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District Sud  
South 24

27 JAN 2023

**JOINT - DEVELOPMENT AGREEMENT**

**THIS DEED OF JOINT DEVELOPMENT AGREEMENT** is made this day of 27<sup>th</sup> day of January, in the year Two Thousand Twenty Three (2023) **B E T W E E N** 1. **SRI SWAPAN KUMAR DEY alias SRI SWAPAN KUMAR DE**, Pan No.AGCPD4803A, Aadhaar No.6536 6625 3342, Mobile No.9830831594, Son of Late Pashupati Nath Dey alias Pashupati Nath De Sarkar, residing at-102E, Kankulia Road, P.O.Sarat Bose Road, P.S.Rabindra Sarobar, Kolkata-700029, District South 24-Parganas, 2. **SRI BANTANU DE**, Pan No.ADFPD0557K, Aadhaar No.7935 4175 6630, Mobile No. 9831294682, Son of Late Subhas Chandra De,

*[Signature]*  
alias *[Signature]*

*[Signature]*

Proprietor

*[Signature]*

Proprietor

residing at-102D, Kankulia Road, P.O.Sarat Bose Road, P.S.Rabindra Sarobar, Kolkata-700029, District South 24-Parganas, both by faith-Hindu, by occupation-Retired from Service, by Nationality-Indian, hereinafter collectively called and referred to as the OWNERS (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, legal representatives, executors, administrators and successors) of the ONE PART.

### A N D

" MAA AMBE CONSTRUCTION " a Proprietorship firm, having its office at-A/8, Ramgarh, P.O.Naktala, P.S.Netaji Nagar, Kolkata-700047, represented by its sole Proprietor namely SRI DEBASISH SARKAR, Pan No.BIHPS7740F, Aadhaar No.4909 6594 5234, Son of Late Satyen Sarkar, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-A/29, Bagha Jatin Pally, P.O. Regent Estate, P.S.Jadavpur, Kolkata-700092, District South 24-parganas, hereinafter called and referred to as the DEVELOPER (which expression shall be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS by an Indenture of Conveyance bearing dated the 25<sup>th</sup> April, 1936 and registered in D.R. Alipore office and entered in Book No.I, Volume No.25, Pages No. 123 to 129, Deed No.1681, for the year 1936 was sold by the then lawful and rightful owner ALL THAT piece and parcel of Bastu Land measuring 06 Cotthas 00 Chittack 36 sq.ft. more or less situated on the Northern block at formerly Premises No.27, thereafter 27/1/1, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S.

*Santanu Dey*

*Santanu Kumar Dey*  
alias *Santanu Kumar Dey*

MAA AMBE CONSTRUCTION  
*Debasish Sarkar*

Proprietor



Rabindra Sarobar, District 24-Parganas now South 24-Parganas, to Sri Satish Chandra Dey Sarkar, (now deceased) of 2/21, Kankulia Road, P.S. Ballygunge, District 24-Parganas now South 24-Parganas for a valuable consideration mentioned therein.

AND WHEREAS since the said purchase by his own money and in his own name the said Sri Satish Chandra Dey Sarkar, (now deceased) had been enjoying the said land without any interruption or hindrances from others as sixteen annas owner thereof.

AND WHEREAS the said Satish Chandra Dey Sarkar died intestate on the 15<sup>th</sup> February, 1939 leaving behind him surviving his six sons namely Sri Surendra Nath De Sarkar, Sri Dharendra Nath De Sarkar, Sri Anil Chandra De Sarkar, Sri Sunil Chandra De Sarkar, Sri Pashupati Nath De Sarkar and Subhas Chandra De Sarkar, as his only legal heirs, successors and claimants to inherit the said land left by the said Satish Chandra Dey Sarkar each owner of undivided one sixth share thereof.

AND WHEREAS by way of mutual partition dated the 20<sup>th</sup> June, 1952 and registered at Sub Registrar Alipore office and entered in Book No.I, Volume No.63, Pages No. 241 to 244, Deed No.4076, for the year 1952, ALL THAT piece and parcel of Bastu Land measuring 01 Cottah 00 Chittacks 30 sq.ft. be the same a little more or less being the portion of Premises No.27/1/1B, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, as per his said share described in "E-Lot" being fifth Part of the said Partition Deed from other co-sharers separately (in the attached plan, the last part)

*Santanu Dey*

*Suresh Kumar Dey*  
alias *Suresh Kumar De*

MAA AMBE CONSTRUCTION  
*Barish Sanyal*  
Proprietor

**AND WHEREAS** since the said deed of mutual partition the said Sri Pashupati Nath Dey Sarkar, had been enjoying the said land without any interruption or hindrance from other.

**AND WHEREAS** by an Indenture of Conveyance in Bengali bearing dated the 31<sup>st</sup> October, 1954 and registered at Sub-Registrar Alipore office and entered in Book No.I, Volume No.135, Pages No. 181 to 184, Deed No.8441, for the year 1954 ALL THAT piece and parcel of Bastu Land measuring 01 Cotthas 00 Chittack 30 sq.ft. be the same a little more or less being Premises No.27/1/1B, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, was sold by Sri Dharendra Nath De Sarkar, Son of Late Satish Chandra Dey Sarkar of 19, Ballygunge Station Road, P.S. Ballygunge, District 24-Parganas, now South 24-Parganas to Sri Pashupati Nath Dey Sarkar, Son of Late Satish Chandra Dey Sarkar, of 2/21, Kankulia Road, P.S. Ballygunge, District. 24-Parganas now South 24-Parganas for a valuable consideration mentioned therein.

**AND WHEREAS** since the said deed of mutual partition and purchase the said Sri Pashupati Nath De Sarkar, had been enjoying the total land measuring 02 Cottahs 01 Chittack and 15sq.ft. be the same a little more or less without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation and paying all necessary taxes as owner thereof.

**AND WHEREAS** after the said mutation of his name in the Kolkata Municipal Corporation Assessment Registered the said land was / is

*Sri Pashupati Nath Dey Sarkar*  
alias *Sri Pashupati Nath Dey Sarkar*

MAA AMBE CONSTRUCTION  
*Debarish Sanyal*  
Proprietor

*Santanu Dey*



known and numbered as the Premises previous No 27/1/1W and now Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485.

