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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 079482

29/8/25  
Q 2/2378972/25

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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

29/8/25

## DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** is made this the 29<sup>th</sup> day of August, in the year Two Thousand and Twenty Five (2025)

**BETWEEN**



208717

NAME S. K. Sinha Adv  
ADD. High Court  
11 JUL 2025  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
G. C. Court  
2 & 3, K. S. Roy Road, Kol-1

11 JUL 2025



Identified by Shreyas Sinha  
Advocate, S/o Shyamal Kr. Sinha  
P-28 Green View, Kolkata - 96

DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
29 AUG 2025

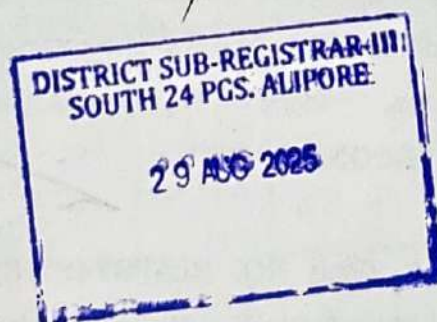
1) **SRI BISWAJIT MUKHERJEE** (PAN NO.ADTPM0395C), (AADHAAR NO 9794 4661 4091 ), son of Late Monmohan Mukherjee, by Occupation – Retired Government Employee, (2) **SMT MAHUA MUKHERJEE** ( PAN NO . ANHPM2610G) (AADHAAR NO. 7075 1409 7376), wife of Sri Biswajit Mukherjee Occupation Self-employed , both by religion- Hindu, by Nationality- Indian , and both residing at P-31, Green View, Brahmapur Battala, Police Station Bansdronei,Kolkata-700096, District-South 24 Parganas,, hereinafter referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assignees) the parties of the **"FIRST PART"** .

**AND**

**M/S J.M CONSTRUCTION AND DEVELOPERS**, represented by its sole Proprietor SK. MOJAHID ALI, (PAN-AGBPA3930G), (AADHAAR No. 3999 7339 4656), Son of Sekh Anwar Ali, by faith- Muslim, by Nationality- Indian, by Occupation Business, residing at Premises no. 17/H/6, Beck Bagan Row, P.O. Circus Avenue, P.S. Karaya, Kolkata- 700017, District South 24 Parganas herein after called and referred to as the "DEVELOPER" (which terms or expression shall deemed to mean and include partners & successors-in-office, executors, administrators, legal representatives and/or assigns)and party of the **"SECOND PART"**.

**SMT RIKTA RANI SAHA**, (PAN NO. BLSPS7482N), (AADHAAR NO.6063 0027 0265 ), wife of Pradip Kumar Saha, by faith Hindu,by Occupation Housewife residing at G-29, Gitanjali Park, P.S. Bansdronei, Kolkata 700096, West Bengal, hereinafter





referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assignees) the parties of the "**THIRD PART**")

**WHEREAS** the Parties of the First Part are the Owners in respect of a plot of land about 06 Cottahs 05 Chittacks 8.5 sq.ft. within the District of South 24 Parganas, Mouza: Boral, PO: Boral PIN 700154, Police Station Narendrapur erstwhile Sonarpur, Paragana - Magura, Touzi No.142, J.L. No.61, appertaining to the R.S. Khatian No.531, corresponding to the L.R. Khatian No.3129, 3300, comprising in R.S. Dag No.280, corresponding to the L.R. Dag No.390 and being know & numbered as the Holding No.101, Boral "C", under the Ward No.34 of the Rajpur- Sonarpur Municipality. Both of them purchased said plot of jointly in two part, by executing two separate Deed of Conveyances executed on 29.09.2015 at Assistant Registrar of Assurance Kolkata I, both recorded in Book I Volume No 1901 one in pages 122703 to 122743 being no 7932 of 2015 and other in pages no 122744 to 122782 being no 7933 of 2015.

**AND WHEREAS** one Smt Rani Bala Dasi was the sole owner of land measuring 21 Satak, at Paragana - Magura, Touzi No.142, J.L. No.61, appertaining to the R.S. Khatian No.531, corresponding to the L.R. Khatian No.59, comprising in R.S. Dag No.280, corresponding to the L.R. Dag No.390 and recorded her name in the Revisional Settlement Record, and enjoying the possession as sole and absolute owner before she died intestate. After the death of said Smt Rani Bala Dasi her son Sri Amrita Lal Dey claimed to be the owner by way of inheritance and recorded his name a portion of the said land measuring 16 Satak in the Latest



Revisional (LR) Settlement Record, and while in absolute possession of the said land died intestate. After the death of said Amrita Lal Dey, his son Sri Sankar Dey claimed to be the absolute owner of the said land by way of inheritance.

**AND WHEREAS** Sri Sankar Dey while in absolute possession as the absolute owner of the said land sold in favour of one Sri Jitendra Kumar Das by executing one deed of conveyance at ADSR Sonarpore South 24 Parganas on 25.01.2006 recorded in Book No I, Volume No 187, and pages from 121 to 126 being no 9226 for the year 2006.

