND WHEREAS** said Sri Dipankar sen, Sri Dipak Sen, Smt. Anjali sen and Smt. Jasmin Sen whire seized and possessed of the said property the revisional settlement came into operation and the said property was brought within the jurisdiction of the Calcutta Municipal Corporation formerly the calcutta Corporation and it was assessed as 11/3, C.N. Roy Road.

**AND WHEREAS** by the deed of sale dt. 23-9-81 made between said Sri Dipankar Sen, Sri Dipak Sen, Smt. Anjali Sen and Smt. Jasmin Sen, there in described as the vendors and Smt. Rekha Ghosh, therein described as the purchaser for the consideration mentioned therein the said vendors sold conveyed transferred unto the said purchaser, the said Smt. Rekha Ghosh , All that the said land measuring 5 cottahs 4 chittak's and 24 Sq.ft. being portion of the said premises No. 11/3, C.N. Roy Road

and the said deed of sale was registered in Book No. I, Vol. No. 347 Pages 166 to 178, Being No. 10962 for the year 1981 of D.S.R. Alipur.

**AND WHEREAS** since such purchase the said Smt. Rekha Ghosh has developed the said land by constructing structures and has mutated her name in the Calcutta Municipal Corporation and it has been assessed as premises No. 11/5, C.N. Roy Road within the limits of the Calcutta Municipal Corporation.

**AND WHEREAS** the said Smt. Rekha Ghosh during her life time for natural love and affection by a registered Deed of Gift dated 19th day of October, 1989 gifted the said property i.e All that the said land measuring 5 cottahs 4 chittak's and 24 Sq.ft. being portion of the said premises No. 11/3, C.N. Roy Road, Kolkata-700039 to her husband namely Amar Kumar Ghosh, since deceased. The said deed of gift has been duly registered in the office of the District Registrar at Alipore and has been recorded therein being Book No.I, Volume No.347, running Pages 295 to 302, being Deed No.14080 for the year 1989.

**AND WHEREAS** since such gift the said Amar Kumar Ghosh has developed the said land by constructing structures and has mutated his name in the Kolkata Municipal Corporation and it has been assessed as premises No. 11/5, C.N. Roy Road within

the limits of the Calcutta Municipal Corporation being Assessee No.21-066-02-0366-7.

**AND WHEREAS** the said Late Amarendra Nath Ghosh alias Amar Kumar Ghosh alias Amar Ghosh died intestate on 4<sup>th</sup> day of May, 2000, leaving behind the First Party as his only daughter as his heirs and legal representatives . Thus after the demise of the said Amarendra Nath Ghosh alias Amar Kumar Ghosh alias Amar Ghosh the First Party became the owner of the said property by virtue of inheritance and exercising her right of ownership and used to pay the rates and taxes as that of true Owner of the said property.

**AND WHEREAS** thus the First parties herein is the owner of ALL THAT piece and parcel of land, measuring an area **5 cottahs 4 chittaks and 24 Sq.ft.** (more or less) and tiled-shed structure hereditaments measuring an area **200 Sq.ft** at premises being premises No. 11/5, C.N. Roy Road within the jurisdiction of Kolkata Corporation and situated in the District. of South 24-Parganas, P.S. formerly under Sadar Tollygunge now under Tiljala, Touzi No. old 1298 new 2833 Dihi 55 Gram, Division 5, Sub-Division 2, Mouza Kusthia Holding No. 16, under C.S. Kh. No. 503, Dag No. 1290 and 1291. The said property more fully and particularly described in the First Schedule here under written.

**AND WHEREAS** the Owners have come to know about the good will and reputation of the Developer/Builder approached and requested the Developer to undertake the construction work upon their property and the Developer after being requested by the Owners hereinbefore recited and have themselves satisfied towards the title of the Owners and after having full discussion with the Owners regarding the terms and conditions upon which the development of the said property can be undertaken and on being satisfied the Developer has agrees to develop the said property by constructing the proposed **Multi- storied** building at which is lying and situated at Premises No. 11/5, C.N.Roy Road, P.O. & P.S. Tiljala, Kolkata - 700039, under Kolkata Municipal Corporation Ward No. 066, within the jurisdiction of ADSR Sealdah, District : South 24 Parganas .

