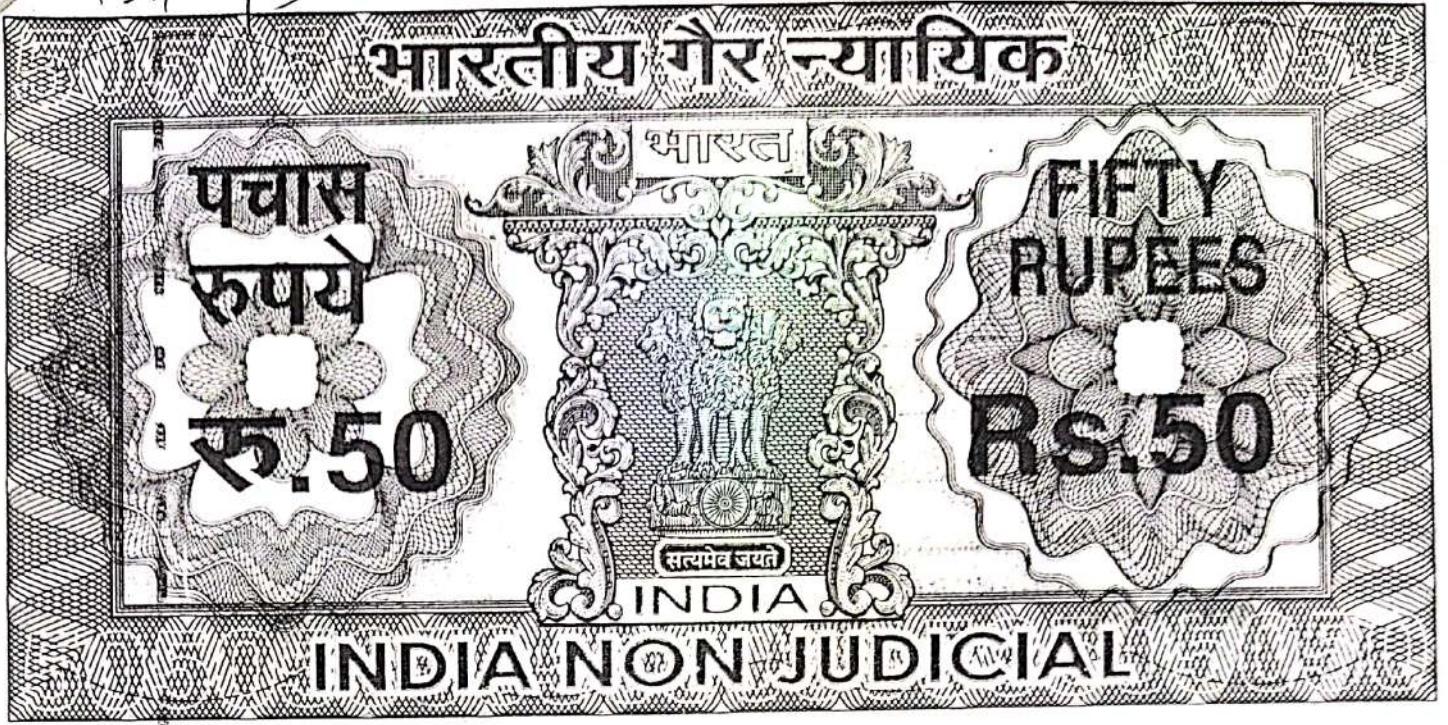


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 395049

29/8/23

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

Q.2/2155090/23

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

29.8.23

**AGREEMENT FOR DEVELOPMENT**

THIS AGREEMENT FOR DEVELOPMENT is made on this the 29<sup>th</sup> day of August 2023 (Two Thousand Twenty Three)

**BETWEEN**

23 AUG 2023

Sl. No. 1092 Date Rs. 501/-

Name D. Saha Advocate

Address Alipore Judges' Court Kolkata-27

Vent. Swarup Chandra

SWARUP CHANDRA  
Alipore Judges' Court, Kol-27

23 AUG 2023



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
24 AUG 2023

Jayanta Mondal  
Sofat. Somat Kr. Mondal  
Alipore Judges Court.  
Kol. 27.  
- Law Clerk