**AND WHEREAS** said Jitendra Kumar Das had acquired the sole & absolute right, title, interest & possession in respect of the said property and started to possess & enjoy the same solely & absolutely and without any disturbance and/or hindrance from anybody. During his such sole, absolute & peaceful possession & enjoyment of the said property the said Jitendra Kumar Das died intestate leaving his only legal heirs namely 1) Maya Das ( widow ) 2) Atanu Kishor Das (Son ) and 3) Anindita Das. The said legal heirs have become the joint & absolute Owners & possessors in respect of the said as well the Schedule mentioned property measuring 6 Cottahs 5 Chittaks and 8.5 Sq Ft in joint & equal share and started to possess & enjoy the same jointly & peacefully. Subsequently said owners 1) Maya Das 2) Atanu Kishor Das and 3) Anindita Das decided to sale the schedule property in two plots . Plot No 1 measuring 3 Cottahs 5 Chittaks and 8.5 Sq Ft and plot no 2 measuring 3 Cottahs only.

**AND WHEREAS** the said Owners 1) Maya Das 2) Atanu Kishor Das and 3) Anindita Das sold, conveyed and transferred the plot 1 by executing one by virtue of a Deed Of Conveyance registered on

29.09.2015 at Additional Registrar of Assurance Kolkata I, and recorded in Book No I, Volume No 1901 and pages from 122703 to 122743 Being No 7932 for the year 2015 in favour of Biswajit Mukherjee and Mahua Mukherjee, simultaneously sold, conveyed and transferred the plot 2 by executing one by virtue of a Deed Of Conveyance registered on 29.09.2015 at Additional Registrar of Assurance Kolkata I, and recorded in Book No I, Volume No 1901 and pages from 122744 to 122782 Being No 7933 for the year 2015 in favour of Biswajit Mukherjee and Mahua Mukherjee .

**AND WHEREAS** said Biswajit Mukherjee and Mahua Mukherjee had acquired the sole & absolute right, title, interest in respect of the said property but when approached for the physical possession to enjoy the same solely & absolutely and without any disturbance and/or hindrance from anybody, found that Smt Rikta Saha wife of Pradip Kumar Saha is in physical possession of the said property. After series of discussion both the parties mutually agreed for development of the land for better accommodation for themselves and their family members.

**AND WHEREAS** both the parties agreed on following terms 1) The Parties of the both Parts agreed not to raise any dispute against each other to any court of law in respect the said plot of land. 2) The Parties of the both Parts agreed not to proceed to any court of law demanding absolute right of the said plot of land. 3) The Development Agreement or the Sale deed would be executed by the both the parties. The Owners as the First Party and the person in physical possession as Confirming party. 4) The Owners allocation as per the Development Agreement will be distributed among the parties of both parts at a ratio of 50: 50. i.e out of total Owner's Allocation of 40% of FAR as per Development Agreement, each



will get 20% of total FAR 5) Both the parties will find out and common Promoter to Develop the said plot of land.

**AND WHEREAS** for better accommodation for themselves and their family members, the Owners and the confirming party, herein desired to develop the said property by constructing a Straight Three Storied building thereon on the land thereof, but due to paucity of fund they decided to entrust the said Development work to a Developer having sufficient experience, and also having sufficient infrastructure and financial resources to undertake the Development and construction work of the building. Wherein the Developer shall bear the entire costs of construction as against sharing of the constructed areas in agreed proportion.

**AND WHEREAS**, the Developer M/S J.M CONSTRUCTION AND DEVELOPERS has represented themselves as having sufficient knowledge and experience of development of the immovable landed properties and also having sufficient infrastructure and financial resources to undertake the Development and construction of the building. Relying on such representations the Owners and the confirming party have agreed to entrust the development work of the said property unto the Developer and the Developer has agreed to develop the said property and invest its own funds for the said requirements and the parties have agreed to share the constructed areas of the building and the parties have also agreed to several terms and conditions as hereinafter stated.

**AND WHEREAS**, the parties have agreed to share the constructed areas i.e. Flats/Units and Car Parking Spaces of the building in the ratio of 40:60 of constructed areas i.e. 40% area of Flats/Units and Car Parking Spaces to the Owners and the person with physical



possession jointly with equal proportion and remaining 60% of the constructed areas i.e. Flats/Units and Car Parking Spaces to the Developer in the new building to be constructed by the Developer.

**AND WHEREAS**, the parties have agreed to several terms and conditions as hereinafter stated by signing these presents.

**NOW THIS AGREEMENT WITNESSETH** that the parties hereto have agreed as follows: -

### **ARTICLE - I**

1. **DEFINITIONS:** In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows:-

**"DEVELOPER"** means **M/S J.M CONSTRUCTION AND DEVELOPERS**, represented by its sole Proprietor SK. MOJAHID ALI, (PAN-AGBPA3930G), (Aadhaar Card No. 3999 7339 4656), Son of Sekh Anwar Ali, by faith- Islam, by Nationality- Indian, by Occupation- Business, residing at Premises no. 17/H/6, Beck Bagan Row, P.O. Circus Avenue, P.S. Karaya, Kolkata- 700017, District South 24 Parganas herein after called and referred to as the **"DEVELOPER"**,

**"THE OWNERS"** means 1) **SRI BISWAJIT MUKHERJEE** (PAN NO.ADTPM0395C), (AADHAAR NO 9794 4661 4091 ), son of Late Monmohan Mukherjee, by Occupation - Retired Government Employee, (2) **SMT MAHUA MUKHERJEE** ( PAN NO . ANHPM2610G) (AADHAAR NO. 7075 1409 7376), wife of Sri Biswajit Mukherjee Occupation Self-employed , both by religion- Hindu, by nationality- Indian , and both residing at P-31, Green

View, Brahmapur Battala, Police station Bansdrone, ( previously Regent Park), Kolkata-700096, District- South 24 Parganas, hereinafter called and referred to as the **"OWNERS"**

**THE CONFIRMING PARTY** means **SMT RIKTA RANI SAHA**, (PAN NO. BLSPS7482N), (AADHAAR NO.6063 0027 0265 ), wife of Pradip Kumar Saha, by faith Hindu, by Occupation Housewife residing at G-29, Gitanjali Park, P.S. Bansdrone, Kolkata 700096, West Bengal, hereinafter referred to as the **"CONFIRMING PARTY"**.