**AND WHEREAS** the said Pashupati Nath De Sarkar, obtained a sanction of the building Plan from the Kolkata Municipal Corporation vide sanction No.130, dated 17.05.1956 for making a two storied residential building thereof.

**AND WHEREAS** the said Pashupati Nath De Sarkar, died intestate on the 23<sup>rd</sup> day of December, 2001, leaving behind his widow Smt. Namita Dey Sarkar and a Son Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De as his only legal heirs successor and claimants to inherit the said landed property left by said Pasupati Nath De Sarkar according to Hindu Succession Act. 1956.

**AND WHEREAS** by way of inheritance and according to Hindu Succession Act. 1956 the said Smt. Namita Dey Sarkar and Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De both have been enjoying the said total land measuring 02 Cottahs 01 Chittacks and 15 sq.ft. be the same a little more or less together with a two storied building standing thereon jointly and equally i.e. fifty percent share each.

**AND WHEREAS** by an Indenture Deed of Gift bearing dated 8<sup>th</sup> day of June, 2022 the said Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De received gift of **ALL THAT** undivided 1/2<sup>th</sup> share ( 50%) i.e. land measuring 01 Cottah 00 Chittack 30 sq.ft. out of 02 Cottahs 01 Chittak and 15 sq.ft. more or less and undivided 1/2<sup>th</sup> share of two storied building i.e. 1100 sq.ft. built up area out of 2200 sq.ft. (approx) lying and

Swapan Kumar Dey  
alias Swapan Kumar De

MAA AMBL CONSTRUCTION  
Proprietor

Santanu Dey

situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, thereto more fully described in the Schedule-A below was gift by the said Smt. Namita Dey Sarkar, wife of Late Pashupati Nath De Sarkar, residing at-102E, Kankulia Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata-700029, District South 24-Parganas, to her Son Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De, Son of Late Pashupati Nath Dey Sarkar, residing at-102E, Kankulia Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata-700029, District South 24-Parganas, the Donee therein and First Party herein which was registered at D.S.R.-I Alipore, District South 24-Parganas, recorded in Book No.I, Volume No.1601-2022, Pages No. 83352 to 83374, Deed No.160101733, for the year 2022.

**AND WHEREAS** the said Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De, Son of Late Pashupati Nath De Sarkar, first party herein by way of inheritance and by way of Deed of Gift has become absolute owner **ALL THAT** piece and parcel of entire landed property 02 Cottah 01 Chittack 15 sq.ft. be the same a more or less together with a two storied building standing thereon having its built up area 2200 sq.ft. (approx) lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102E, Kankulia Road, Kolkata-700029, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas,

*Swapan Kumar Dey*  
alias *Swapan Kumar De*

MAA AMBE CONSTRUCTION  
*Debanish Sanyal*  
Proprietor

*Antony J.*



without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation and paying all necessary taxes as owner thereof.

AND WHEREAS after the said mutation of the name in the Kolkata Municipal Corporation Assessment Registered the said land together with the building was known and numbered as the Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485.

AND WHEREAS the Owner No.1 herein now is in peacefully possession enjoying physical measurement of ALL THAT piece and parcel Land measuring 02 Cottahs 01 Chittack 15 sq.ft. be the same a little more or less together with a two storied building standing thereon having its built up area 2200 sq.ft. (approx) lying and situated within the ward No.90, at Premises No.102E, Kankulia Road, Kolkata-700029, Assessee No. 110901700485, of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarabar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, the particular of such property is more fully described in the First Schedule hereunder written having good right, marketable title and peaceful possession and enjoying the same free from all encumbrances.

AND WHEREAS by an Indenture of Conveyance bearing dated the 25<sup>th</sup> April, 1936 and registered in D.R. Alipore office and entered in Book No.I, Volume No.25, Pages No. 123 to 129, Deed No.1681, for the year 1936 was sold by the then lawful and rightful owner of ALL THAT piece and parcel of Bastu Land measuring 06 Cotthas 00 Chittack 36 sq.ft. more or less situated on the Northern block at formerly Premises No.27, thereafter 27/1/1, Kankulia Road, lying and situated within the ward No.90 of the

Santana &

Sesapan Kumar Roy  
alias Sesapan Kumar Roy  
MAA AMBE CONSTRUCTION  
Debarik Sanyal  
Proprietor

Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarabar, District 24-Parganas now South 24-Parganas, to Sri Satish Chandra Dey Sarkar, ( now deceased) of 2/21, Kankulia Road, P.S. Ballygunge, District 24-Parganas now South 24-Parganas for a valuable consideration mentioned therein.

AND WHEREAS since the said purchase by his own money and in his own name the said Sri Satish Chandra Dey Sarkar, ( now deceased) had been enjoying the said land without any interruption or hindrances from others as sixteen annas owner thereof.

AND WHEREAS the said Satish Chandra Dey Sarkar died intestate on the 15<sup>th</sup> February, 1939 leaving behind him surviving his six sons namely Sri Surendra Nath De Sarkar, Sri Dharendra Nath De Sarkar, Sri Anil Chandra Dey Sarkar, Sri Sunil Chandra De Sarkar, Sri Pashupati Nath De Sarkar and Subhas Chandra De Sarkar, as his only legal heirs, successors and claimants to inherit the said land left by the said Satish Chandra Dey Sarkar each owner of undivided one sixth share thereof.

AND WHEREAS by way of mutual partition dated the 20<sup>th</sup> June, 1952 and registered at Sub Registrar Alipore office and entered in Book No.I, Volume No.63, Pages No. 241 to 244, Deed No.4076, for the year 1952, ALL THAT piece and parcel of Bastu Land measuring 01 Cottah 00 Chittacks 16 sq.ft. be the same a little more or less being the portion of Premises No.27/1/1B, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, as per his said share described in "F-Lot" being Sixth Part of the said Partition Deed from other co-share separately.

