

6816/2022

D-6831/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



26AA 531038

Certified that the Document is admitted to Registration. The Signature, Seal and the endorsement shall attached to this document are the part of this Document.

Additional Registrar  
of Assurances-IV, Kolkata

19 APR 2022

Additional Registrar of  
Assurances-IV, Kolkata

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on this the 19<sup>th</sup> day of April in the year Two Thousand Twenty Two (2022) of the Christian Era

**AMONGST**

**1. JAYA PAL**, wife of Narayan Pal, daughter of Bisweswar Kundu, **PAN No. AQMPP9530G, AADHAAR No. 612530228677, MOBILE No. 8240486176**, by occupation - Business, resident of AD-102, Salt Lake City, Post Office - Bidhannagar CC Block, Police Station - Bidhanagar North, Kolkata - 700064, District - 24 Paraganas (North) **AND 2. NARAYAN CHANDRA DAS**, son of Gourhari Das, **PAN No. AQYPD3395D, AADHAAR No. 799200599668, MOBILE No. 7003482962**, by occupation - Business, resident of P - 38, DPK Housing Complex, Nayabad, Mukundapur, Post Office - Kalikapur., Police

Station - Panchasayar, Kolkata - 700099, District - 24 Paraganas (South), both by faith - Hindus, both by Nationality - Indians, hereinafter referred to and called as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**A.N.J. ENTERPRISE**, a partnership Firm, **PAN No. ABXFA7815K**, having its registered office at 121A, Bidhan Sarani, Post Office - .Shyambazar, Police Station -Shyampukur, Kolkata - 700004, represented by its Partners, namely **1. JAGADISH GHOSH**, son of Late Makhanlal Ghosh, by faith - Hindu, by occupation - Business, **PAN No. ADYPG4011E**, **AADHAAR NO. 421751559518**, **MOBILE No. 9432926985**, residing at 1176, R.N. Tagore Road, Post Office - Bediapara, Police Station - Dum Dum, Kolkata - 700077, District - 24 Paraganas (North), **2. NARAYAN PAL**, son of Late Manoranjan Pal, by faith - Hindu, by occupation - Business, **PAN No. AJRPP8850D**, **AADHAAR NO. 881398392234**, **MOBILE No. 8240501558**, residing at AD-102, Salt Lake City, Post Office - Bidhannagar CC Block, Police Station - .Bidhanagar North, Kolkata - 700064, District - 24 Paraganas (North) **AND 3. AKASH HALDER**, son of Swapan Halder, by faith - Hindu, by occupation - Business, **PAN No. BEHPH0576J**, **AADHAAR No. 418747737355**, **MOBILE No. 7044097088**, residing at 6/14, Dum Dum Road, Post Office - Ghughudanga, Police Station - Sinthee, Kolkata - 700030, District - 24 Paraganas (North), hereinafter referred to and called as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the said Proprietorship Firm, its Proprietor, his heirs, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** by a dint of a registered Deed of Conveyance dated 18.08.1954, one Gopal Chandra Ray, son of late Kali Charan Ray, described as the purchaser therein became the owner in respect of **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and the said Deed was recorded in Book No. I, Volume No. 60, Pages from 57 to 65,

bearing Deed No. 4783 for the year of 1954 and duly registered before the Sub Registrar of Cossipore Dum Dum.

**AND WHEREAS** after being the sole and exclusive owner in respect of the property as referred above, the said Gopal Chandra Ray had duly erected a Single Storied Brick built residential building structure thereupon.

**AND WHEREAS** subsequently on 11.03.1977, the said Gopal Chandra Ray had duly sold, transferred and conveyed his said property being **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a single storey brick built residential building structure erected thereupon, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation to his son, namely Subrata Ray, by a dint of a Deed of Conveyance, registered before the office of the Sub Registrar of Cossipore Dum Dum, recorded in Book - I, Volume No. 35, Pages from 166 to 170, bearing Deed No. 1345 for the year of 1977.

**THUS** the said Subrata Ray remained as the sole and absolute owner in respect of the property being **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a single storey brick built residential building structure erected thereupon, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation.