**"THE PREMISES"/"THE PROPERTY"/ "THE LAND"** measuring more or less 06 Cottahs 05 Chittacks 8.5 sq.ft. within the District of South 24 Parganas, Mouza Boral, Post office Boral, Police Station - Sonarpur, Paragana - Magura, Touzi No.142, J.L. No.61, appertaining to the R.S. Khatian No.531, corresponding to the L.R. Khatian No.59, comprising in R.S. Dag No.280, corresponding to the L.R. Dag No.390 and being know & numbered as the Holding No.477, Boral "C", under the Ward No.34 of the Rajpur- Sonarpur Municipality, Kolkata 700154. morefully described in the **"FIRST SCHEDULE"** hereunder written.

**"THE BUILDING PLAN"** mean the map or plan of the proposed building already sanctioned by the owners and sanctioned by the Rajpur Sonarpur Municipality Being Building Permit No SWA-OBPAS/2207/2024/2812 dated 18.06.2025 for the construction on the land of the said premises exclusively for residential purpose.

**"THE NEW BUILDING"** shall mean the Straight Three Storied building in the premises to be developed/constructed by the Developer in pursuance as per the newly sanctioned plan by the Rajpur Sonarpur Municipality on the said land lying and situated



at District of South 24 Parganas, Mouza Boral, Post office Boral, Police Station - Sonarpur, Paragana - Magura, Touzi No.142, J.L. No.61, appertaining to the R.S. Khatian No.531, corresponding to the L.R. Khatian No.59, comprising in R.S. Dag No.280, corresponding to the L.R. Dag No.390 and being know & numbered as the Holding No.477, Boral "C", under the Ward No.34 of the Rajpur- Sonarpur Municipality, Kolkata 700154, State West Bengal.

**"THE OWNER'S ALLOCATION"** shall mean all that the 40% of constructed areas i.e. Flats / Units, and salable Open Car Parking Spaces more specifically the 40% of FAR of all the Floors or 40% of Sale Proceeds of the all the Floors in the proposed Three storied new Building to be constructed by the said Developer and salable Open Car Parking Spaces, TOGETHER WITH the common portions, common areas, ultimate roof of the building. Residential Flats allotted as Owner's allocation are Flat No G2 & G4 on Ground Floor, Flat No F2 & F4 on the First Floor and Flat no S2 and S4 on the Second floor. If there is any difference in total Value of above six residential flats and 40% of Sale Proceeds of the all the Floors in the proposed Three storied new Building and salable Open Car Parking Spaces, that difference shall make good in terms of money. Apart from the above 40% Space allocation, Developer has already paid Non Refundable amount of Rs 75,000.00 ( Rupees Seventy Five Thousand to the Owners ( Rs 37,500.00 Each ) Vide Cheques No 000252 & 000253, and also paid Non Refundable amount of Rs 75,000.00 ( Rupees Seventy Five Thousand to the Confirming Party Vide Cheques No 000251.

**"THE DEVELOPER'S ALLOCATION"** shall mean all that the 60% of constructed areas i.e. Flats / Units, more specifically the 60% of FAR of all the Floors or 60% of Sale Proceeds of the all the Floors

In the proposed Straight Three storied new Building to be constructed by the said Developer and salable Open Car Parking Spaces, TOGETHER WITH the common portions, common areas, ultimate roof of the building in the new building to be constructed by the said Developer. The Developer's allocation are Flat No G1 & G3 on Ground Floor, Flat No F1 & F3 on the First Floor and Flat no S1 and S3 on the Second floor. If there is any difference in total Value of above six residential flats and 60% of Sale Proceeds of the all the Floors in the proposed Three storied new Building and salable Open Car Parking Spaces, that difference shall make good in terms of money.

**"COMMON EXPENSES"** shall mean and include all expenses to be incurred by the Unit Owners of the proposed building for the management and maintenance of the building and the premises after completion of the building, including the proportionate share of the main meter (mother meter) to be connected by W.B.S.E.D.C.L.

**"COMMON PORTIONS, FACILITIES & AMENITIES"** shall mean all the common areas, facilities and installations comprised in the proposed building and the premises, after construction and completion of the proposed building, staircases, lobbies, passages, path ways, boundary walls, service areas including motor pump, electric meter, underground reservoir, overhead tanks, sewerage system, lift etc. and other facilities of common use by all the owners and/or occupiers of the proposed building.

**"PROPORTIOINATE SHARE"** with all its cognate variations shall mean such ratio, which the covered area of any Unit shall be in relation to the covered area of all the units in the proposed building.



**"UNIT"** shall mean any Flat, having a covered area in the proposed building, which is capable of being exclusively and independently owned, used and/or enjoyed by any unit owner/s and which is not the common portions.