- (1) **SMT. SOMA MUKHERJEE**, (PAN - BEYPM5196J, Aadhaar No.4805 7701 1546, Mobile No.9674673476), wife of Late Kishore Mukhopdhyay, daughter of Late Binay Kumar Banerjee, by faith - Hindu, by occupation - Housewife, residing at 23B/3, Baderaipur Road, Post Office & Police Station - Jadavpur, Kolkata - 700032,
- (2) **SRI TARAKDAS BANDYOPADHYAY** (PAN - BECPB2788H, Aadhaar No.8927 1039 4753, Mobile No.9432357839), son of Late Binay Kumar Banerjee, by faith - Hindu, by occupation - Service, residing at 23B/3, Baderaipur Road, Post Office & Police Station - Jadavpur, Kolkata - 700032 and (3) **SMT. DEBALINA MUKHERJEE** (PAN - AIYPM1271H, Aadhaar No.2279 0374 2641, Mobile No.9874041388), wife of Sri Ranjan Mukherjee, daughter of Late Binay Kumar Banerjee, by faith - Hindu, by occupation - Housewife, residing at 2, Lake East 1<sup>st</sup> Road, Police Station - Survey Park, Post Office - Santoshpur, Kolkata - 700075, hereinafter jointly called and referred to as the **LANDOWNERS** (which expression

shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

**AND**

**P. S. CONSTRUCTION** a Partnership Firm (PAN - AAYFP9325D), having its office at 35, Narkel Bagan, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(1) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099 and, **(2) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by

occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** one Sk. Maqbul Rahaman Naskar was the absolute owner of several landed properties including the land measuring 1.51 Acres comprised in Dag No. 121, under Khatian No. 259 of Mouza - Baderaipur, in the District : 24-Parganas within the Police Station - Tollygunge.

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**AND WHEREAS** subsequently Safiladdin Naskar, the son of said Sk. Maqbul Rahaman Naskar, purchased the said property from his father by a registered Sale Deed

dated 28.09.1920 and recorded his name under the the then Zaminder and used to pay khazna in respect of the said property.

**AND WHEREAS** while thus seized and possessed of the aforesaid property said Safiladdin Naskar sold 41 Decimal of land in favour of his brother Kafiluddin Naskar by a registered Deed of Sale dated 29.05.1940 and subsequently on 01.06.1940 said Safiladdin Naskar also sold 0.66 Acre of land from said Dag No. 121 in favour of one Bishan Das Basil and said Safiladdin Naskar also sold 0.85 Acre of land under Khatian No. 259, Dag No. 121, 0.18 decimal of land under Khatian No. 260, Dag No..119 and 0.17 decimals of land under Khatian No. 261 comprised in Dag No. 123 in all 3 Bighas 12 Cottahs 10 Chittacks unto and in favour of one Prasanta Kumar Mitra name lender of Smt. Bivabati Basu by a registered Sale Deed dated 01.09.1941 .

**AND WHEREAS** while thus seized and possessed the aforesaid Prasanta Kumar Mitra at the instruction Smt. Bivabati Basu sold 68 decimal of land in favour of Central Land and Building Society Ltd. on 27.07.1943 by a registered Deed of Sale and thereafter said Prasanta Kumar Mitra executed and registered a Deed of Relinquishment unto and in favour of his sister Smt. Bivabati Basu on 11.05.1944.

**AND WHEREAS** while thus seized and possessed of the aforesaid property said Central Land and Building Society Ltd. sold 33½ decimal of land in favour of one Santosh Kumar Bandyopadhyay, son of Late Sarat Chandra Bandyopadhyay, of 26, Beadon Street, Calcutta by a registered Deed of Sale dated 10.08.1943.

**AND WHEREAS** after purchasing the said property said Santosh Kumar Bandyopadhyay recorded his name under the Zaminder and used to pay khazna in respect of the

said property, thereafter said Santosh Kumar Bandypadhyay also purchased 03½ decimal of land on 23.02.1951 from said Smt. Bivabati Basu, subsequently some mistakes were arisen in the said Deed and thus said Bivabati Basu executed a Deed of Rectification on 14.09.1953 which was registered 15.09.1953.

**AND WHEREAS** by way of purchase said Santosh Kumar Bandypadhyay became the owner of 37 decimal of land out of which 33½ of land in Dag No. 121.