**AND WHEREAS** after being the sole and absolute owner of the said property, the said Subrata Ray had duly constructed an additional floor upon the existing residential structure and accordingly the said Subrata Ray became seized, possessed and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a Two storied brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is 64 years aged and 1<sup>st</sup> floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14,

Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation, hereinafter to be mentioned as "**THE SAID PROPERTY**", more fully and specifically described in the Schedule written hereunder and remained in possession of the same. Subsequently the said Subrata Ray had duly inducted 8 Tenants, namely **LALTU SASMAL, SANKAR KUMAR SASMAL, SHYAMAL CHANDRA ROY, SHRIDAM MONDAL, SUKUMAR JANA, BISHWANATH SENAPATI, GOBINDA PRAMANIK** and **SHYAMAL SAMANTA** in respect of the Ground Floor of the said residential building.

**AND WHEREAS** while in possession of the said property, the said Subrata Ray had died intestate on 05.05.2021 leaving behind his wife, Bandana Roy and his two Daughters, namely Baishali Majumder and Chaitali Ray @ Chaitali Roy as his only legal heirs and successor. Accordingly, the said Bandana Roy, Baishali Majumder and Chaitali Ray @ Chaitali Roy became the joint absolute owners in respect of the said property as per the rule of Hindu Intestate Male Succession having 1/3<sup>rd</sup> undivided shares each. Subsequently all the present owners herein had jointly got mutated their names in respect of the said property in the relevant records of the Kolkata Municipal Corporation and upon joint prayer of the present owners herein, the Kolkata Municipal Corporation had duly sanctioned a Building Plan for the said premises Vide No. B.P. 2021010103 dated 08.02.2022 for the construction of a G+3 storied building thereupon.

**AND WHEREAS** subsequently the said Bandana Roy, Baishali Majumder and Chaitali Ray @ Chaitali Roy had jointly sold, transferred and conveyed their undivided rights, titles and interests in respect of the said property to the present Land Owners herein, by a dint of a Deed of Sale, executed and registered before the office of the ARA - IV, Kolkata, being recorded in Book -I, Volume No. 1904-2022, Pages from 252207 to 252241 bearing Deed No. 190403207 for the year of 2022.

**THUS** the present Land Owners herein are lawfully seized and possessed the aforesaid property being **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a Two storied partially tenanted brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is

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

GRN Details

GRN: 192022230009688448  
GRN Date: 18/04/2022 20:36:18  
BRN : 3346357312420  
Gateway Ref ID: 202210852743958  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBICPay Payment Gateway  
BRN Date: 18/04/2022 20:04:32  
Method: State Bank of India New PG DC  
Payment Ref. No: 2001170316/2/2022  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: JAYA PAL  
Address: AD - 102, SALT LAKE CITY KOLKATA - 700064  
Mobile: 8240486176  
EMail: jaya1966pal@gmail.com  
Depositor Status: Others  
Query No: 2001170316  
Applicant's Name: Mr Soumyajit Mukherjee  
Identification No: 2001170316/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001170316/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001170316/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>20041</b>

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

64 years aged and 1<sup>st</sup> floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum alongwith all other rights and easements, appurtenances, privileges thereof, without any interruption of others and it has the absolute right, title and interest on the aforesaid property and the same bears a good and marketable title and free from all encumbrances.

**AND WHEREAS** the present owners of the said property being absolutely seized, possessed and sufficiently entitled to the said property became jointly desirous of developing the said property by construction of a multi storied building thereon comprising of several residential flats, Car Parking Spaces and/or shops but owing to paucity of fund and lack of experience and knowledge failed to materialize the same.

**AND WHEREAS** the present Land Owners/First Part herein approached to the Developer to implement a Housing Project as aforesaid, i.e. a G+..... storied building structures, in the said plot of land and also to materialize their desires on joint venture basis as per sanctioned plan by the Kolkata Municipal Corporation of the proposed multistoried buildings.