**"UNIT OWNER/S"** shall mean any person/s who acquires, holds and/or owns any Unit in the proposed building and shall include the Owners and the Developer respectively and/or their respective nominee or nominees for the Units held respectively by the Owners and the Developer from time to time.

**"TIME"** the building shall be completed (i.e., the entire constructional works of the building) and handed over the possession of the land owner's allocation **within 24 months from the date of execution of the Development Agreement and Development power of Attorney.** If the construction of the building is not completed within 24<sup>th</sup> months from the date of the date of execution of the Development Agreement and Development power of Attorney, subsequently six months extension may be allowed in case of Force Majeure as defined below, then for the delay in handing over the possession of the land owner's allocation i.e., beyond 24<sup>th</sup> months or  $24 + 6 = 30$  months as the case may be, from the date of execution of this development agreement, a penalty @ Rs. 10,000 (Rupees Ten Thousand) only per month will be paid by the Developer to the land owners upto 1 year and even after that if the developer unable to handover the physical possession of the flats of the owner's allocations, the said agreement will stand cancelled.

**FORCE MAJEURE** shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out, Pandemic outbreak, any

Third Party's action and/or law suit and/or any other act or commission beyond the control of the Parties hereto.

**"ASSOCIATION"** shall mean the Association/Society of the unit owners to be formed by them or the Developer for the purpose of maintenance and managing the affairs of the new building and the premises and for collecting and defraying the common expenses.

**"SPECIFICATIONS"** shall mean the specification of work i.e. the details of construction and the materials to be used, the manner of completing the new building as stated in the FIFTH SCHEDULE hereunder.

**"THE TITLE DEED"** shall mean the registered Deeds of Conveyance to be executed in favour of the prospective purchasers in respect of the said premises.

**"THE NAME"** of the building /Project will be **" GALAXY BORAL"**

**2. THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS:**

- i) That the Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property mentioned hereinabove.
- ii) That the right title and interest of the Owners in the said premises is free from all encumbrances and the Owners have a marketable title to the same.
- iii) That the entirety of the said premises mentioned hereinabove is in actual and physical possession of the Owners.
- iv) That the Owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any



part or portion thereof under any laws for the time being in force.

**v)** Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax, Revenue or any other Public Demand.

**vi)** That the Owners have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said premises in favour of any other person.

**vii)** That the Owners are not aware of any impediment affecting the said premises mentioned herein whereby they are in any way barred from entering into this Agreement.

**viii)** That the Owners are fully and sufficiently entitled to deal with, develop and/or dispose of the land and thus have entered into this Agreement for the said purpose.

**ix)** The Owners shall have no difficulty in obtaining Income Tax clearance certificate and/or any permission if required for the completion of the transfer of the undivided proportionate share in land attributable to the Developer's Allocation in favour of the Developer and/or its nominees / and/or otherwise in fulfilling their other obligations herein.

## **ARTICLE- II**

### **COMMENCEMENT**

This agreement shall commence from the date of signing and cease to operate only upon complete transfer and registration of all the developer's allocation in the proposed building by the Developer and transfer, sale and delivery of entire completely constructed areas of the Owner's Allocation to the owners and/or buyers thereof as nominated by the owners .

**ARTICLE- III****Part - I****OWNERS' RIGHT & REPRESENTATION**

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in fee simple in possession and shall continue to own even if the construction work will commence and be carried on as per sanctioned plan to be obtained from the Rajpur Sonarpur Municipality .

2. The said premises is free from all encumbrances and the owners have a marketable title in respect of the said premises.

3. The owners shall also hand over all the original documents in relation with the property to the developer, which is in his custody against issuance of a proper and valid receipt by the developer. The developer shall re-deliver those documents to the owner or the association of the owners of the proposed building on completion of the project.

**Part - II****DEVELOPER'S REPRESENTATION**

1. The Developer is having sufficient experience in the development of landed property by constructing the buildings having residential/commercial self-contained independently useable and habitable units fully equipped with all common services, installations and utility equipment.

2. The Developer has at its disposal sufficient infrastructure and arrangement for taking up the development of the said premises.



3. The Developer has sufficient resources to employ required money for commencing, implementing and completing the development of the property and construction of the buildings at the said premises and has all required arrangements for getting the construction work completed as per sanctioned building plan by the Rajpur Sonarpur Municipality.

#### **ARTICLE- IV**

#### **DEVELOPER'S RIGHT**

1. In the promises and relying on the representations and assurances of the Developer as stated earlier in the Agreement and believing the same as correct, the Owners hereby grant subject to what has been hereunder provided, exclusive right to the Developer to construct a Three storied building at the said premises in accordance with the new plan as sanctioned by the Rajpur Sonarpur Municipality and/or by any other appropriate authority with or without any amendment and/or modification and at the costs and expenses of the Developer.

2. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the Rajpur Sonarpur Municipality, shall be prepared and submitted by the Developer on behalf of the Owners at the costs, responsibilities and expenses of the Developer and the Owners shall sign and execute all such papers relating to plan and applications, other papers and documents in that regard as and when necessary and the Developer shall pay and bear all fees charges and expenses required to be paid or deposited for the preparation and processing and obtaining sanctioned/renewal plan and the

development of the said premises and construction and completion of the building and obtaining certificate of completion and the Owner shall have no responsibilities to bear any cost whatsoever.