Santanu Dey

Surendra Nath Dey  
alias Surendra Nath Dey

MAA AMBE CONSTRUCTION  
Debanik Sanyal  
Proprietor



AND WHEREAS since the said deed of mutual partition the said Subhas Chandra Dey Sarkar, had been enjoying the said land without any interruption or hindrance from other.

AND WHEREAS by an Indenture of Conveyance in Bengali bearing dated the 26<sup>th</sup> August, 1958 and registered at Sub-Registrar Alipore office and entered in Book No.I, Volume No.118, Pages No.270 to 273, Deed No.7568, for the year 1958 ALL THAT piece and parcel of Bastu Land measuring 01 Cotthas 00 Chittack 03 sq.ft. be the same a little more or less being Premises No.27/1/1C, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, was sold by Sri Surendra Nath De Sarkar, Son of Late Satish Chandra Dey Sarkar of 19, Ballygunge Station Road, P.S. Ballygunge, District 24-Parganas, now South 24-Parganas to Sri Subhas Chandra De Sarkar, Son of Late Satish Chandra Dey Sarkar, of 91/4, Railway Colony, Bamungachi, P.S. Bally, District Howrah, for a valuable consideration mentioned therein.

AND WHEREAS since the said deed of mutual partition and purchase the said Sri Subhas Chandra De Sarkar, had been enjoying the total land measuring 02 Cottahs 00 Chittack and 19 sq.ft. be the same a little more or less without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation any paying all necessary taxes as owner thereof.

AND WHEREAS the said Subhas Chandra De Sarkar, died intestate on the 20<sup>th</sup> day of December, 1983, leaving behind his widow Smt. Suniva Dey and a Son Sri Santanu De as his only legal heirs successor and

Santanu De  
 Suresh Kumar De  
 alias Suresh Kumar De  
 MAA AMBE CONSTRUCTION  
 Hebanth Sanyal  
 Proprietor

claimants to inherit the said landed property left by said Subhas Chandra De Sarkar according to Hindu Succession Act. 1956.

**AND WHEREAS** the said Smt Suniva Dey died intestate on 25<sup>th</sup> September 2007, leaving behind her son Sri Santanu De as legal heir successor.

**AND WHEREAS** by way of inheritance and according to Hindu Succession Act. 1956 the said Sri Santanu De has been enjoying the said total land measuring 02 Cottahas 00 Chittack and 19 sq.ft. be the same a little more or less together with a One storied building standing thereon.

**AND WHEREAS** the said Sri Santanu De, Son of Late Subhas Chandra De Sarkar, Owner No.2 herein by way of inherit he absolute owner **ALL THAT** piece and parcel of entire landed property 02 Cottahs 00 Chittack 19 sq.ft. be the same a little more or less together with a One storied building standing thereon having its built up area 1100 sq.ft. (approx) lying and situated within the ward No.90, of the Kolkata Municipal Corporation P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation any paying all necessary taxes as owner thereof.

**AND WHEREAS** after the said mutation of his name in the Kolkata Municipal Corporation Assessment Register the said land together with the building was/is known and numbered as the Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473.

**AND WHEREAS** by an Indenture of Deed of Amalgamation dated 27<sup>th</sup> day of January, 2023 and registered at D.S.R-I Alipore Office and entered

Sasapan Kumar Dey  
alias Sasapan Kumar De

MAA AMBE CONSTRUCTION  
K. B. Sarkar

Santanu De

Proprietor



in Book No.I, Volume No.1601-2023, Being No. 00178, for the year 2023 the Owner No.1 herein have mutually agreed to amalgamation and transfer the ownership of undivided and undemarcated area of land from his respective plot between themselves viz. that the First Party therein amalgamation shall convey the undivided 50% undemarcated land area measuring about 1 ( One ) Cottah 00 ( zero ) Chittaks 30 ( Thirty ) sq.ft. out of 02 Cottahs 01 Chittack 15 sq.ft. be the same and /or a little more or less together with 1100 sq.ft. pucca structure standing thereon out of 2200 sq.ft. of a two storied pucca structure standing thereon in favour of the Sri Santanu De, lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, P.S. formerly Tollygunge now P.S. Rabindra Sarabar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, and subsequently Owner No.2 herein have mutually agreed to amalgamation and transfer the ownership of undivided and undemarcated area of land from his respective plot between themselves viz. that the Second Party herein amalgamation shall convey the undivided 50% undemarcated land area measuring about 01 Cottah 00 Chittack 9.5 sq.ft. be the same a little more or less together with a one storied building standing thereon having its built up area 550 sq.ft. (approx) in favour of the Sri Swapan Kumar Dey alias Sri Swapan Kumar De, lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, P.S. formerly Tollygunge now P.S. Rabindra Sarabar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas.

Swapan Kumar Dey  
alias Swapankumar De

MAA AMBE CONSTRUCTION  
Rabank Sarar

Santanu De

Proprietor

**AND WHEREAS** after the said amalgamation the said two Plots came into one Premises and as such total area of land become an area measuring 04 ( Four ) Cottahs 01 ( One ) Chittack 34 ( Thirty four) sq.ft. more or less together with the 2200 sq.ft. Two storied and 1100 sq.ft One storied building aggregating to 3300 sq.ft building thereon lying and situated within the ward No.90, of the Kolkata Municipal Corporation at Premises No. 102E, Kankulia Road, Kolkata-700029, being Assessee No. 110901700485, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas.

**AND WHEREAS** the Owners herein a suitable propose building on the said Land measuring 04 ( Four ) Cottahs 01 ( One ) Chittack 34 ( Thirty four) sq.ft together with the 3300 sq.ft. Two and One storied building standing thereon lying and situated within the ward No.90, of the Kolkata Municipal Corporation at Premises No. 102E, Kankulia Road, Kolkata-700029, being Assessee No. 110901700485, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, by making construction of a building on the said Premises for a profitable use of the Owners as well as for the **DEVELOPER** who will invest fund for making construction after coming to know of the said desire of the Owners, the Developer herein, having acquired experience in the construction of the Building and conducting business in the similar trade proposed and agreed to construct a suitable Ground Plus Three storied Building with lift facility on the said land and Premises after demolishing the existing structure standing thereon belonging to the Owners therein.