**AND WHEREAS** the Developer has accepted the proposal to implement the said project in the said plot and agreed to construct the said building complex at its own costs and expenses and implement the project subject to the terms and conditions as appearing hereunder and whereas both the parties have settled the allocation as the Land Owners herein is entitled to get the entire 1<sup>st</sup> Floor of the proposed constructed Apartment in the property mentioned in Schedule - A written hereinunder and the same shall be treated as the Owners' Allocation and after deduction of the Owner's Allocation from the entire project the Developer shall be entitled to the rest portion of the constructed area only of the proposed G+3 Storied building, i.e. the entire Ground Floor, 2<sup>nd</sup> Floor and 3<sup>rd</sup> Floor of the proposed multistoried building exclusively and all other common amenities and facilities thereto and the Developer or their assignee will get and enjoy undivided proportionate share of land attached to and beneath the building property. Provided that the accommodations of the existing Tenants shall be exclusively settled out by the Developer from the Developer's Allocation.

**AND WHEREAS** the owner has agreed to execute a registered Development Power of Attorney in favour of the Developer to sign all papers documents and to enter into Agreement for Sale, Deed of Conveyance/Conveyances, and any other documents with the intending buyer or buyers of the flats, parking spaces, shops etc. together with undivided proportionate share of land in proposed multistoried building or housing complex to be constructed by the Developer at his own cost and responsibility;

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. That in terms of the Deed of Sale executed in favour of the present Land Owners, the said **JAYA PAL** and **NARAYAN CHANDRA DAS** became the joint owners of the property mentioned in **Schedule-A** written hereunder and the property is free from all encumbrances and charges and the owner bear good marketable title.
2. That the Developer shall obtain sanction plan from the Kolkata Municipal Corporation for construction of G+3 storied housing cum commercial multi- storied building on the said land at its own costs.
3. That all costs for the construction of the building shall be borne by the Developer and it has been proposed and admitted by the Developer that the construction work shall be completed within **24** months from the date of sanction of the Building Plan.
4. That the Developer shall construct the said buildings in terms of this agreement and in accordance with the Plan to be sanctioned by the Kolkata municipal Corporation.
5. That it is agreed by and between the Parties, that the Land Owner herein is entitled to get the Land Owners herein is entitled to get the entire 1<sup>st</sup> Floor of the proposed constructed Apartment in the property mentioned in Schedule - A written hereinafter and the same shall be treated as the Owners' Allocation and after deduction of the Owner's Allocation from the entire project the Developer shall be entitled to the rest portion of the constructed area only of the proposed G+3 Storied building, i.e. the entire Ground Floor, 2<sup>nd</sup> Floor and 3<sup>rd</sup> Floor of the proposed multistoried building shall belong to the Developer exclusively and all other common amenities and facilities thereto and the Developer or their assignee will get and enjoy undivided proportionate share of land attached to and

beneath the building property. Provided that the accommodation of the existing Tenants shall be exclusively settled out by the Developer from the Developer's Allocation.

6. That after completion of the building or during the period of construction the Developer shall be at liberty to execute Agreement for Sale, Deed of Conveyance or any other deed / deeds and in respect of their allocated portion mentioned in the Third Schedule hereunder written to any intending purchaser/purchasers without any consent of the Owners hereof.
7. That the Owners shall not be liable in any way for any dispute related to Income Tax, Apartment Tax, against sale and transfer of the said newly constructed building as hereunder written.
8. That it has been agreed that with regard to the multistoried building complex to be erected at the property of the said Owners herein, the Developer shall be duty bound to fulfill their commitment to give the Owners' Allocation after completion of 100 per cent construction and in habitable condition within the time which has been mentioned in Clause 5 and in Clause 3 of this Deed of Agreement hereinbefore contained for the Owner of the Other Part.
9. That the Owners will execute and register Development Power of Attorney in favour of the Developer on the date of this agreement or later on to facilitate the formalities of construction as well as to raise funds by way of booking of flats, loan from financial institution to execute documents or instruments being the registered Deed of Conveyance in favour of the intending flat purchaser/ purchasers etc.
10. That it is clearly understood that the Land Owners shall not be liable for any default, breach of contracts so done by or on the part of the Developer due to any deviation from the sanction building plan or defective workmanship in construction or for erroneous measurement. The land Owner shall also not be held liable or responsible for consequential damage or loss so caused in property and durability of materials lacking quality of construction of the building. The Developer shall be solely and wholly responsible to the KOLKATA MUNICIPAL CORPORATION and other authorities in that regard and the Developer is also liable to all parties affected by such faulty construction.