**AND WHEREAS** while thus seized and possessed of the aforesaid property sold 2 Cottah 13 Chittacks 28 Square Feet of land in favour one Renu Bandyopadhyay by aregistered Deed of Sale dated 05.10.1953 thereafter 4 Cottahs 5 Chittacks 14 Square Feet of land in favour of Mukul Kanti Sarkar and Suhasini Sarkar by a registered Deed of Sale dated 04.12.1953 and remaining 3 Cottahs 6 Chittacks and 2 Square Feet of land under Dag No.

121 sold in favour of Laxmi Rani Devi, wife of Nakuleswar Chattopadhyay of 2/51, Bijoygarh, Police Station – Tollygunge in the District : 24-Parganas by a 19.09.1955 in the office of the Sub-Registrar Alipore Sadar and recorded in Book No. I, Volume No. 112, Pages from 208 to 212, Being No. 6971, for the year 1955.

**AND WHEREAS** by virtue of the said registered Deed of Conveyance in Bengali said Laxmi Rani Devi became the absolute owner and absolutely seized and possessed of the aforesaid property by recording her name in the then Calcutta Corporation and after mutation of her name the property known and numbered as 23B/3, Baderaipur Road.

**AND WHEREAS** while thus seized and possessed of the aforesaid property said Laxmi Rani Devi died intestate on 12.07.2016 leaving behind her only daughter Kalpana

Banerjee as her legal heir and successor to inherit her estate according to the Hindu Law of Succession as her husband Nakuleswar Chattopadhyay predeceased her on 25.07.1994.

**AND WHEREAS** by way of inheritance said Kalpana Banerjee became the owner of the aforesaid property and absolutely seized and possessed the said property till her death.

**AND WHEREAS** while thus seized and possessed of the aforesaid said Kalpana Banerjee died intestate on 01.05.2021 leaving behind her two daughters and one son namely Soma Mukherjee, Debalina Mukherjee and Tarakdas Bandyopadhyaya, Landownres herein as her legal heirs and successors to inherit the aforesaid property according to the Hindu Law of Succession as her husband Binay Kumar Banerjee predeceased her on 23.05.2018.

**AND WHEREAS** the Landowners herein by way of inheritance became the absolute owners of the aforesaid property and absolutely seized and possessed of the aforesaid property by mutating their names in the record of the Kolkata Municipal Corporation vide Assessee No. 210960100633 in respect of Premises No. 23B/3, Baderaipur Road, Kolkata - 700032.

**AND WHEREAS** being thus in possession of the aforesaid land with structure the Landowners have decided to develop the said Premises No. 23B/3, Baderaipur Road, Kolkata - 700032 more fully and particularly described in the **SCHEDULE- 'A'** hereunder written and hereinafter called the said property by raising construction of a G+3 storied building according to the sanctioned Building Plan after demolishing the existing structure, but having no such experience requisite fund and workmanship the Landowners have decided to place the responsibility upon a competent Developer having enough

knowledge workmanship and goodwill in the business of Development.

**AND WHEREAS** the Developer herein is engaged in the business of Development for a long time with goodwill and reputation in the locality and on coming to know such intention of the Landowner the Developer made contact with the Landowner and offered their proposal for Development of the said property according to the sanctioned Building Plan and being satisfied with the proposals, the Landowner herein have decided to place the responsibility to the Developer herein to raise construction of three storied building consisting of several self contained flats at the cost and responsibility of the Developer herein.

**AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS :**

1. The Landowners declare that the Landowners are the absolute owners of **ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 6 Chittacks and 2 Square Feet of land togetherwith structure lying and situate at Mouza - Baderaipur, J.L. No. 34, Collectorate Touzi No. 151, Pargana - Khaspur, R.S. No. 6 under Khatian No. 259, Dag No. 121, in the District - 24 Parganas (South) within the municipal limits of the Kolkata Municipal Corporation Ward No. 96 being Premises No. 23B/3, Baderaipur Road, Kolkata - 700032. The Landowners further declare that the Landowners have now good right full power and absolute authority to enter into this Agreement for Development with the Developer herein and the said property is not the subject matter of any suits or proceedings, attachments, liens, lispens, charge, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

2. The Landowners upon going through the proposal of the Developer, placed the responsibility to raise construction of a G+3 storied building consisting of several self contained flats and car parking spaces as per specification and the Developer accepted the responsibility so trusted by the Landowners in respect to raise construction of a G+3 storied building at their own cost and responsibility under the terms hereinunder contained.