*Sespan Kumar Dey*  
alias *Sespan Kumar Dey*

MAA AMBE CONSTRUCTION

*Urbanit Saray*

*Santana Dey*

Proprietor



**AND WHEREAS** the First Party/ Land Owners and the Second Party/ Developer agree to materialize the said proposal for promotion and development by constructing a G + Three storied building upon the said property and discussed the matter at length, in order to avoid disputes and differences in future, they have agreed to record the terms and conditions hereinafter mentioned :-

**NOW THIS AGREEMENT WITNESSES :**

**ARTICLE - I:**

**DEFINITIONS** - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

2. **SAID PROPERTY** shall always mean all that piece and parcel of Land measuring 04 ( Four ) Cottahs 01 ( One ) Chittack 34 ( Thirty four ) sq.ft together with the 3300 sq.ft. Two and One storied building standing thereon lying and situated within the ward No.90, of the Kolkata Municipal Corporation at Premises No. 102E, Kankulia Road, Kolkata-700029, being Assessee No. 110901700485, P.S. formerly Tollygunge now P.S. Rabindra Sarabar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, morefully and particularly described in the Schedule - "A" herein below.

3. **PROPOSED BUILDING MEANS** : the proposed G+3 storied building to be constructed upon the said property at the entire cost and expenses by the Developer.

4. **FLAT/ APARTMENT MEANS** : The unit of a self contained accommodation of the said building for residential purpose.

*Santanu Dey*  
*Santanu Kumar Dey*  
*alias Santanu Kumar Dey*  
**MAA AMBE CONSTRUCTION**  
*Barish Samra*  
**Proprietor**

5. **CAR PARKING SPACE MEANS** the open or covered space in the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car, scooter or all types of private vehicles defined under motor vehicles act.
6. **PLAN OR MAP SHALL MEAN** - the building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building / buildings upon receiving written approval from the owners following KMC rules.
7. **OWNERS MEANS** 1. **SRI SWAPAN KUMAR DEY alias SRI SWAPAN KUMAR DE**, Pan No.AGCPD4803A, Aadhaar No.6536 6625 3342, Son of Late Pashupati Nath Dey alias Pasfhpupati Nath De Sarkar, residing at-102E, Kankulia Road, P.O.Sarat Bose Road, P.S.Rabindra Sarabar, Kolkata-700029, District South 24-Parganas,
2. **SRI SANTANU DE**, Pan No.ADFPD0557K, Aadhaar No.7935 4175 6630, Son of Late Subhas Chandra De, residing at-102D, Kankulia Road, P.O.Sarat Bose Road, P.S.Rabindra Sarabar, Kolkata-700029, District South 24-Parganas, both by faith-Hindu, by occupation-Retired from Service, by Nationality-Indian, more fully described in the 1<sup>st</sup> page of this Agreement as the First Party.
8. **DEVELOPERMEANS** **"MAA AMBE CONSTRUCTION"** a Proprietorship firm, having its office at-A/8, Ramgarh, P.O.Naktala, P.S..Netaji Nagar, Kolkata-700047, District South 24-parganas, represented by its sole Proprietor namely **SRI DEBASISH SARKAR**, Pan No.BIHPS7740F, Aadhaar No.4909 6594 5234, Son of Late Satyen Sarkar, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-A/29, Bagha Jatin Pally, P.O.Regent Estate, P.S.Jadavpur, Kolkata-700092, District South 24-parganas, more fully described in the 2<sup>nd</sup> page of this Agreement as the Second Party.

*Santanu D*

*Swapan Kumar Dey*  
alias *Swapan Kumar De*

MAA AMBE CONSTRUCTION  
*Debasish Sarkar*  
Proprietor



9. **ARCHITECT** - shall mean any qualified person or persons or firm or firms or L. B. S. appointed or nominated by the Developer at their cost as the Architect of the building/buildings to be constructed upon the said property.

10. **SPECIFICATIONS AND AMENITIES** : materials and specifications as is recommended by the Architect / engineer for the construction of the building. Amenities means - All fittings as described in the Schedule - "D" herein below and will be provided by the Developer in those flats under Reserve portion.

11. **COMMON / SERVICE AREA SHALL MEAN :**

- i) Staircase & Lift on all floors.
- ii) Staircase landings on all floors.
- iii) Common passage.
- iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures.
- vi) Drainage and sewers.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and / or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan.
- ix) Roof on the top floor and garage floor with outdoor floor tiles
- x) Service Room / watchman's Room and toilet

*Antony J.*

*Saapam Kumar Day  
alias Saapam Kumar*

MAA AMBE CONSTRUCTION  
*W. B. Baird Sanna*  
Proprietor

12. **OWNER'S ALLOCATION** : shall mean i.e. the Owner No.1 herein get his land share Entire Second floor flat and Two Car Parking Space on the Ground floor South-East Portion and refundable consideration money Rs.10,00,000/- (Rupees Ten Lakh) only at time of agreement Rs.5,00,000/- ( Rupees Five Lakh ) only and balance Rs.5,00,000/- ( Rupees Five Lakh ) only after roof casting and the Owner No.2 herein get his land share South-East side measuring 1029 sq.ft. built up area and One Car Parking Space on the Ground floor South-East Portion non refundable consideration money Rs.15,85,000/- ( Rupees Fifteen Lakh Eighty Five ) only at the time of agreement Rs.5,00,000/- ( Rupees Five Lakh ) only and balance Rs.10,85,000/- ( Rupees Ten Lakh Eighty Five Thousand ) only before possession of Ground Plus Three storied building to be constructed by the Developer at their cost and expenses. Including all the common area and amenities as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule herein below.

13. **TAX LIABILITIES**: the owners shall not be liable to pay the Income tax liability in respect of selling the flats and proportionate car parking spaces under developer allocation and also said property tax to KMC will be paid by the Developer with effect from the date of handing over the possession of the property to the Developer after agreement till delivery of owner's allocation. Handing over the possession of the property shall be through letter to be issued by owner and taking over the possession by the Developer simultaneously.