**AND WHEREAS** the Owner have agreed to authorize the Developer to develop the said property by constructing new **Multi storied** building thereon comprising flats/ spaces and the Owner is agreeable to directly convey the said flats, spaces and construed areas to any Purchaser/s or other in such building on the following terms and conditions agreed by and between the parties hereto.

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

**ARTICLE -1 DEFINITION**

1. **PREMISES** : shall mean the premises No.11/5,C.N.Roy Road, P.O. & P.S. Tiljala, Kolkata - 700039, under Kolkata Municipal Corporation Ward No. 066, within the jurisdiction of ADSR Sealdah, District : South 24 Parganas .
2. **BUILDING** : shall mean **Multi-storied** residential building with necessary additional structure like pump house, may be decided by the Developer and shall include other spaces intended for the enjoyment of the occupants of the said building.
3. **OWNER** : shall mean **SMT.TANUSREE GHOSH**, wife of Sri.Sujoy Dutta Roy, daughter of Late Amarendra Nath Ghosh alias Amar Kumar Ghosh, by occupation -Service, by faith - Hindu, by Nationality - Indian, residing at 11/5, C.N.Roy Road, P.O. & P.S. Tiljala, Kolkata - 700039, District : South 24 Parganas and her heirs, executors, administrators, representatives and/or attorney.
4. **DEVELOPER** : Shall mean **SREE SREE SAI BABA CONSTRUCTION**, a Proprietorship Firm, having its office at 7A/ 1A, Belegkata Road, Police Station - Narkeldanga, Kolkata-

700015, in the District of 24 Parganas (S), being represented by its proprietor **SRI ANIL KUMAR RAY.** son of Sri.Dharmnath Ray, by faith - Hindu, by nationality - Indian, residing at , 7A/1A, Belegkata Road, Police Station - Narkeldanga, Kolkata-700015, in the District of 24 Parganas and its successor and/or assigns and heirs.

5. **COMMON FACILITIES** : shall include corridors, stairways and other space and facilities whatsoever required necessary for the establishment provisions maintenance and management of the building except roof.
6. **SANCTION PLAN** : The plan of the Building that will be sanctioned by the Statutory Authority, i.e. Kolkata Municipal Corporation and detailed particulars and parts of the Certified Copy both architectural and structural drawing of the same to be handed over to the Owner by the Builder on demand of the same.
7. **OWNERS ALLOCATION:** shall mean 50 % construction area in each floor along with 50% of the car parking, to be constructed by the Developer over the said premises and shall also enjoy the undivided proportionate share of the land together with all the common facilities and amenities and common right of roof (ultimate of the top floor) as fully particularly set over in the Second Schedule hereunder written of the said newly constructed building.

Be it mentioned here that the developer will pay the dues taxes upto date alongwith mutated the name of the First party before the Kolkata Municipal Corporation for which total expenses Rs.2,00,000/- (Rupees Two Lac) only , will be treated as forfeited amount of the First Party. Furthermore, the developer undertakes to handover the constructed ready flats to the party of the first part at the first instance (i.e. handing over of the ready possession) before handing over any possession to the intending purchasers.

8. **DEVELOPER ALLOCATION** : shall mean 50 % construction area in each floor, to be constructed by the Developer over the said premises and shall also enjoy the undivided proportionate share of the land together with all the common facilities and amenities and common right of roof (ultimate of the top floor) as fully particularly set over in the Third Schedule hereunder written of the said newly constructed building.

9. **TRANSFERABLE SPACE** : shall mean Developer's allocation only of the proposed building along with undivided proportionate share of land and right to use common areas to be transferred by the Developer.

10. **HIGH TECH** : shall mean a person, persons and/or firm or firms appointed or nominated by the Developer.

11. **TRANSFER** : shall mean a person, persons to whom only Developers allocation in the building to be transferred by virtue of these presents.