11. That the legal expenses such as stamp duties, registration cost etc. relating to the Development Agreement, Development Power of Attorney to be executed by and between the Owners and the Developer shall be borne by the Developer only.
12. That from the date of delivery of possession by the Developer, the purchasers/ Owners of the respective flats/ shops/ garages shall pay the proportionate share on Municipal Tax, Maintenance Cost and other expenses in relation to the said project/Complex.
13. That Title Deed of the scheduled property shall be kept in safe custody of the Developer hereto and after formation of the Apartment Owners' Association, the Developer herein shall put the said Title Deeds in the safe custody of the said Association.
14. That after delivery of possession and completion or transfer of all the flats/ shops/garages in the said building an association may be formed under the relevant statute to protect the right, title and interest of the respective Owner of the flats, garages and shops and for proper maintenance and preservation of the building in which both the Developer and the Owner will render active assistance and cooperation.
15. That if the Developer fails to construct the proposed building in accordance with the plan sanctioned by the KMC within the stipulated time as stated herein above and / or if there is any deviation from the said sanctioned plan the Developer will be responsible and answerable to all concerned authorities and to the Owner for such failure and deviation.
16. That the Owners shall not be liable and responsible for any damage or for any claim arising for any accident caused and / or otherwise as a result of damage so caused or in connection with the construction to be carried out by the Developer while executing the said project and after completion of the said flats and / or structures also which will be extended to the Developer.
17. That the Owners of the property shall not be liable for any dispute by and between the Developer/Second Party and any intending Purchaser/Purchasers with regard to payments or quality of construction, etc. and such Purchaser/Purchasers shall not be entitled to ask for any compensation from the Owner of the land and premises.

18. That the flats, garages and shops in the said housing project as stated herein above shall be booked and sold by the Developer from and in respect of their Allocation to the intending purchasers and the Developer will also be entitled to receive the consideration therefore from the intending purchasers by way of advance and also the full consideration for sale of flat/flats from the intending purchaser/purchasers and to appropriate the money so received in consideration of constructing the said building towards its cost and the Developer as Constituted Attorney of the Owners will convey the proportionate share in the land in respect of the flat, garage and / or shop to the purchaser but the cost and expenses of such conveyance, however shall be borne and paid by the prospective purchasers for their respective flat or garage or shop.
19. That both the parties may agree in writing to or later and / or amend any of the aforesaid provisions if mutually agreed.
20. That possession of the habitable flats/space etc. to be handed over at first to the Owners in respect of his allotted portion and after that possession of Developer's portion as per Developer's allocation to be made.
21. That be it further mentioned that in order to establish owners' marketable title as in existence now and possession to the said premises, if the Developer obtains and / or procures any document, certified copy of orders and deed and / or other papers relating to the said property at its own cost the Owners will pay cost therefore or in the alternative the same may be adjusted against the owner's allocation as hereunder written.
22. That the Developer will keep the Owners safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by the reasons mentioned hereunder:-
  - a) Violation of rules and regulations prescribed by the KMC and / or infringement of such act or deviation from the sanctioned building plan causing payment of fines or penalty imposed by the said authority for such violation of the building plan.
  - b) All claims and demands of the supplies of building materials etc. at the premises or all claims due to any accident suffered by employers / workmen engaged by the Developer to carry out

development work in the premises. The Developer shall solely be liable for compensation for such accident of any nature covered under the Workmen's Compensation Act or any other law for the time being in force.