3. That the Landowners with the execution of this agreement grant irrevocable license to the Developer to enter upon the property of the Landowners as aforesaid and also hereinunder mentioned in the **SCHEDULE "A"** and to take physical measurement of the property and accordingly prepare a site plan and the proposed building plan by a Civil Engineer with structural design and take all measures for construction of the building with the help of engineer, architect, labour, mason Plumber, electrician and all other experts as would be required for the purpose of construction of the building.

4. The Developer shall pay all Municipal taxes, Electricity charges and all other out goings payable in respect of the said property during the period of construction .

5. The Landowners grant license to the Developer to demolish the old structure at present standing in the **SCHEDULE 'A'** property at their own cost and responsibility and shall retain the sale proceeds of the debris without any claim or demand of the Landowner.

6. That the Developer shall pay rent to the Landowners for three alternative accommodation @ Rs. 7,000/- per month for each owner till the delivery of the Owner's allocation.

7. That the Developer shall complete the construction of the new building in all manner according to the Sanctioned Building Plan at their own cost and responsibility within 24

(Twenty Four) months from the date of obtaining Sanctioned Building Plan and/or obtaining vacant possession of the aforesaid premises whichever is later. If the Developer is prevented due sufficient cause beyond their control such as earthquake, war, riot, flood, pandemic, any act of God and force majeure, then in that event the time of completion of the building shall be extended till the normal situation is restored.

8. The Developer shall also complete the common areas and facilities as would be attached to the building at their own cost and responsibility.

9. That the Developer shall pay all fees, wages, carriage, salary, bonus to the contractor, labour, masons, plumber and the Landowners shall have no liability to pay any such expenses.

10. Upon completion of the construction of the new building in all manners the Developer shall deliver **(i)** entire Third Floor (i.e. 2 Nos. of Flats), **(ii)** Front Portion of the

First Floor, **(iii)** 25% of Car Parking Spaces on the South-West portion and 25% of Car Parking Spaces on the North-East portion in the Ground Floor and **(iv)** Rs.20,00,000/- forfeited money to Sri Tarakdas Bandyopadhyay which has been morefully and particularly described in the Schedule 'B', hereunder written.

11. That save and except the Owner's allocation the Developer shall retain **(i)** entire Second Floor, **(ii)** Back portion of the First Floor and **(iii)** 25% of Car Parking Spaces on the South-East portion and 25% of Car Parking Spaces on the North-West portion in the Ground Floor in the Ground Floor which has been morefully and particularly described in the Schedule 'C', hereunder written.

12. The Developer shall have all right and liberty to sell its allocated portion in the newly constructed buildings to any intending purchaser/s and also collect the consideration money, booking money, earnest money from the prospective purchaser/ purchasers without any claim

or demand of the Landowner of such booking money, consideration money and earnest money.

13. The Developer shall have right and liberty to publish any advertisement in the news paper and fixed any board or holding at the site to invite the intending purchaser or purchasers in respect of sale of the Developers allocation in the proposed new buildings.

14. In spite of due diligence in completion of the construction of the building within 24 (Twenty Four) months (save and except Force Majeure as mentioned in the Paragraph No.7), if the Developer is prevented due to sufficient cause beyond their control in that event the Landowner shall allow or grant an extension of 3(Three) months from the expiry of the said period of 24 (Twenty Four) months, in spite of such extension of three months if the developer fails and/or neglects to complete the construction of the building in all manner and delivery the

possession of the Owners' allocation in that event, the Developer may be allowed a further extension of three months with a penalty of Rs.10,000/- (Rupees Ten Thousand) per month for the said extended three months, inspite of such penal extension, if the Developer fails to complete the construction of the proposed building and deliver the possession of the owners' allocation in that event at the option of the Landowners this agreement shall be rescinded or terminated and the Landowners shall have right and liberty to engage or appoint any other developer or contractor to complete the incomplete works of the proposed buildings after determination of the accounts as would be spent by the Developer for the purpose of the project by a registered valuer and the report of the valuer shall be bonded and accepted by the Parties herein, further more in case of negligence in compliance the terms and conditions by the Developer, the landowners have right

to appoint the registered valuer and determined the expenses as spent by the Developer.

15. Upon completion of the proposed building and clearance certificate the Developer shall serve a notice in writing to the Landowners for taking possession of the Owners' allocation and the Owners shall be under obligation to take delivery of possession of their allocated portion within 15 days from the date of receipt of such notice. In spite of service of such notice the Landowner fails or neglects to take delivery of possession of their allocation in that event the Developer shall not be liable to pay any taxes, levies, rates, duties and maintenance charges, dues and other outgoings payable in respect of the owners' allocation and the said charges will be apportionate pro-rata basis with reference to the saleable spaces in the proposed building.