**ARTICLE - 2 TERMS AND CONDITIONS**

1. This Agreement will commenced on and from the date of \_\_\_\_\_ this Agreement.
2. This Second Party shall construct a Multi- storied building upon at the said plot of land at Premises No. 11/ 5,C.N.Roy Road, P.O. & P.S. Tiljala, Kolkata - 700039, under Kolkata Municipal Corporation Ward No. 066, within the jurisdiction of ADSR Sealdah, District : South 24 Parganas . within the jurisdiction of ADSR Sealdah, at its costs and expenses that is all the expenses whatsoever for the construction of the proposed building to be borne by the Developer.
3. That the Owner shall execute an Registered Development Power of Attorney and also of a General Power of Attorney in favour of the Developer/Builder for the purpose of making application to the Government, Semi Government, Kolkata Municipal Corporation, C.E.S.C. and other concerned authority for other permission and to sign all documents and papers in the name for and on behalf of the Owner and also for pursuing or

following up the matters with the appropriate authority as may necessary for the purpose of execution of the construction work of the proposed building and also to collect money from respective buyers and to sign and execute the sale deed and/or deeds for his allocated portion of the proposed flat of the Building. However, it is made clear that the Developer shall not be entitled to transfer any portion out of his allocation until the Owner's allocation is delivered with the satisfaction of the Owner.

4. That the Developer/Builder shall build the said residential building under his direct personal supervision and in the best workman according to the specification (mentioned in below).

5. The Developer declares and undertakes that prior to submission of the sketch map shall handover a copy of the same to the party of the first part/owner for her approval upon deriving satisfaction. If the owner/ party of the first part is unable to derive satisfaction she may ask for a new plan to be drawn up as per her suggestions the developer shall be duty bound to get another sketch map and/or plan to be prepared by his architect and again handover the same to the party of the first part for her approval in writing . It is clearly being stated that without the approval of the draft plan by the party of the first part, the party of the second part the developer herein shall not submit the plan for getting

sanction from the KMC authorities. That the Developer /Builder shall share the plan of the proposed building before submitting the same for sanction before the authorized authority.

6. That the Developer/ Builder shall install CCTV at the construction site and share the footage and link with the owner when asked for the same.

7. That the Developer/ Builder shall name the Building 'AMAR-REKHA Residency' and such name should be embossed permanently and distinctly at the centre of the building.

8. The Developer/Builder, herein the party of the second part shall arrange an alternative accommodation within the vicinity till the completion of the said construction and take full responsibility to move the owner's furniture and other articles in the said accommodation. Upon successful completion of the proposed building it would be duty incumbent upon the developer to relocate/shift the owners furniture and other articles, belongings to the constructed proposed building at the cost and expenses of the developer. It is also pertinent to mention that the entire tenure/period of alternative accommodation, the entire cost expenses, rent (if any) shall be borne by the developer and which forms the package of this agreement/contract.

5. That the Developer/Builder shall complete the construction work within a period of 24 months from the date of sanctioned building plan issued by the Kolkata Municipal Corporation of the said property unless prevented by fire, accident, mob violence or any other major disturbances and any Act of God and for such incident time may extend a maximum of 6 months. The Developer shall bear the cost of construction of the said building.
6. That if the Developer herein fails to complete the construction work of the Owner's Allocation even after that extended Six Months, in that circumstances, the Developer herein will be bound to pay the Owner herein @ Rs.50,000/- (Rupees Fifty Thousand) per month.
7. That the Developer/Builder shall use all bricks, lime, sand, cement, stone, timber, iron rods and other materials being of the standard equality best available in the market and shall use all tools, implements scaffolding whatsoever necessary for carrying out or completion of the construction work.
8. That the Developer/Builder shall take all sorts of Necessary precaution at the time of construction of the proposed building in order to avoid loss, harm and injury to others and regularize the entire Building by K.M.C.

9. That the Developer/Builder shall be entitled to enter into agreement for sale and transfer the same in the name of the transferees for residential and to receive and collect moneys in respect thereof which shall belong to the Developer and it is expressly agreed by and between the parties thereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent from the Owners and this agreement by itself shall be treated as consent of the Owner. The Developer shall have liberty to execute Sale Deed in favour of the Purchaser from his allocated portion on the strength of Registered Power of Attorney but the Developer will exercise such Power only after delivery of possession of Owner's allocation complete in all respect and upon satisfaction of the Owner.

10. That the Developer/Builder may invite prospective buyers of the flat by putting advertisement in the Newspaper and/or fixing signboard for which the Owner shall have no objection.

11. That the Developer/Builder shall be entitled to enter into agreement with the prospective buyers or with other persons on such terms and conditions and such consideration as the Developer may decide.