3. It is clarified that the plan sanctioned with respect to the entirety of the premises described under the "FIRST SCHEDULE" hereunder written. That the Developer shall have full right to execute any agreement for sale, transfer and convey the Developer's allocation that is out of his allocation. The amounts of consideration under the said agreements shall be received by the Developer.

#### **ARTICLE - V**

#### **DEVELOPER'S OBLIGATIONS**

1. The Developer shall pay all costs of development of the Three storied building at the said premises/property and construction and completion of the building and rendering the same ready for habitation and occupation, running water etc. duly fix all installations and utilities and will construct the building as per sanctioned plan and if any deviation, addition or alteration is done in the project that should and must be regularized by the developer as per the provisions of the Rajpur Sonarpur Municipality.

2 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licensed building Surveyor or registered Architect of the Building appointed by the developer. .

3. The Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship



and like manner and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable and shall construct and complete the building in accordance with the sanctioned plan. If any violation shall take place, the developer shall be responsible for all penalties and shall defend all actions if taken by authorities.

4. All new costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of every type for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and permanent connections of water, sewerage in accordance with law and other amenities for the building shall be paid and borne by the developer . And it is clearly understood that the Owners shall have no objection towards payment of any dues, liabilities, costs, charges and expenses of whatsoever type relating to and/or arising there from in any manner or of whatsoever nature up to the date of the renewed / sanctioned plan. However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate Electric Meters as well as the proportionate expenses of main meter connection for the respective new Units shall be borne by the concerned Unit Owners including the owners of land and the Developer shall have no responsibility for the same.

5. The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota and other requirements for erections, construction and completion of the Three Storied Building.

6. The owners shall be entitled to deal with the owner's allocation and enter into agreements for sale of the owner's allocation and for this purpose to enter into agreements thereto enjoining/including the Developer for perfecting the rights of the intending purchaser and releasing the rights of the Developer in the said saleable areas in favour of the purchasers of the owner's allocation. The consideration from the said purchasers shall be received and appropriated absolutely by the owners without any objection / dispute of the Developer.

7. In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and the owners shall have no liability or responsibility for the same and the developer shall be responsible for the consequences arising there from in all respect and shall at all point of time keep the owners indemnified for the same and against all consequences.

8. Notwithstanding anything contained or stated herein, all laborers, workers, supervisors, contractors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded and deemed as developer's employees or workmen and the owners shall have no concern and privities of any kind with them and shall not be responsible or liable for meeting any obligations in any manner whatsoever in that regard.

9. The Owners shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the Three



storied residential building and only the Developer shall be answerable and responsible for the same.

10. The Developer agrees to pay the municipal taxes and land revenue from the date of starting construction upto the time of possession/registration of the owner's allocation whichever is earlier. Also the Electric bills from the date of taking possession will be cleared by the Developer up to the time of taking completion certificate from the Rajpur Sonarpur Municipality of the newly constructed Three storied building.

11. It must be clearly mentioned here that the developer will remain fully eligible to enter into Agreement for Sale in respect of the developer's allocation that is 60% of the newly constructed area as well as 40% of the owner's allocation attributable to the all the floors to receive the consideration amount as settled thereof and the prospective purchaser of the same will become entitled to apply for loan from any Bank/Financial Institutions without having any further no objection/consent from the owner.

12. The developer herein in no way will become entitled to take any loan from anywhere by itself by mortgaging the property under the project, but any prospective purchaser of the project may take loan by equitable mortgage from any Bank/Financial Institutions for purchasing the unit.

## **ARTICLE - VI**

### **OWNERS' OBLIGATIONS**

1. The Owners shall sign and execute all in regards to plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and

declarations as may be lawfully permissible from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or connected with the construction erection and completion of the said building or as may be required from time to time in accordance with law.

2.To provide the Developer with appropriate registered power which relates to the construction and completion and sale of the said three storied building (from Developers' Allocation as well as 40% of the ground floor of the owner's allocation) and the said power shall remain subsisting and in force during the subsistence and validity of this agreement. The said power shall be granted in favour of the Developer in connection with sanction, construction, erection and completion of the newly proposed building and to appear for and represent the Owners before all concerned authorities and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocations of building materials and/or for connections of water, sewerage and electricity or as may be required from time to time, in accordance with law and all cost and expenses in that respect shall be borne by the Developer and in that respect the Owners hereby appoint **M/S J.M CONSTRUCTION AND DEVELOPERS**, represented by its sole Proprietor **SK. MOJAHID ALI**, (PAN-AGBPA3930G), (Aadhaar Card No. 3999 7339 4656), Son of Sekh Anwar Ali, by faith- Islam, by Nationality- Indian, by Occupation- Business, residing at Premises no. 17/H/6, Beck Bagan Row, P.O. Circus Avenue, P.S. Karaya, Kolkata- 700017, District South 24 Parganas, herein as their Attorney to do all the acts, deeds and things for completion of the said proposed building at the said premises as well as to sale the Units(From developer's allocation as well as 40% of owner's



allocation attributable to the ground floor of the newly constructed building) of the said building and receive the consideration money.

3. The owners is required to clear all the Municipal rates and taxes pending, if any, and all the other dues pending, if any, before any authority till the date of handing over possession of the said property for development to the said developer from the sale proceeds of the 50% share of owner's allocation of the ground floor.