MAA AMBE CONSTRUCTION  
*H. B. Ambe*  
 Proprietor

*As per Owner No.1  
 alias As per Owner No.2*

*As per*



14. **INSPECTION OF THE CONSTRUCTION:** the owners or their represented shall have the right and liberty to inspect the construction work of the project building, if any inferior quality of the building materials is detected by the owner, the same shall be replaced by the standard good quality by the developer, failing which the owners may take legal steps against the developer.

15. **DELIVERY OF THE ORIGINAL COPY:** the developer shall deliver Original copy of the Registered sale deeds in respect of the developer's allocated flats and car parking spaces to the owners at the time of registration of the said deeds. ( Back ground check and affidavit from buyer that no criminal conviction in past or prosecution in progress to be taken.

16. **RESERVED PORTION SHALL MEAN:** owners allocation.

17. **DEVELOPER'S ALLOCATION:** The Developer shall get i.e. Entire First floor, One Flat measuring 509 sq.ft. built up area on the Third floor South-West side and 50% of sanction F.A.R. rest of car parking space on the Ground floor save and except owners Car Parking Space of Ground Plus Three storied building including all the common area as per schedule with right of easement and the proportionate share in the land more fully describe in the schedule herein blow.

18. **INTENDING BUYERS SHALL MEAN:** all the persons firm., organizations who are interested to purchase strictly for residential purpose any flat/ flats, and spaces, and any other spaces of the said building particularly from the Developer's allocation.

MAA AMBE CONSTRUCTION  
*Robert Sanyal*  
 Proprietor

*Shashan Kumar Dey  
 alias Shashan Kumar Dey*

*Shashan Dey*

19. **UNAVOIDABLE CIRCUMSTANCE SHALL MEAN** : Natural calamities, earthquake, civil disorder, floods etc.
20. **AREA OF A FLAT MEANS** : the built up area of a flat and also proportionate share of land and common rights as per measurement of approved plan.
21. **SHIFTING** : The Developer herein shall bear cost of alternative accommodations at monthly rents total of to the owners per month until and unless hand over possession of owners allocation of flats.
22. C.C. will be provided.

#### **ARTICLE-II**

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

That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property by his own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat or car parking space/ spaces in the said building, provided the Developer fulfill the following obligations towards the land owners.

- a) That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation. The name of the building will be decided by the owners.
- b) That the Developer shall have to maintain the proper sizes/specification as per building plan and also as per advice of the Architect and owners allocation given in Schedule - "B" below.
- c) That the Developer shall have to appoint a professional civil Engineer or, L.B.S. or firm as Architect to Supervise the construction of the building/ buildings at their own cost and expenses.
- d) That the entire cost and expenses for the construction of the building including the cost of sanction building plan from the K.M.C will be borne by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the land owners.

*Sreepan Kumar Dey*  
alias *Sreepan Kumar Dey*


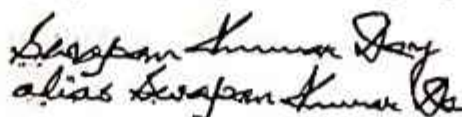
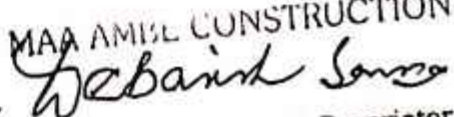
MAA AMBE CONSTRUCTION  
*W. B. Bandyopadhyay*

Proprietor

*Santanu Dey*



- e) That the Developer shall have no right or shall not be entitled to sell, transfer, and /or encumber in any manner the said reserved portion of the land owner more fully described in the Schedule - "B" herein below along with the common areas/amenities.
- f) That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land owners indemnified from time to time against all 3<sup>rd</sup> party claims including any Government, Quasi Govt., Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act of commission or accident such as loss of life/lives of laborers, and allied natures or things in or relating to the construction of the building./ Development of the property.
- g) That the Developer shall be responsible to fulfill all the above mentioned obligations towards the land owners, failing which the land owners shall have every option to claim damages and/or cancel, rescind, the present agreement. That the Developer agrees to the following which the owner have also agreed.
- h) At any rate from the date of agreement the construction of the building will be completed and owners allocation will be delivered within 24<sup>th</sup> months from the sanction of the building plan.
- i) That the Main Electric meter installation charges and security deposit if any for the same will be borne by the Developer at the building including KMC water connection of maximum allowable big size.
- j) That the owners shall not be liable or responsible with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties. (Developer will not create any financial liability for the owners.
- k) That if the developer fails to deliver the possession of the owners' allocation within the stipulated period of 24<sup>th</sup> months from the date of sanction building plan subject to the unavoidable circumstance then the developer shall be liable to pay the actual rent per month to the owners till actual delivery of possession to the owners. and penalty of Rs 15000/- per month for the delayed period.

MAA AMBL CONSTRUCTION  
 Proprietor

- l) That in the event of poor quality of building materials and any poor workmanship in construction and completion of building thereby a major defects detected within 02 (two) years after handing over the possessions to the owners the developer will be liable repair the defects at his own cost.

### ARTICLE - III

#### RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- b. That the Land owners shall not interfere in those transactions made between the Developer and the intending buyer/buyers so long the proposed buyers have clean police records in any manner whatsoever and further the landowner shall not be entitled to claim the profit of the said Venture or part thereof.
- c. That the Developer Shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the Developer may think fit and proper.
- d. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space except the owners allocation, buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/space of the building only relating to Developer's allocation after handing over the possession of the reserved portion to the Owners and further shall be entitled to be present before the Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owners and for that purpose the land owners will execute a Registered Power of Attorney in favour of the Developer after handing over the possession of the reserved portion to the owners by the Developer, to do all such acts and deeds required for the proposed construction

*Swapan Kumar Dey*  
*alias Swapan Kumar Dey*  
 MAA AMBE CONSTRUCTION  
*Prabir Sanyal*  
 Proprietor



and registration of the Deed of Transfer against the undemarcated impartible proportionate share of the land under Schedule - "A" property in favour of the flat buyers and the land owners will ratify in favour of the flat buyers and the land owners will ratify and confirm all those bonafide acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

- a. That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the land owners shall not be entitled to disturb the possession of the developer in any manner whatsoever.