12. That the Developer/Builder shall have the authority to transfer the Flat/Flats in respect of his allocated portion in the newly constructed building and it will receive all those amount from the prospective buyer by way of the costs of the construction job and the Owner shall not in any way be responsible for the Profit and Loss of the Developer and the same is subject to the terms contained in Clause 3 and 9 hereinabove.

13. That the Developer/Builder shall indemnify and keep indemnified the Owner against all claims losses suits and action for the deviation in constructing the building according to the sanctioned Plan and/or any latches on observing and promoting the statutory building rules and regulations.

14. That save and except this agreement there is no other existing agreement regarding Development of the Premises and if so exist prior to this agreement that is cancelled and is being suspended by this agreement and the Owner agreed to indemnify and keep indemnified the Developer against any or all claims made by any third party in respect of the said premises.

15. That the Owner or her men and agents shall have the right to inspect the construction work and the Developer and his men and agents shall not create any trouble of difficulties to them.

16. That the Owner hereby undertake to sign and execute all necessary documents for the purpose of construction of the building.

17. That the Owner shall keep ready all xerox documents and title deed/deeds and on execution of this presents shall handover xerox copy of all original documents and title deeds to the Developer. The Owner shall produce all original documents including Title Deed for inspection of the Developer and his authorized representative at the residence of the Owner.

18. That the Owner hereby declare that she is entitled to enter into this agreement with the Developer and she have full right and absolute authority to sign and execute the same.

19. That the Owner shall not any act, deed matter or thing whereby or by reason whereof, the development of the said property may be prevented as affected in any manner whatsoever.

20. That respective allottees shall keep the common interior walls, sewers, drains, pipes and other things and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particular not to cause any damage to the building or any other space therein and shall keep the other occupiers of the

building indemnified from and against the consequences of any breach of these presents.

21. The Owner hereby agree and covenants with the Developer not to do any act, deed or thing there by Developer may be prevented from selling, assigning and/or disposing of any of the Developer' allocated portion in the building at the said property provided the Developer completed with the terms and conditions contained in Clause 3 and 9 above.

22. As and from the date of completion of the building the Developer and/or its transferees shall each be liable to pay and bear proportionate charges of tax in respect of his respective spaces.

23. That the Deed of Conveyance proposed flats shall be prepared and registered by the Advocate of the Developer namely Prasanta Kumar Mondal, Advocate at the cost of the proposed Purchaser in respect of Developer's allocation only those who will be agreed.

It is understood that time to time facilities for the construction of the building by the Developer various deeds, matter and things not herein specified may be required to be done by Developer any for which the Developer may need the authority of the Owners and various applications and other documents may be required to sign by the Owners in relation to

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which specific provisions may not have been mentioned herein, the Owner hereby undertake to do such acts, deeds matters and things and the Owner shall execute such additional Power of Attorney and/or authorization as may be required by the developer for the purpose and owner also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds matters and things do not in any way infringe on the right of the Owner and / or go against the spirit of these Presents.

24. That the developer shall take the responsibility in case obstruction come from the locality, police or from the corporation which will be shorted out by the Developer at his own cost and shall bear all expenses including police posting.

25. That the Developer shall provide alternative accommodation to the landlord at the cost of the Developer and will shifted after construction of the said proposed building till re-possession.

26. That papers relating to K.M.C. taxes, penalty, fine to be paid by the Developer.

27. That foundation level will be 2 feet height from the road level.

28. That only after giving owner's allocation the Developer shall be entitled to sell his allotted portion.

29. That in case of installation of Electric Transformer the same shall be made by the Developer at his own cost.

30. That necessary steps shall be made so that 24 hours water supply can be possible.

31. That before submission final plan to the Corporation, draft copy of the Building plan shall be approved from the landlord.

32. That main brick wall will be 5", partition wall will be 5" and thickness of the roof will be as per building sanctioned plan.

33. All the liabilities will be taken by the Second Party construction for tenant area, the land owners will not take any responsible for the same.

34. Developer/Second Party will be given shifting charges as shall be required until take the possession of the land owner.

Rider- Incase of any dispute or differences in regard to the interpretation, understanding or breach the matter shall at the first instance shall be referred to a mediator and if the dispute is not resolved within 45 days from such reference to the mediator , in that event the matter shall be referred to an arbitrator under the arbitration and conciliation act and the decision of the arbitrator shall be final and binding upon the parties. The seat of the arbitration shall be in Kolkata, West Bengal , India and the proceedings shall be in English Language.