23. That the Owners will keep the Developer safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by reasons of any dispute whatsoever with regard to the title of the property described in First Schedule hereunder written.
24. All the current rates and taxes of the KMC and other dues and outgoings in respect of the said premises from the date execution of this Agreement and all the arrears thereto shall be borne by the Developer or their agents only.
25. This agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be held responsible to issue a Xerox copy of the "COMPLETION CERTIFICATE" as regards completion of the proposed building to the Owner within period of two years from the date of completion of the proposed building complex.
26. The Developer shall abide all the laws, bye-laws of the Government bodies, Municipal Corporation and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws, bye-laws, rules or regulations and the Developer shall be keep the Owner protected, saved and indemnified against all this Third Party actions save and except all Third Party actions regarding the title of the First Schedule property.
27. The Developer shall also be keep the Owner protected saved and indemnified against all third party actions suits and proceedings and / or for penalties and other consequences that may arise due to any inappropriate work on the part of the said Developer.
28. All persons who will be employed by the Developer for the purpose of construction, supervision or protection of the property and the materials at the work-site shall not have any claims or dispute or concern with the Owner and the Developer shall alone be responsible to pay all their salaries, wages, compensation and for complaints of all laws relating to their services.

29. That in case there by any negligence on the part of the Developer in taking necessary steps in getting sanctioned of building plan, prompt and reasonable action in construction of building and if it is so proved, this agreement may be terminated and for that necessary steps may be taken by the Owners.
30. That the Developer undertakes to provide the Letter of possession to all the Land Owners herein at the time of handing over the Owners' Allocation in its entirety.
31. The Developer shall not be held responsible for any consequences or liabilities under this Agreement if the Developer is prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences, particularly which has not been occurred by the Developer's faulty action towards the construction such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (15) Epidemic, Pandemic etc. (collectively **Circumstances Of Force Majeure**)

**THE SCHEDULE - A ABOVE REFERRED TO  
( THE SAID PROPERTY)**

**ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a two storied brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Cemented Flooring, Ground Floor of which is 64 years aged and 1<sup>st</sup> floor of which is 41 years aged and the Premises has not been renovated since its construction, Partly tenanted in respect of the Ground Floor of the building premises, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently

North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum, Pin - 700050 and is butted and bounded by:

- On the North:** By Wide KMC Road  
**On the South:** By Orchard Land  
**On the East:** Premises No. 6/10, Kalicharan Ghosh Road  
**On the West:** Premises No. 6/8, Kalicharan Ghosh Road

**THE SCHEDULE - B ABOVE REFERRED TO  
 (OWNER'S ALLOCATION)**

The Land Owner herein is entitled to get the entire 1<sup>st</sup> Floor of the proposed constructed Apartment in the property mentioned in Schedule - A written hereinabove and the said amount is hereby treated as the part of the Owners' Allocation.

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

After deduction of the owner's allocation, the rest portion of the constructed area only of the proposed G+3 Storied building, i.e. the entire Ground Floor, 2<sup>nd</sup> Floor and 3<sup>rd</sup> Floor of the proposed multistoried building shall belong to the Developer exclusively and all other common amenities and facilities thereto and the Developer or their assignee will get and enjoy undivided proportionate share of land attached to and beneath the building property. Provided that the accommodation of the existing Tenants shall be exclusively settled out by the Developer from the Developer's Allocation.

**THE SCHEDULE - D ABOVE REFERRED TO  
 (SPECIFICATION OF FLATS)**

1. Flooring : Marble.
2. Kitchen : Black Stone kitchen platform with stainless Steel sink, dado of glazed tiles upto lintel level.
3. Electrical : Concealed ISI copper wiring with branded

Jaya Pal Narayan Sh-Dao

switches. AC points and Geyser points.

4. Toilets : Colored/Pink Sanitary fixture of approved made (Hindusthan, Parryware, Cera etc.), flooring with marble along with glazed tiles on walls upto lintel height. Toilet doors will be made of Sintex Fibre base.
5. Plumbing : Concealed Plumbing line with best quality fittings.
6. Doors : Decorative main door with wooden frame and wooden shutter of First class Tick Wood all other doors will be of wooden frame and flush door.
7. Windows : Anodized Aluminium windows with Pallah with  $\frac{3}{4}$  mm glass covered by safety iron grill.
8. Walls : All inside surface to be finished with Plaster of Paris. All doors, grills painted/polished with 2 coats of Synthetic enamel paints.
9. Water : Jet Pump with submersible pump to be installed at the cost of Developer, and proper connection of Municipal Water Supply Line through inside Pipe lining at the cost of Developer.
10. Lift: The facility of the lift shall be installed in the said Apartment at the cost of the Developer.