#### ARTICLE-IV

#### LAND OWNER OBLIGATIONS AND PRIVILEGES :

- a) That the land owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the Schedule - "A" below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any Scheme of the Government of West Bengal or of the Calcutta Improvement Trust or of Kolkata Metropolitan Development Authority or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.
- b) That the land owners shall at the time of execution of this presents deliver to the Developer all the original documents regarding the title of the land, other papers and documents against proper receipts from the Developer.

MAA AMBE CONSTRUCTION  
Debanth Sanyal  
Proprietor

Deepan Kumar Dey  
alias Deepan Kumar Dey

Signature of  
Deepan Dey

- c) That the land owners shall not be required to share or pay any portion of costs for construction of the proposed building including the cost of construction of the land owners allocation more fully described in the Schedule - "B" below which will be solely borne by the Developer.
- d) That the land owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building of developer allocation to the intending buyer. But shall have absolute right & authorities to inspect the Main structural part of the building as well as the construction of Owners' portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Second Party/ Developer, on attention being drawn to that respect by the owners.
- e) That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the land - owners will execute a Registered power of Attorney at the cost of the developer in favour of the Developer empowering its administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building only relating to developer allocation to any intending buyers, and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favour of the flat buyers.
- f) That in the event, if a co-operative society and/or Association be formed, the land-owner shall become the member of the said Association as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc. after getting possession of fully completed flats.

*Signature*

*Suspan Kumar Dey*  
alias *Suspan Kumar*

MAA AMBE CONSTRUCTION  
*Hebans Sanyal*  
Proprietor



ARTICLE-VMISCELLANEOUS :

- a. All communication in the form of letter, notice, correspondence from /to either of the parties will be made to the address written in the 1<sup>st</sup>. & 2nd page of this present and will be communicated by postal services or personal peon services and letter, notice served upon either of the parties by other and after vacating the house by the land owners at the changed house address.
- b. The court within District 24-Parganas (South) shall have the jurisdiction to entertain and try all actions, suit and proceedings arising out of this Agreement.

OWNERS AND DEVELOPER HAVE JOINTLY AGREEDTHAT.

1. The Developer shall not assign this agreement unto any person, organization or firm without the written consent of the owners herein.
2. The Developer shall provide Water, Electricity & sewerage connection for the entirety of the new building.
3. The owners shall not be liable for any demand by the local club, supplier, Councilor, local party, neighbors, Police, K.M.C. etc, in respect of the said building construction all problems should be solved or meet up by the Developer.
4. The Developer shall be fully satisfied with the marketable title of the owners herein, after examination of all documents, title of the owners and thereafter enter into this agreement.
5. The owners shall not be liable under any circumstances, if any accident or mishaps shall be occurred during the construction period of the said building the Developer shall be solely liable for the same and the developer shall make or pay compensation if it is required.

*Saspan Kumar Das*  
*alias Saspan Kumar Das*

MAA AMBE CONSTRUCTION  
*Debarish Sanyal*  
 Proprietor

**SCHEDULE - "A"**  
(Description of the entire land)

ALL THAT piece and parcel of Land measuring 04 ( Four ) Cottahs 01 ( One ) Chittack 34 ( Thirty Four ) sq.ft. more or less together with the 3300 sq.ft. Two and One storied building standing thereon at Premises No. 102E, Kankulia Road, Kolkata-700029, Assessee No. 110901700485, lying and situated within the ward No.90, of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, Being butted and bounded by :-

ON THE NORTH : By Premises No.101/H, Kankulia Road.

ON THE SOUTH : By 12' ft. wide K.M.C. Road.

ON THE EAST : By Premises No.102F, Kankulia Road.

ON THE WEST : By Premises No.102C, Kankulia Road.

**SCHEDULE - "B"**  
(Reserved Portion)

Details of owners' allocation : shall mean ~~\_\_\_\_\_~~ herein get ~~\_\_\_\_\_~~ share Entire Second floor flat and Two Car Parking Space being No. 3 & 4 on the Ground floor South-East Portion and refundable consideration money Rs.10,00,000/- (Rupees Ten Lakh) only at time of agreement Rs.5,00,000/- ( Rupees Five Lakh ) only and balance Rs.5,00,000/- ( Rupees Five Lakh ) only after roof casting and ~~\_\_\_\_\_~~ herein get ~~\_\_\_\_\_~~ share South-East side measuring 1029 sq.ft. built up area and One Car Parking Space being No.1 on the Ground floor South-East Portion non refundable consideration money Rs.15,85,000/- ( Rupees Fifteen Lakh Eighty Five ) only at the time of agreement Rs.5,00,000/- ( Rupees Five Lakh ) only and balance Rs.10,85,000/- ( Rupees Ten Lakh Eighty Five Thousand ) only before possession of Ground Plus Three storied building together with undivided proportionate share of land and premises have described in the Schedule 'A' herein above written together with common rights of the common parts of the building and common amenities and benefits and lift facility all floors, roof of the said proposed building.

*Saspan Kumar Dey*  
alias *Saspan Kumar Dey*

MAA AMBE CONSTRUCTION  
*Debanish Sanyal*

Proprietor

*Debanish Sanyal*

*Saspan Kumar Dey*  
alias *Saspan Kumar Dey*

*Santam Dey*



**SCHEDULE - "C"****(Developer allocation)**

Details of Developer allocation : The Developer shall get i.e. Entire First floor, One Flat measuring 509 sq.ft. built up area on the Third floor South-West side and 50% of sanction F.A.R. rest of car parking space being Car Parking Space Nos. 2, 5 & 6 on the Ground floor save and except owners Car Parking Space of Ground Plus Three storied building together with undivided proportionate share of land and premises have described in the Schedule 'A' herein above written together with common rights of the common parts of the building and common amenities and benefits and lift facility all floors, roof of the said proposed building.