### **ARTICLE- VIII**

#### **MISCELLANEOUS**

1. This agreement shall always be treated as an agreement by and between "Principal" to "Principal". The Owners and the Developer have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construe or constitute as Partnership between the Owners and the Developer or an Association of persons.

2. The Owners shall hand over peaceful and vacant possession of the said premises to the Developer and thereafter the developer will get the Building Plan sanctioned by appropriate authority. The said possession of the said premises along with the rights of the Developer to develop the said premises by virtue of these presents and/or in pursuance hereof shall not be obstructed or disputed or challenged or disturbed by the Owners provided the Developer shall carry on with the project in terms of this agreement.

3. In case in future any defect or lacuna in the title of the Owners is found or any outstanding or liability in respect of the premises pertaining to the period prior to the date of this

Agreement is found, in such event, without prejudice to the Developer's other rights herein and/or under the law the Developer at its absolute discretion shall have the right to settle and clear such disputes and if any finance is required for settlement of such disputes then such amount will be borne by the owners.

4. It is understood that from time to time to facilitate the construction of the building by the developer, various acts, deeds, matters and things not herein specified may be required to be done, executed and performed and for which the developer may require adequate powers and authorities from the owners and for such matters the Owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the owners and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

5. Upon completion and sale of the newly building the owners herein and the purchaser/s of the building will share all the expenses related to the common area maintenance equally.

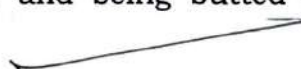
6. Completion certificate from the Rajpur Sonarpur Municipality is to be duly obtained by the Developer at his resources and efforts no sooner than the building shall be ready for habitation and all requirements and fees for the same shall be borne and paid by the developer.



7. Be it noted that by this development agreement and the related power of Attorney the Developer shall only be entitled to receive Consideration Money by executing agreement / final document for transfer of property as per Provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and related development power of attorney shall never be treated as the Agreement / Final document for transfer of property between the owners and the Developer in any way. This clause shall have overriding effect to anything written in this Document in contrary to this clause.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PREMISES)**

ALL THAT piece and parcel of land ~~measuring~~ more or less 06 Cottahs 05 Chittacks 8.5 sq.ft. within the District of South 24 Parganas, Mouza Boral, Post office Boral, Police Station - Sonarpur, Paragana - Magura, Touzi No.142, J.L. No.61, appertaining to the R.S. Khatian No.531, corresponding to the L.R. Khatian No.59, comprising in R.S. Dag No.280, corresponding to the L.R. Dag No.390 and being know & numbered as the Holding No.477, Boral "C", under the Ward No.32 (now 34) of the Rajpur-Sonarpur Municipality, Kolkata 700154 , and being butted and bounded by-




ON THE NORTH: Part of R S Dag No 301

ON THE SOUTH: Part of R S Dag No 280 & 10' ft wide Passage

ON THE EAST : Part of R S Dag No 279

ON THE WEST : Part of R S Dag No 281.



**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owners' Allocation)**

**"THE OWNER'S ALLOCATION"** shall mean all that the portion of 40% of the constructed areas i.e. Flats / Units, more specifically 40% floor area or Sale Proceeds of each Floor. in the proposed Straight Three storied new Building to be constructed by the said Developer, TOGETHER WITH the common portions, common areas, ultimate roof of the building and besides.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

**"THE DEVELOPER'S ALLOCATION"** shall mean all that the portion of remaining 60% of the constructed areas i.e. Flats / Units, more specifically 60% floor area or Sale Proceeds of each Floor, in the proposed straight three storied new Building to be constructed by the said Developer, TOGETHER WITH the common portions, common areas, ultimate roof of the building the new building to be constructed by the said Developer.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Common rights and facilities)**

The Pump and motor, Stair-case, common passage, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate, shall be enjoyed by the OWNERS and also the intending Purchasers to whom the DEVELOPER shall sell the proposed construction.



**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of work)**

1. The Building will construct in accordance with the Plan and F.A.R. sanctioned by the Rajpur Sonarpur Municipality.
  2. The Building is designed on Reinforced cement concrete framed super structure with R.C.C. Columns, beams and slabs.
  3. The walls will be 200/125/75 thick respectively with requisite cement sand mortar.
  4. FLOOR: Flooring in each room, drawing/dining room, kitchen, passage, corridor, toilets, Verandah / balcony, lobby, stairs, landing will be done with vitrified 2 / 2 tiles.
  5. INSIDE WALLS: Plastered wall smooth finished with plaster of Paris./Putti,
  6. DOOR: Wooden Frame and shutters with Block Board/ flush door Commercial plywood bonded fitted with hinges and tower bolts.
  7. WINDOW: Aluminum channel windows fitted with Glass.
  8. BATHROOM: fitted with white commode, cistern, C.P. shower point, one bibcock, stop cock, one wash hand basin and glazed tiles up to feet in height on all walls and Flooring will be of Tiles.
- 6½

9. Aluminum hardware fittings, M.S. Hinges to be fitted in doors.

10. Water pipe lines in all toilets, bathroom and kitchen.

11. KITCHEN: Kitchen flooring will be of vitrified tiles and a cooking counter of slab with stainless sink and wall tiles upto 2 feet height over black stone slab.