16. The Landowners undertake to sign and execute all agreement for sale to be executed by and between the

Developer and its prospective purchaser/purchasers in respect of Developer's allocation as Confirming Parties with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the Developer and the Landowners further undertake to execute and register all Deed of Conveyances in favour of the nominee or nominees, Purchaser or Purchasers of the flats in respect of the Developer's allocation as the Vendors to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/nominees, purchaser/purchasers of the developer but without any claim or demand of consideration money as would be paid by the Purchaser / Purchasers to the Developer and the Developer shall join in such Deed of Conveyance/ Conveyances as the Confirming Parties to admit and acknowledge the receipt of the consideration

money of the Residential Flat/Flats of the Developer's allocation.

17. The Developer shall be entitled to receive collect appropriate or utilize all booking money, earnest money consideration money from any intending Purchaser or Purchasers in respect of his allocation in the proposed building without creating any liability upon the Landowners towards the refund of such consideration money or against any third party claim.

18. The Landowners shall sign and execute and register a Development Power of Attorney in favour of the Developer so that the Developer, may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also to sell any flat or flats of the Developer's allocation to any intending Purchaser/Purchasers and also to take advance money, booking money, consideration money from the prospective

purchaser or purchasers in respect of the Developer's allocation and also to execute and register necessary Deed of conveyance in favour of the prospective Purchaser / Purchasers in respect of the Developer's allocation.

19 The Landowners shall have right and liberty to use the owners' allocation and the common parts of the buildings alongwith other co-owners of the property jointly more fully described in the Schedule 'C' hereunder .

20. That after completion of the project in all manner and after delivery of possession of the owners' allocation as well as Developers allocation in the proposed project an association of owners will be formed to run and maintain the day to day affairs of the said projects.

21. The Landowners with execution of these presents handover to the Developer all Original Deeds and documents in respect of the said property.

**SCHEDULE "A" REFERRED TO**

**ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 6 Chittacks and 2 Square Feet of land togetherwith pucca structure measuring more or less 500 Square Feet lying and situate at Mouza - Baderaipur, J.L. No. 34, Collectorate Touzi No. 151, Pargana - Khaspur, R.S. No. 6 under Khatian No. 259, Dag No. 121, in the District - 24 Parganas (South) within the municipal limits of the Kolkata Municipal Corporation Ward No. 96, Assessee No. 210960100633, being Premises No. 23B/3, Baderaipur Road, Kolkata - 700032 The property is butted and bounded as follows :

- ON THE NORTH** : 12 Feet wide common passage
- ON THE SOUTH** : Baderaipur Road
- ON THE EAST** : 23G/2, Baderaipur Road
- ON THE WEST** : 23B/4, Baderaipur Road

*Deborah Blomley*

**SCHEDULE "B" REFERRED TO**  
**(owner's allocation)**

**ALL THAT (i)** Entire Third Floor (i.e. 2 Nos. of Flats), **(ii)** Front side of the First Floor, **(iii)** 25% of Car Parking Spaces on the South-West portion and 25% of Car Parking Spaces on the North-East portion of the G+3 storied building togetherwith undivided proportionate share or interest in the land and all common rights and facilities attached to the said premises as Owners' allocation at Premises No. 23B/3, Baderaipur Road, Kolkata – 700032 and Rs.20,00,000/- forfeited money to Sri Tarakdas Bandyopadhyay .

**SCHEDULE "C" REFERRED TO**  
**(Developer Allocation)**

**ALL THAT (i)** entire Second Floor, **(ii)** Back portion of the First Floor and **(iii)** 25% of Car Parking Spaces on the South-East portion and 25% of Car Parking Spaces on the North-West portion in the Ground Floor of the G + 3 storied building togetherwith the

undivided proportionate share and interest in the land underneath the said three storied building and all common rights and facilities attached to the said premises as Developer's allocation at Premises No. 23B/3, Baderaipur Road, Kolkata – 700032.

**SCHEDULE "D" REFERRED TO**  
**(Common Areas and Facilities)**

1. Stair, Staircase, Stair landings on all the floors and stair room.
2. Lift
3. Common passage
4. Drainage system
5. Roof of the said building and roof parapet.
6. Water pump, underground water reservoir, overhead water reservoir, water pipes and other common plumbing installation including water meters, if any.