35. That from the 50% owners allocation share, the developer shall construct a 3 BHK flat of approx. 1500 sq ft , the plan of which should be approved by the owner.
36. That in the said flat, the developer shall instal electrical fixtures i.e. lights and fans of best quality after approval from the owner.
37. That the developer would also make a modular kitchen including cabinets, cupboards, chimney, exhaust of high quality after approval from the owner.
38. That the developer would make modular toilets including mirror, shower, geyser, taps, commode, etc. of best quality (parryware) after approval from the owner.
39. That the developer would make modular cupboards with mirrors in all the 3 bedrooms after approval from the owner.
40. That the developer would use marble only for flooring and granite for slabs in the kitchen.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Said Property)

ALL THAT piece and parcel of land, measuring an area **5 cottahs 4 chittaks and 24 Sq.ft.** (more or less) and tiled-shed structure hereditaments measuring an area **200 Sq.ft** at premises being premises No. 11/5, C.N. Roy Road, P.S. formerly under Sadar Tollygunge now under Tiljala, Touzi No. old 1298 new 2833 Dihi 55 Gram, Division 5, Sub-Division 2, Mouza Kusthia Holding No. 16, under C.S. Kh. No. 503, Dag No. 1290 and 1291, being Assessee No. **21-066-02-0366-7.**, under Kolkata Municipal Corporation Ward No. 066, within the jurisdiction of A.D.S.R. Sealdah, District : South 24 Parganas. The said property butted and bounded are as follows :-

**ON THE NORTH** : House property of Sri Subrata Biswas and  
anr.

**ON THE EAST** : Premises No. 12/C, C.N. Roy Road  
(Smt. Parul Banerjee).

**ON THE SOUTH**: Land and structure of Aparna Ghosh and  
anr.

**ON THE WEST** : 16 feet wide Common passage which gives  
access to only three plots Nos. 1, 2, 3.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(OWNERS ALLOCATION)

Owner Allocation- shall mean 50 % construction area in each floor, to be constructed by the Developer over the said premises and shall also enjoy the undivided proportionate share of the land together with all the common facilities and amenities and common right of roof (ultimate of the top floor).

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(DEVELOPER'S ALLOCATION)

The Developer's Allocation- shall mean 50 % construction area in each floor, to be constructed by the Developer over the said premises and shall also enjoy the undivided proportionate share of the land together with all the common facilities and amenities and common right of roof(ultimate of the top floor).

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

(Common Areas)

1. Staircase on all floors, staircase landing on all floors.
2. Common passage from the main entrance to the ground floor staircase landing.

3. Water pump, Water tank, underground and overhead and other plumbing installations and pump room under the staircase.
4. Electrical wiring, motor, electrical fittings (except those which are installed for any particular unit) etc.
5. Drainage and sewers.
6. Boundary walls and main gate.
7. Such other fittings equipments and fixtures which are being used commonly either for the common purpose or needs for using the individual facilities / amenities.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

(Specification)

**WALL-** 5" & ,5" thick brick wall outsidewith inside finished with Putty.

**Pillar -** 16" x 10", Room - 16 m.m. 6pcs.12 m.m 2 pcs.

**FLAT - ENTRANCE DOOR -** Wood frame & panel made door inside doors. Collapsible gate on the main door of the premises.

**DOOR/WINDOW -** Entire Aluminium sliding window with grill and glass fittings.

**FLOOR -** Marble/Tiles

**KITCHEN ROOM -** Black stone platform for cooking on  
Gas Extension provision, skirting, 3'

*Contd...*

high glazed tiles on entire  
cooking platform with stainless steel  
wash basin/sink. Floor-Marble.

**BATHROOM-CUM-LATRINE** Water connection, provision for  
all with fittings, flooring, two  
water connection with fitting with  
PVC door. Full covering with tiles  
on floor and walls.

**ELECTRIFICATION -** Concealed wiring with Standard  
materials and Personal Main Line  
(Havels or equivalent best company) Line.  
Be it mentioned here that the  
Developer shall be liable to pay the  
charges of new meter connection on  
behalf of the Owner. (Havels).