**THE SCHEDULE - E ABOVE REFERRED TO  
(COMMON EXPENSES)**

1. **Maintenance :**  
All costs and expenses for maintaining, whitewashing, painting, repainting, repairing, renovating and replacing the common areas, machineries, equipments installations and accessories for common services, utilities and facilities (including the outer walls of the buildings).
2. **Operational :**

All expenses for running and operating all machineries, equipments, installations and accessories for common facilities and utilities (including generator, water pump with etc.)

3. **Staff :**  
The salaries and all other expenses on the staff to be employed for the common purpose (including bonus and other emoluments and benefits).
4. **Association :**  
Establishment and all other expenses of the Association (including its formation) and also similar expenses of the owner or any agency looking after the common purposes until handing over the same to the Association.
5. **Taxes :**  
Municipal and other rates, taxes and levies and all other outgoings in respect of the premises (save those assessed separately in respect of any unit).
6. **Common Utilities :**  
Expenses for serving / supply of common facilities and utilities (including electricity, water etc.) and all charges incidental thereto.

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

**SIGNED, SEALED AND DELIVERED  
BY THE OWNER in presence of :**

1. Soumyajit Mukherjee  
Advocate  
High Court, Calcutta

Jaya Pal  
Narayam Ch. Das

-----  
**SIGNATURE OF THE OWNERS**

2. Jagadish Ghosh  
B-558 Suktanta Colony  
Kolkata. 700082

Jagadish Ghosh  
Partner  
A.N.J. ENTERPRISE  
Narayan Pal.  
Partner  
A.N.J. ENTERPRISE  
Akash Halder  
Partner  
A.N.J. ENTERPRISE

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**SIGNATURE OF THE DEVELOPER**

Drafted by me

Soumyajit Mukherjee

**SOUMYAJIT MUKHERJEE**

Advocate

High Court, Calcutta





























Bar Association Room No. 5

Enrolment No. WB/2154/2009

























Page No.

Specimen Form For Ten Finger Prints

 <p>Jaya Pal</p>					
 <p>Narayan Ch. Das</p>					
 <p>Jagesh Patel</p>					
					
					

Page No.

Specimen Form For Ten Finger Prints

 Narayan Pr.					
					
 Akash Halder					
					

### Major Information of the Deed

Deed No :	I-1904-06831/2022	Date of Registration	19/04/2022
Query No / Year	1904-2001170316/2022	Office where deed is registered	
Query Date	18/04/2022 3:01:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soumyajit Mukherjee 94/17, Vivekananda Abasan, Nayapatty Road,, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9073219349, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,18,85,623/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,040/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



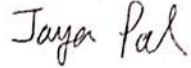



District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalicharan Ghosh Road, , Premises No: 6/9, , Ward No: 002 Pin Code : 700050

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	3 Katha 1 Chatak	1/-	1,10,24,998/-	Property is on Road ,Last Reference Deed No :1904-I -03207-2022
<b>Grand Total :</b>				5.0531Dec	1/-	110,24,998 /-	

### 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.	1/-	8,60,625/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 64 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 41 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		2000 sq ft	1/-	8,60,625 /-	









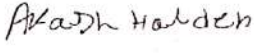
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs JAYA PAL</b> Wife of Mr NARAYAN PAL Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI 19/04/2022	19/04/2022	
Block/Sector: AD, 102, City:- Bidhannagar, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx0G, Aadhaar No: 61xxxxxxxx8677, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr NARAYAN CHANDRA DAS</b> Son of Gourhari Das Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI 19/04/2022	19/04/2022	
DPK Housing Complex, Block/Sector: Nayabad, Mukundapur, P-38, City:- , P.O:- Kalikapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx5D, Aadhaar No: 79xxxxxxxx9668, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				