7. Sewerage system with fittings.
8. Boundary wall and gate.
9. Such other common parts, equipments, installations, fixtures, fittings and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.
10. The foundations, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.

The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, electric connection and telephone connection to the premises.

12. Reservoir in the Ground Floor and the Top Floor of the building, pump, motor, pipes.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

In the Presence of :

**WITNESSES :**

1. Jayanta Mondal      Soma Mukherjee  
 Alipore Judges' Court      Tarakdas Bandyopadhyay.  
 Kol-27      Debahina Mukherjee

**SIGNATURE OF THE LANDOWNERS**

2. Surajit Ghos  
 47, Central Road  
 Jadavpur, Kol-32

*Dr. Construction*  
 Palash Ghosh      Surojit Ghosh  
 Partner      Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by  
 Debnath Saha  
 Debnath Saha WB/109/1997  
 Advocate  
 Alipore Judges' Court,  
 Kolkata - 700027.

Computer Print by  
 Sama Ghosal  
 SRI RAM COMPUTER  
 Alipore Judges' Court  
 Kolkata 700027

**SPECIFICATION**

All cost of the material of this Schedule will be borne by the Developer

General : The Building Shall be R.C.C, framed structure as per the design of the architect and engineer.

Excavation : Earth work is excavation of foundation trenches or drains in all sorts of soil including removing, spreading or stacking the spoils as directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete.

Earth filling : Earth work in filling in foundation, trenches, plinth

etc. with good earth in layers not exceeding 6" at a time including watering and ramming etc. layer by layer complete.

Foundation Bedding : P.C.C [1:3:6] 3" thick in leveling course for foundation bedding.

R.C.C. Work Providing and laying concrete mix [ 1:1½ : 3 / 1:2:4 with reinforcement as per design in foundation, tie-beams, lintels, columns floor beams, floor slabs, stair case, chajja, drop wall etc.

Brick Wall : All exterior brick work shall be 8" thick with bricks of approved quality and C.M. [1:6]. All partition walls shall be 3" thick

with bricks of approved quality and CM. [1 :4], Flooring bedding : P.C.C. [1:3:6] floor bedding, 4" thick [ave over 3" brick flat soling at ground floor.

- Floor Finish, Skirting, : 1. Marble or Floor Tiles – 2' x 2' – 2' x 3' floor and 6" high skirting in drawing and dining and in all other rooms.
- Dado Etc.
2. 3'-0" high glazed tiled dado will be provided over cooking platform in kitchen.
3. a) In toilets floor will be marble provided with 6" high skirting.
- b) Dado will be 6'-0" high above the floor glazed tiles in toilets.

Plaster : The outside of the building will have plaster  $3/4''$  thick [Average] whereas the inside plaster will be  $1/2''$  thick [Average] with Plaster of Paris finishing.

Door and Windows : 1) Main entrance door:

- (a) Commercial flush door and polished in front side and painted in back side.
- (b) Sal wood door frame as approved by the Architect / Engineer will be provided.
- (c) 8" long aluminium tower bolt from inside.
- d) Telescopic peephole -- One No.

- e) Electric calling bell point.
- f) One handle from outside.
- g) 3 Nos. 4" hinge.

2) Other Doors:

- (a) Commercial flush door, primer with paint both sides.
- (b) Sal wood frame as per the design of the Architect.
- (c) Alluminium tower bolt 6" long from inside.
- (d) Two Nos. brass ring from outside.

3. Windows :-

- (a) Alluminium Window.
- (b) All windows shall have grosted glass.

(c) The windows of toilets shall have transiucem glass.

(d) All windows will be provided with M.S. Grill approved by the Architect / Engineer.

White wash & colour : The building shall be painted externally with weather code. wash

The inside of the building shall have plaster of paris on surface.

Toilet & Kitchen : (a) One European type commode.

(b) One shower.

(c) One 20' X 16' white basin.

(d) Two taps.

(e) Geyser Line.

## 2) Kitchen:-

(a) One kitchen sink with tap.

(b) One cooking slab with black stone will be provided as per drawing by the Architect /I Engineer.

## Stair Case

: 1) Stair case room will be provided with grill window glass for light / and ventilation as per design by the Architect.