**PLUMBING -** PVC Pipe concealed connection.

**SANITATION -** PVC pipe underground and overhead  
water reservoir with pump connection,  
safety tank.

**BOUNDARY WALL-** Outside with Snowcem paint.

**Lift-** Installation of Lift "O.T.S" (4 persons  
capacity

**PARKING-** As per Plan

Contd...

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

WITNESSES :

- 1) Pawan Rai  
SRBI Bungalow Lane - Kal. 15
- 2) Swapan Mondal  
2 Dhapa Road  
Kod-105



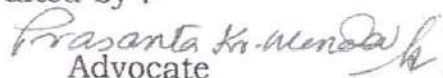
Signature of the Owners



Signature of the

Developers/Contractors/ Promoters












Drafted by :-

  
Advocate








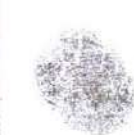



Sealdah Civil Court,

Kolkata - 700 014

WB/1150/1999

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Laura  
 Signature Laura

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANIL KUMAR  
 Signature Anil Kumar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....  
 Signature .....



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



210120242035604818

## GRIPS Payment Detail

GRIPS Payment ID:	210120242035604818	Payment Init. Date:	21/01/2024 23:04:31
Total Amount:	41942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8400603534740	BRN Date:	21/01/2024 23:06:15
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

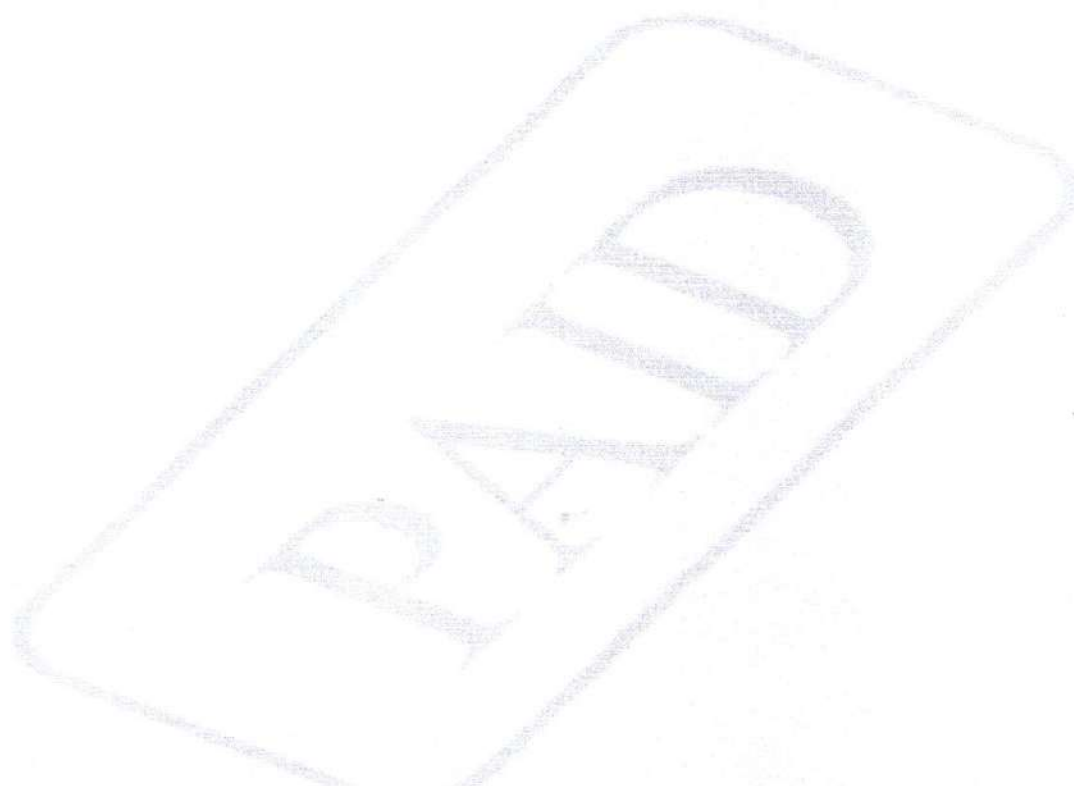
Depositor's Name: Mr Prasanta Kumar Mondal  
Mobile: 6291949578

## Payment(GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192023240356048198	Directorate of Registration & Stamp Revenue	41942
Total			41942