**(COMMON PARTS / COMMON AREAS OF THE BUILDING)**

1. Main entrance gate, boundary walls, passage from main entrance gate leading to the staircase.
2. Stair case and its landings on the all the floors and the stair case lightening and the roof/terrace on the top floor.
3. Water pump, water reservoir, septic tank, water discharge arrangement of the building/buildings, overhead water tank, distribution pipes from overhead Tank leading to different flats and from underground reservoir to overhead tank and the open space on sides of the building.
4. Electrical wiring from ground floor meter room to the respective flats, meter room, pump room and all electrical fittings in the common passage, gates pump and staircase and its landing.
5. Water and sewerage evacuation pipes from the respective flats etc, up to the discharge point which will be common for both the owner's and Developer's share.

*Suresh Kumar Ray*  
*alias Suresh Kumar Ray*

*Suresh Kumar Ray*

MAA AMBE CONSTRUCTION

*Debanish Kumar*

Proprietor

6. All other areas of the said building and the facilities provided in the said premises the use of which will remain as common for use by the Owners and the Developer together with their respective nominees.

7. Lift and Lift Room.

**SCHEDULE-D ANNEXURE**  
(Specification of the Construction)

1. FOUNDATION. The building is designed of R. C. C. footing and frame consisting of column, beam, slab, staircase etc.
2. WALLS :All outer walls 8" thick and inner walls must be 3/5" thick one number bricks to be used and medium course sand and also good quality cement all walls will be both side 12 mm cement plaster.
3. Lift provide Gee Elevator.
4. Aluminum anodized Window Open able (Sliding)
5. Main Door Wooden CP.
6. Inside Door (Flash Door with Veneer Design) & ( For owners portion old CP Teak Doors frame the existing blade to be used )
7. All Lock & Key ( Godrej)
8. Bathroom Fittings Jaquar, Commode & Basing All Fittings Stainless Steel Bottle tract fittings (Parryware).
9. Full Marble Finished Stair.
10. Stainless steel Stair Grill.
11. Electric Copper wire with Modular Switch. (Electrical wiring gauge 6mm for main, 4mm for power line and 2mm for light and fan)
12. Pump Censor System.
13. Isolated MCB Fittings (Electric).
14. One water tap at the verandah for cleaning, mopping etc.

*Sespan Kumar Das*  
alias *Sespan Kumar Das*

MAA AMBE CONSTRUCTION  
*Debanik Sanyal*  
Proprietor



15. AC Connection inside All Room and Dining Room.
16. All Floors Vitrified tiles / Marble floor fully finished.
17. Window One way Glass (Coloring).
18. Anti-Barged Earth Antenna Connection.
19. Kitchen Full Digital Tiles, 1500 Height all side.
20. Wall Plaster of Paris (P.O.P.) All flats.

21. **ELECTRIFICATION:** All the internal wiring shall be concealed in Polythene conduit, all wires shall be of copper, all switch boards of M.S. Flush with walls with "Acrylic" cover and all switch of brand. Each living room shall provide with 2 nos. light point + 1 No Fan point + one 15 amp Plug(at lower level)+ 1 No.5 amp ( With switch for both) Plug point, Each Kitchen( provided with one exhaust fan pt, one acuagaurd pt, one 15amp pt for microwave, and one 15/5 amp pt for induction cooker) and Toilet (will be provided with two light point ,one exhaust fan pt, One Fan point each toilet, 15amps pt for geyser and one 5amp pt for hair dryer at the mirror side) and 2 plug point One 15 Amp & 5 amp. Each Kitchen and Toilet will be provided with one light point and 1 plug point, Exhaust fan point in Kitchen and shower and geyser point in bath room Each drawing and dining space shall be provide with 3 No. light points (including pt for chandelier) + 2 No. Fan Point + 1 No. call bell point Each verandah, store rooms shall be provided with 1 No. light point.

22. **WATER SUPPLY:** Each flat will be provided with water supply line from R.C.C/Syntex (whichever is suitable) over head water tank, Over head water tank shall be fitted up by water pump from underground (semi) water reservoir for all the flats and/or each floor of the new building.

23. **ROOF TREATMENT:**

Roof in proper slope with water proofing compound.( and provided with metal shade made of tata tin and iron fabrication with paint)

24. Out side paint weather coat Berger paint.

25. Bathrooms will be provided with wet (Inside) for shower and dry (front side) for basin, commode and with two outlets for drainage

*Sanjay Kumar Singh*  
alias Sanjay Kumar Singh

MAX AMBE CONSTRUCTION  
*Harish Kumar*

*Sanjay Singh*

Proprietor

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the days, months and year first above written: -

SIGNED, SEALED AND DELIVERED  
By the owners at Kolkata in the presence of:-

1. Partha Pratim Purkayastha  
A/29 Bagha Jatin Pally  
KOL-92

2. Indrani De  
102 E Kankulia Road  
Kolkata 700029

1. Swapan Kumar Dey  
alias Swapan Kumar Dey

2. Santanu Dey

SIGNATURE OF THE OWNERS

SIGNED, SEALED AND DELIVERED  
By the Developer at Kolkata in the presence of:-

1. Partha Pratim Purkayastha  
A/29 Bagha Jatin Pally  
KOL-92

2. Indrani De  
102 E Kankulia Road  
Kolkata 700029

MAA AMBE CONSTRUCTION

Debarish Sanyal

Proprietor

SIGNATURE OF THE DEVELOPER



**MEMO OF CONSIDERATION**

By Cheque No.159803, dated 25.01.2023

Drawn on State Bank of Indian, Ramgarh Branch,

Kolkata-700047 to Sri Swapan Kumar Dey

alias Sri Swapan Kumar De

.....Rs.3,52,000/-

By way of Cash in different dated

.....Rs.1,48,000/-

By Cheque No.159804, dated 25.01.2023

Drawn on State Bank of Indian, Ramgarh Branch,

Kolkata-700047 to Sri Santanu De

.....Rs.3,52,000/-

By way of Cash in different dated

.....Rs.1,48,000/-

=====  
Total Rs.10,00,000/-  
=====

(RUPEES TEN LAKH) ONLY.