2) Cabin for electricity meters as per drawing.

## Roof

: 1) I.P. of approved quality will be provide over the roof.

2) 3'-6" high parapet wall will be provided all around the roof.

3) P.V.C. rain water pipe for proper drainage of water from roof.

Electrical Installation : 1) Common electric meter and

common electric line (main line) as per requirement of all flats including Developer's portion of the proposed building will be provided by Developer at his own cost.

2) Separate electric meter from the common electrical line (main line) of the said building of the property for each flat [own cost]. I.S. I. mark.

3) 1 A.C. Point in each flat, 2 light points, 2 fan points and a

5 Amps plug point in bed room  
D/D.

4) One fan point, 2 light points  
and a 5 Amps. Plug point in  
bed rooms, one A.C. line in  
each flat

5) One light point, each in toilet  
/W.C. a 5 amp plug point, one  
exhaust fan point in each toilet.

6) Kitchen - 1 light point, one  
plug (5 Amps).

7) One plug for refrigerator and  
one plug for washing machine.

8) All wiring will be as per  
existing regulation.

#### Water Supply

: 1) R.C.C. over head reservoir  
will be provided at the stair  
roof as per design.

2) Suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir from the under ground reservoir connected with corporation water line as per KMC rules by providing the actual ferrule.

#### Compound

: 1) Compound will be paved where ever required and will have wall all around.

2) 2 Nos. M. S. Grill gates will be provided as per drawing.

#### Lift

: Lift will be provided for 4 men weight of reputed / registered Firm at the Landowner's choice.



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SOMA MUKHERJEE  
 Signature Soma Mukherjee



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name TARAKDAS BANDYOPADHYAY  
 Signature Tarakdas Bandyopadhyay



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name DEBALINA MUKHERJEE  
 Signature Debalina Mukherjee



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name PALASH BHOWMICK  
 Signature Palash Bhowmick



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name S.V.J.T. TALUKDAR  
 Signature S.V.J.T. Talukdar

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

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

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

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

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

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



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



192023240192747088

GRN Details

GRN: 192023240192747088 Payment Mode: SBI Epay  
GRN Date: 28/08/2023 21:04:53 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2640423799335 BRN Date: 28/08/2023 21:05:46  
Gateway Ref ID: IGAQCHIRR7 Method: State Bank of India NB  
GRIPS Payment ID: 280820232019274707 Payment Init. Date: 28/08/2023 21:04:53  
Payment Status: Successful Payment Ref. No: 2002155090/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Debnath Saha  
Address: Alipore Judges Court, Kolkata-700027  
Mobile: 9830312847  
Period From (dd/mm/yyyy): 28/08/2023  
Period To (dd/mm/yyyy): 28/08/2023  
Payment Ref ID: 2002155090/1/2023  
Dept Ref ID/DRN: 2002155090/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002155090/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2002155090/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	20021
<b>Total</b>				<b>26992</b>

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED NINETY TWO ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1603-13389/2023	Date of Registration	29/08/2023
Query No / Year	1603-2002155090/2023	Office where deed is registered	
Query Date	22/08/2023 7:54:37 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 31,00,000/-	Rs. 39,85,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



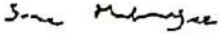


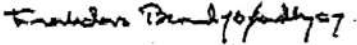


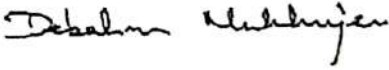
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bade Raipur Road, , Premises No: 23B/3, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 6 Chatak 2 Sq Ft	30,00,000/-	36,48,002/-	Property is on Road
<b>Grand Total :</b>				<b>5.5733Dec</b>	<b>30,00,000 /-</b>	<b>36,48,002 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1,00,000 /-</b>	<b>3,37,500 /-</b>	












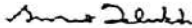


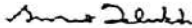


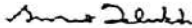
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Soma Mukherjee</b> Daughter of Late Binay Kumar Banerjee Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office			
	29/08/2023	LTI 29/08/2023	29/08/2023	
23B/3,Baderaipur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx6J, Aadhaar No: 48xxxxxxxx1546, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Tarakdas Bandyopadhyay</b> Son of Late Binay Kumar Banerjee Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office			
	29/08/2023	LTI 29/08/2023	29/08/2023	
23B/3, Baderaipur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BExxxxxx8H, Aadhaar No: 89xxxxxxxx4753, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Smt Debalina Mukherjee</b> Daughter of Late Binay Kumar Banerjee Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office			
	29/08/2023	LTI 29/08/2023	29/08/2023	
2,Lake East 1st Road, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx1H, Aadhaar No: 22xxxxxxxx2641, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				