12. SANITARY & PLUMBING: All the internal horizontal soils and wastewater pipes shall be joined with cement. All the vertical soil, vent and waste pipes shall be C.1/rigid PVC pipes joined by cement mortar and exposed to wall. All the rain water pipes shall be of good quality PVC. All the water supply pipes shall be (Priplast) exposed to walls. The Toilets shall have Orissa Pan with 18" law down China Clay cistern, shower. All bathroom fittings such as stop cock, pillar cock, etc. will be fitted. Glazed tiles up to 6 (six)' feet in height on all walls and Flooring will be of Tiles. All sanitary fittings and fixture will be ISI marked.

13. ELECTRICAL: one ceiling fan points, 2 Nos. wall mounted light point, one 5 amp plug point in each room. One wall mounted light point one power plug point 15 Amp IN Toilet/bathroom, one light point from ceiling and one exhaust fan point in kitchen. All wiring shall be concealed. No electrical fittings and appliances will be provided. Electrical wiring will be done with ISI marked wire.

14. ELECTRIC METER: Charges of procurement of main electric meter will be provided or paid separately by the individual Flat/unit owners. In case of installation of transformer, the costs of the same are also to be borne by the Flat/unit owners. In all cases for obtaining main cable line of electricity charges will be paid proportionate by the Flat/Unit holders.



15. EXTERNAL WALLS: All external walls will be painted with 2 coats of cement base paint of standard quality.

16. Underground Drainage, Sewerage, Ducts and pits works as per plans and Rules of Sonar Pue Municefaliy

17. WATER SUPPLY: Each flat will be provided water supply line from R.C.C overhead water tank. Overhead water tank shall be fitted up by water pump from underground (Semi) water reserviour or centrifugal pump for all the flats.

18. ROOF TREATMENT: Roof in proper slope with water proofing compound.

19. One meter high parapet wall will be done all around the roof slab. Suitable Plastic rain water pipe for proper draining of water from roof.

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

**SIGNED AND DELIVERED**

at Kolkata in presence of

**WITNESSES**

1. Pradipt Kumar Saha  
G-29, Gitanjali Park  
Brahmapur, Besndram  
Kolkata - 700 096

1) Biswajit Mukherjee

2) Mahua Mukherjee.

**SIGNATURE OF THE OWNERS**

2. Shreyas Sinha  
P-28 Green View  
Kolkata - 700 096

*Signature of Shreyas Sinha*

**SIGNATURE IF THE CONFIRMING PARTY**

JM CONSTRUCTION AND DEVELOPERS

*Signature of Proprietor*

Proprietor

**SIGNATURE OF THE DEVELOPER**

DRAFTED BY

*Signature of Shyamal Kumar Sinha*  
Shyamal Kumar Sinha

Advocate High Court Calcutta

9, Kiron Sankar Roy Road, Kolkata - 700001

Enl No F-489-398-2020



SPECIMEN FORM FOR TEN FINGERPRINTS



BISWAJIT MUKHERJEE		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature Biswajit Mukherjee



MAHUA MUKHERJEE		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature Mahua Mukherjee



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature \_\_\_\_\_

# SPECIMEN FORM FOR TEN FINGERPRINTS



RIKTA RANI SAHA	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature রিতা রানী সাহা



SK MOJAHID ALI	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature SK MOJAHID ALI



PHOTO	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature \_\_\_\_\_





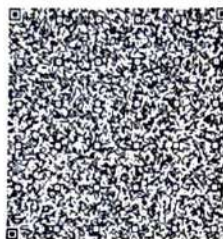
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0657/60493/03124

To  
Shreyas Sinha  
P. 28 GREEN VIEW,  
BRAHMAPUR,  
BATTALA,  
VTC: Brahmapur S.O.,  
District: Kolkata,  
State: West Bengal,  
PIN Code: 700096,  
Mobile: 7003623855

Signature Not Verified  
Digitally signed by Shreyas Sinha  
Unique Identification Authority of India  
DN: cn=Shreyas Sinha, o=UIDAI, ou=Government of India, email=shreyas.sinha@uidai.gov.in, c=IN  
Date: 2025.07.19 19:38:34  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

2178 0687 5458  
VID : 9131 0065 6639 0875

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Aadhaar no. issued: 23/08/2013



Shreyas Sinha  
Date of Birth/DOB: 27/10/1997  
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

2178 0687 5458

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

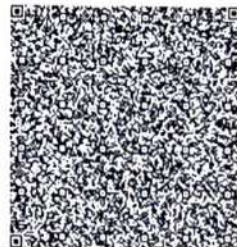
- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या [www.uidai.gov.in](http://www.uidai.gov.in) पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
P. 28 GREEN VIEW, BRAHMAPUR, BATTALA,  
Brahmapur S.O, DIST: Kolkata,  
West Bengal - 700096



2178 0687 5458

VID : 9131 0065 6639 0875

1947

help@uidai.gov.in

[www.uidai.gov.in](http://www.uidai.gov.in)

Shreyas Sinha

### Major Information of the Deed

Deed No :	I-1603-16827/2025	Date of Registration	29/08/2025
Query No / Year	1603-2002378972/2025	Office where deed is registered	
Query Date	19/08/2025 8:21:46 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHYAMAL KUMAR SINHA 8F BAISHNABGHATA BYE LANE, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9432223858, 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. 36,00,000/-		Rs. 79,68,621/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 632/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 34, Holding No:477 JI No: 61, Touzi No: 142 Pin Code : 700154