IN WORDS: FORTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

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





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



192023240356048198

GRN Details

GRN:	192023240356048198	Payment Mode:	SBI Epay
GRN Date:	21/01/2024 23:04:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8400603534740	BRN Date:	21/01/2024 23:06:15
Gateway Ref ID:	202402129299646	Method:	State Bank of India New PG CC
GRIPS Payment ID:	210120242035604818	Payment Init. Date:	21/01/2024 23:04:31
Payment Status:	Successful	Payment Ref. No:	2000172655/1/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Prasanta Kumar Mondal
Address:	Sealdah civil court
Mobile:	6291949578
Period From (dd/mm/yyyy):	21/01/2024
Period To (dd/mm/yyyy):	21/01/2024
Payment Ref ID:	2000172655/1/2024
Dept Ref ID/DRN:	2000172655/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000172655/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	39921 ✓
2	2000172655/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	2021 ✓
Total				41942

IN WORDS: FORTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1606-00299/2024	Date of Registration	24/01/2024
Query No / Year	1606-2000172655/2024	Office where deed is registered	
Query Date	19/01/2024 5:06:36 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prasanta Kumar Mondal Sealdah Civil Court, Thana : Beliaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9339829153, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,36,86,515/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C. N. Roy Road, Road Zone : (PG Road -- PG 3rd Lane (Word -66)) , , Premises No: 11/5, , Ward No: 066 Pin Code : 700039

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	5 Katha 4 Chatak 24 Sq Ft	1/-	2,35,51,515/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				8.7175Dec	1 /-	235,51,515 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,35,000 /-	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Tanusree Ghosh</b> Wife of Shri Sujoy Dutta Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office	<b>Photo</b>  24/01/2024	<b>Finger Print</b>  Captured LTI 24/01/2024	<b>Signature</b>  24/01/2024
11/5, C. N. Roy Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aixxxxxx3q, Aadhaar No: 20xxxxxxxx0044, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Shree Shree Sai Baba Construction</b> Beleghata Road, 7A/1A, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.: aoxxxxxx6p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Anil Kumar Ray</b> (Presentant ) Son of Shri Dharmnath Roy Date of Execution - 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024, Place of Admission of Execution: Office	<b>Photo</b>  Jan 24 2024 2:10PM	<b>Finger Print</b>  Captured LTI 24/01/2024	<b>Signature</b>  24/01/2024
Beleghata Road, 7A/1A, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aoxxxxxx6p, Aadhaar No: 86xxxxxxxx9179 Status : Representative, Representative of : Shree Shree Sai Baba Construction (as sole proprior)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Mondal</b> <i>Son of Late Manik Mondal</i> 2, Dhapa (West side of E. M. Bye Pass) (2), City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105		 Captured	
	24/01/2024	24/01/2024	24/01/2024
Identifier Of Smt Tanusree Ghosh, Shri Anil Kumar Ray			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Ghosh	Shree Shree Sai Baba Construction-8.7175 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Ghosh	Shree Shree Sai Baba Construction-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 160600299 / 2024**

**On 24-01-2024**

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

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

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

Presented for registration at 12:53 hrs on 24-01-2024, at the Office of the A.D.S.R. SEALDAH by Shri Anil Kumar Ray

**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 2,36,86,515/-

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

Execution is admitted on 24/01/2024 by Smt Tanusree Ghosh, Wife of Shri Sujoy Dutta, 11/5, Road: C. N. Roy Road, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service

Indetified by Mr Swapan Mondal, , Son of Late Manik Mondal, 2, Road: Dhapa (West side of E. M. Bye Pass) (2), , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-01-2024 by Shri Anil Kumar Ray, sole propritor, Shree Shree Sai Baba Construction (Sole Proprietorship), Belegghata Road, 7A/1A, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Mr Swapan Mondal, , Son of Late Manik Mondal, 2, Road: Dhapa (West side of E. M. Bye Pass) (2), , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,021.00/- ( B = Rs 2,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2024 11:06PM with Govt. Ref. No: 192023240356048198 on 21-01-2024, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 8400603534740 on 21-01-2024, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28076, Amount: Rs.100.00/-, Date of Purchase: 20/12/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2024 11:06PM with Govt. Ref. No: 192023240356048198 on 21-01-2024, Amount Rs: 39,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 8400603534740 on 21-01-2024, Head of Account 0030-02-103-003-02



**Amitava Ghosal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

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