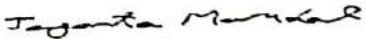
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>P.S.CONSTRUCTION</b> 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI 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 Palash Bhowmick (Presentant)</b>                      Son of Late Dhiren Bhowmick                      Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office                 </td> <td>                       Aug 29 2023 11:05AM                 </td> <td>                       LTI                      29/08/2023                 </td> <td>                       29/08/2023                 </td> </tr> </tbody> </table> <p>52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3N, Aadhaar No: 32xxxxxxxx4021 Status : Representative, Representative of : P.S.CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Palash Bhowmick (Presentant)</b> Son of Late Dhiren Bhowmick Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office	 Aug 29 2023 11:05AM	 LTI 29/08/2023	 29/08/2023
Name	Photo	Finger Print	Signature						
<b>Mr Palash Bhowmick (Presentant)</b> Son of Late Dhiren Bhowmick Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office	 Aug 29 2023 11:05AM	 LTI 29/08/2023	 29/08/2023						
2	<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 Sujit Talukdar</b>                      Son of Late Santi Ranjan Talukdar                      Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office                 </td> <td>                       Aug 29 2023 11:06AM                 </td> <td>                       LTI                      29/08/2023                 </td> <td>                       29/08/2023                 </td> </tr> </tbody> </table> <p>35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3E, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : P.S.CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Sujit Talukdar</b> Son of Late Santi Ranjan Talukdar Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office	 Aug 29 2023 11:06AM	 LTI 29/08/2023	 29/08/2023
Name	Photo	Finger Print	Signature						
<b>Mr Sujit Talukdar</b> Son of Late Santi Ranjan Talukdar Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office	 Aug 29 2023 11:06AM	 LTI 29/08/2023	 29/08/2023						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jayanta Mondal</b> Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 29/08/2023	 29/08/2023	 29/08/2023
Identifier Of Smt Soma Mukherjee, Mr Tarakdas Bandyopadhyay, Smt Debalina Mukherjee, Mr Palash Bhowmick, Mr Sujit Talukdar			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Soma Mukherjee	P.S.CONSTRUCTION-1.85778 Dec
2	Mr Tarakdas Bandyopadhyay	P.S.CONSTRUCTION-1.85778 Dec
3	Smt Debalina Mukherjee	P.S.CONSTRUCTION-1.85778 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Soma Mukherjee	P.S.CONSTRUCTION-166.66666700 Sq Ft
2	Mr Tarakdas Bandyopadhyay	P.S.CONSTRUCTION-166.66666700 Sq Ft
3	Smt Debalina Mukherjee	P.S.CONSTRUCTION-166.66666700 Sq Ft

**Endorsement For Deed Number : I - 160313389 / 2023**

**On 29-08-2023**

**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 10:42 hrs on 29-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Palash Bhowmick .

**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 39,85,502/-

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

Execution is admitted on 29/08/2023 by 1. Smt Soma Mukherjee, Daughter of Late Binay Kumar Banerjee, 23B/3,Baderaipur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Tarakdas Bandyopadhyay, Son of Late Binay Kumar Banerjee, 23B/3, Baderaipur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Smt Debalina Mukherjee, Daughter of Late Binay Kumar Banerjee, 2,Lake East 1st Road, P.O: Santoshpur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-08-2023 by Mr Palash Bhowmick, Partner, P.S.CONSTRUCTION (Partnership Firm), 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-08-2023 by Mr Sujit Talukdar, Partner, P.S.CONSTRUCTION (Partnership Firm), 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,053.00/- ( B = Rs 20,000.00/- ,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 20,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2023 9:05PM with Govt. Ref. No: 192023240192747088 on 28-08-2023, Amount Rs: 20,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2640423799335 on 28-08-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 6,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1092, Amount: Rs.50.00/-, Date of Purchase: 23/08/2023, Vendor name: Swarup Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/08/2023 9:05PM with Govt. Ref. No: 192023240192747088 on 28-08-2023, Amount Rs: 6,971/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 2640423799335 on 28-08-2023, 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 1603-2023, Page from 382465 to 382512

being No 160313389 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.09.15 14:17:09 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.