**WITNESS:-**1. Partha Pratim Sarker  
A/29 Bagha Jatin Pally  
KOL-921. Swapan Kumar Dey  
alias Swapan Kumar De  
2. Santanu De**SIGNATURE OF THE LANDOWNERS**2. Indrani De  
102 E Kankulia Road  
Kolkata 700029

Drafted by me :-

Nabakumar Mukhopadhyay  
AdvocateAlipore Police Court  
Enrl. No.-WB/2037/1999

Typed by me :-

Sagar Dey,  
Sri Sagar Dey,  
Alipore Police Court,  
Kolkata-27.



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SWAPAN KUMAR DE

Signature Swapan Kumar De



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SANTANU DE

Signature Santanu De



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DEBASISH SARKAR

Signature Debasish Sarkar



## Major Information of the Deed

Deed No.	I-1601-00179/2023	Date of Registration	27/01/2023
Query No./Year	1601-2000154294/2023	Office where deed is registered	
Query Date	18/01/2023 2:39:51 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH SARKAR ALIPORE POLICE COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830181619, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set forth value	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Rs. 2/-	Rs. 1,64,83,497/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



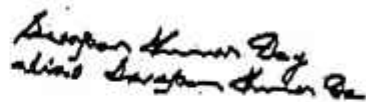



District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Moni Mukherjee Road Crossing -- Jyoti Housing (Premises no. 41-59, 96-149)) , , Premises No: 102E, , Ward No: 090 Pin Code : 700029

Sch. No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 1 Chatak 34 Sq Ft	1/-	1,49,79,935/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.781Dec	1/-	149,79,935/-	

### Structure Details :

Sch. No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3300 Sq Ft.	1/-	15,03,562/-	Structure Type: Structure
Gr. Floor, Area of floor : 1650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3300 sq ft	1/-	15,03,562/-	












No.	Name	Address	Photo	Finger print	Signature
1	Mr SWAPAN KUMAR DEY, (Alias: Mr SWAPAN KUMAR DE) Son of Late PASHUPATI NATH DEY Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 LTI 27/01/2023	 27/01/2023
	102E, KANKULIA ROAD P.S- RABINDRA SARABAR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGxxxxxx3A, Aadhaar No: 65xxxxxxxx3342, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				
2	Mr SANTANU DE Son of Late SUBHAS CHANDRA DE Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 LTI 27/01/2023	 27/01/2023
	102D, KANKULIA ROAD P.S- RABINDRA SARABAR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx7K, Aadhaar No: 79xxxxxxxx6630, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				

#### Developer Details :


Sl No.	Name	Address	Photo	Finger print	Signature
1	MAA AMBE CONSTRCUTION A/8, RAMGARH P.S- NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.: Blxxxxxx0F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative				



# Representative Details :

No.	Name/Address/Photo/Finger Print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DEBASISH SARKAR</b>            (Presentant)            Son of Late SATYEN SARKAR            Date of Execution -            27/01/2023, , Admitted by:            Self, Date of Admission:            27/01/2023, Place of            Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 27 2023 11:46AM</td> <td>LTI 27/01/2023</td> <td colspan="2">27/01/2023</td> </tr> </tbody> </table> <p>A/29, BAGHA JATIN PALLY, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: B1xxxxxx0F, Aadhaar No: 49xxxxxxxx5234 Status : Representative, Representative of : MAA AMBE CONSTRCUTION (as SOLE PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Mr DEBASISH SARKAR</b> (Presentant) Son of Late SATYEN SARKAR Date of Execution - 27/01/2023, , Admitted by: Self, Date of Admission: 27/01/2023, Place of Admission of Execution: Office				Jan 27 2023 11:46AM	LTI 27/01/2023	27/01/2023	
Name	Photo	Finger Print	Signature										
<b>Mr DEBASISH SARKAR</b> (Presentant) Son of Late SATYEN SARKAR Date of Execution - 27/01/2023, , Admitted by: Self, Date of Admission: 27/01/2023, Place of Admission of Execution: Office													
Jan 27 2023 11:46AM	LTI 27/01/2023	27/01/2023											

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PARTHA PRATIM SARKAR</b> Son of Late SATYEN SARKAR A/29, BAGHA JATIN PALLY, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700029			
	27/01/2023	27/01/2023	27/01/2023

Identifier Of Mr SWAPAN KUMAR DEY, Mr SANTANU DE, Mr DEBASISH SARKAR

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	MAA AMBE CONSTRCUTION-3.39052 Dec
2	Mr SANTANU DE	MAA AMBE CONSTRCUTION-3.39052 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	MAA AMBE CONSTRCUTION-1650.00000000 Sq Ft
2	Mr SANTANU DE	MAA AMBE CONSTRCUTION-1650.00000000 Sq Ft

On 27-01-2023

Certificate of Market Value (WB Registration Rules, 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,64,83,497/-



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 27-01-2023

Certificate of Admissibility (Rule 43 WB 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) & (4) WB Registration Rules, 1962)

Presented for registration at 11:20 hrs on 27-01-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr DEBASISH SARKAR ..

Admission of Execution (Under Section 58 WB Registration Rules, 1962)

Execution is admitted on 27/01/2023 by 1. Mr SWAPAN KUMAR DEY, Alias Mr SWAPAN KUMAR DE, Son of Late PASHUPATI NATH DEY, 102E, KANKULIA ROAD P.S- RABINDRA SARABAR, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Mr SANTANU DE, Son of Late SUBHAS CHANDRA DE, 102D, KANKULIA ROAD P.S- RABINDRA SARABAR, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr PARTHA PRATIM SARKAR, .. Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Admission of Execution (Under Section 58 WB Registration Rules, 1962) (Representative)

Execution is admitted on 27-01-2023 by Mr DEBASISH SARKAR, SOLE PROPRIETOR, MAA AMBE CONSTRUCTION (Sole Proprietorship), A/8, RAMGARH P.S- NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr PARTHA PRATIM SARKAR, .. Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053.00/- ( B = Rs 10,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 12:00AM with Govt. Ref. No: 192022230260887942 on 19-01-2023, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90143651 on 19-01-2023, Head of Account 0030-03-104-001-16



...ate of Registration under section 60 and Rule 69.  
...istered in Book - I  
...olume number 1601-2023, Page from 9087 to 9127  
...eing No 160100179 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.01.31 10:45:07 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/01/31 10:45:07 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)