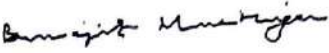


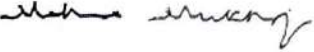



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-390 (RS :280 )	LR-59, (RS:-531\0 )	Bastu	Bastu	3 Katha 5 Chatak 8.5 Sq Ft	20,00,000/-	41,88,623/-	Width of Approach Road: 10 Ft., ,Last Reference Deed No :1901-I -07933-2015

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 034, Holding No:477 JI No: 61, Pin Code : 700




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-390 (RS :280 )	LR-59, (RS:-531\0 )	Bastu	Bastu	3 Katha	16,00,000/-	37,79,998/-	Width of Approach Road: 10 Ft., ,Last Reference Deed No :1901-I -07932-2015
Grand Total :					10.4351Dec	36,00,000 /-	79,68,621 /-	




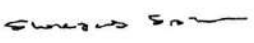
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr BISWAJIT MUKHERJEE</b> Son of Late MONMOHAN MUKHERJEE Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office		 Captured	 29/08/2025
GREEN VIEW, BRAHMAPUR, P31, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx5C, Aadhaar No: 97xxxxxxxx4091, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
2	<b>Mrs MAHUA MUKHERJEE</b> Wife of Mr BISWAJIT MUKHERJEE Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office		 Captured	 29/08/2025
GREEN VIEW, BRAHMAPUR, P31, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ANxxxxxx0G, Aadhaar No: 70xxxxxxxx7376, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
3	<b>Mrs RIKTA RANI SAHA</b> Wife of Mr PRADIP KUMAR SAHA Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office		 Captured	 29/08/2025
GITANJALI PARK, G29, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: BLxxxxxx2N, Aadhaar No: 60xxxxxxxx0265, Status :Confirming Party, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				

### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sk Mojahid Ali (Presentant)</b> Son of Mr Sekh Anwar Ali Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	 29/08/2025	 Captured LTI 29/08/2025	 29/08/2025
Son of Mr Sekh Anwar Ali BECK BAGAN ROW, 17/H/6, Bekbagan Row, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AGxxxxxx0G, Aadhaar No: 39xxxxxxxx4656, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SHREYAS SINHA</b> Son of Mr SHYAMAL KUMAR SINHA 8F BAISHNAB GHATA BY LANE, Flat No: 1, 8F, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 29/08/2025	 Captured 29/08/2025	 29/08/2025
Identifier Of Mr BISWAJIT MUKHERJEE, Mrs MAHUA MUKHERJEE, Mrs RIKTA RANI SAHA, Mr Sk Mojahid Ali			

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BISWAJIT MUKHERJEE	Mr Sk Mojahid Ali-2.74255 Dec
2	Mrs MAHUA MUKHERJEE	Mr Sk Mojahid Ali-2.74255 Dec

### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr BISWAJIT MUKHERJEE	Mr Sk Mojahid Ali-2.475 Dec
2	Mrs MAHUA MUKHERJEE	Mr Sk Mojahid Ali-2.475 Dec



## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 34, Holding No:477 JI No: 61, Touzi No: 142 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 390, LR Khatian No:- 59	Owner:অমৃতলাল দে, Gurdian:চন্দ্রকান্ত , Address:মিজ , Classification:বালু, Area:0.02000000 Acre,	Mr BISWAJIT MUKHERJEE

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 034, Holding No:477 JI No: 61, Pin Code : 700

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 390, LR Khatian No:- 59	Owner:অমৃতলাল দে, Gurdian:চন্দ্রকান্ত , Address:মিজ , Classification:বালু, Area:0.02000000 Acre,	Mrs MAHUA MUKHERJEE

**Endorsement For Deed Number : I - 160316827 / 2025**

**On 29-08-2025**

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

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

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

Presented for registration at 13:52 hrs on 29-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sk Mojahid Ali ,Claimant.

**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 79,68,621/-

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

Execution is admitted on 29/08/2025 by 1. Mr BISWAJIT MUKHERJEE, Son of Late MONMOHAN MUKHERJEE, GREEN VIEW, BRAHMAPUR, P31, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Advocate, 2. Mrs MAHUA MUKHERJEE, Wife of Mr BISWAJIT MUKHERJEE, GREEN VIEW, BRAHMAPUR, P31, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Mrs RIKTA RANI SAHA, Wife of Mr PRADIP KUMAR SAHA, GITANJALI PARK, G29, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 4. Mr Sk Mojahid Ali, Son of Mr Sekh Anwar Ali, BECK BAGAN ROW, 17/H/6, Road: Bekbagan Row, , P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business

Indetified by Mr SHREYAS SINHA, , Son of Mr SHYAMAL KUMAR SINHA, 8F BAISHNAB GHATA BY LANE, Flat No: 1, 8F, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 632.00/- ( E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2025 10:28PM with Govt. Ref. No: 192025260239034498 on 28-08-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBlePay), Ref. No. 1537486805539 on 28-08-2025, 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 , by Stamp Rs 1,000.00/-, by online = Rs 9,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 208717, Amount: Rs.1,000.00/-, Date of Purchase: 11/07/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2025 10:28PM with Govt. Ref. No: 192025260239034498 on 28-08-2025, Amount Rs: 9,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 1537486805539 on 28-08-2025, Head of Account 0030-02-103-003-02



**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

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

**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 451266 to 451303  
being No 160316827 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.09.08 14:00:33 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/09/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.