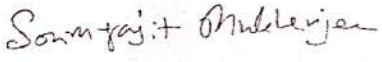
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ANJ Enterprise</b> Bidhan Sarani, 121A, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: ABxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Name, Address, Photo, Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	<b>JAGADISH GHOSH</b> Son of Late Makhnallal Ghosh Date of Execution - 19/04/2022, , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:17PM	 LTI 19/04/2022	 19/04/2022
1176, R.N. Tagore Road, City:- Dum Dum, P.O:- Bediapara, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1E, Aadhaar No: 42xxxxxxxx9518 Status : Representative, Representative of : ANJ Enterprise (as Partner)				
2	<b>Mr NARAYAN PAL</b> Son of Late Manoranjan Pal Date of Execution - 19/04/2022, , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:17PM	 LTI 19/04/2022	 19/04/2022
AD-102, Salt Lake City, City:- Bidhannagar, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0D, Aadhaar No: 88xxxxxxxx2234 Status : Representative, Representative of : ANJ Enterprise (as Partner)				
3	<b>Mr AKASH HALDER (Presentant)</b> Son of Mr Swapan Halder Date of Execution - 19/04/2022, , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office	 Apr 19 2022 2:18PM	 LTI 19/04/2022	 19/04/2022
6/14, Dum Dum Road, City:- Dum Dum, P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx6J, Aadhaar No: 41xxxxxxxx7355 Status : Representative, Representative of : ANJ Enterprise (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Soumyajit Mukherjee</b> Son of Mr Debabrata Mukherjee High Court, Calcutta, City:- Kolkata, P.O:- New Secretariat Building, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 19/04/2022	 19/04/2022	 19/04/2022

Holder Of Mrs JAYA PAL, Mr NARAYAN CHANDRA DAS, JAGADISH GHOSH, Mr NARAYAN PAL, Mr AKASH  
PALDER

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYA PAL	ANJ Enterprise-2.52656 Dec
2	Mr NARAYAN CHANDRA DAS	ANJ Enterprise-2.52656 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYA PAL	ANJ Enterprise-1000.00000000 Sq Ft
2	Mr NARAYAN CHANDRA DAS	ANJ Enterprise-1000.00000000 Sq Ft

**Endorsement For Deed Number : I - 190406831 / 2022**

**On 19-04-2022**

**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.

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

Presented for registration at 14:13 hrs on 19-04-2022, at the Office of the A.R.A. - IV KOLKATA by Mr AKASH HALDER .,

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,18,85,623/-

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

Execution is admitted on 19/04/2022 by 1. Mrs JAYA PAL, Wife of Mr NARAYAN PAL, Sector: AD, 102, P.O: Bidhannagar CC Block, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr NARAYAN CHANDRA DAS, Son of Gourhari Das, DPK Housing Complex, Sector: Nayabad, Mukundapur, P-38, P.O: Kalikapur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by Mr Soumyajit Mukherjee, ., Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: New Secretariat Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-04-2022 by JAGADISH GHOSH, Partner, ANJ Enterprise (Partnership Firm), Bidhan Sarani, 121A, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Soumyajit Mukherjee, ., Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: New Secretariat Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-04-2022 by Mr NARAYAN PAL, Partner, ANJ Enterprise (Partnership Firm), Bidhan Sarani, 121A, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Soumyajit Mukherjee, ., Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: New Secretariat Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-04-2022 by Mr AKASH HALDER, Partner, ANJ Enterprise (Partnership Firm), Bidhan Sarani, 121A, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Soumyajit Mukherjee, ., Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: New Secretariat Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

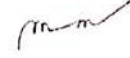
Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2022 8:38PM with Govt. Ref. No: 192022230009688448 on 18-04-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 3346357312420 on 18-04-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 33112, Amount: Rs.20/-, Date of Purchase: 01/12/2020, Vendor name: A Sarkar  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/04/2022 8:38PM with Govt. Ref. No: 192022230009688448 on 18-04-2022, Amount Rs: 20,020/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 3346357312420 on 18-04-2022, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 484436 to 484464  
being No 190406831 for the year 2022.



*mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.04.19 16:11:35 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/19 04:11:35 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)