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AW 162871

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 4th DAY OF November 2025 BY & BETWEEN (i) MRS. SUNANDA BASU [PAN: AMZPB1265D], [AADHAAR No. 4936 7787 7340], [Mob -9230152219], [Date of birth 18-03-1935], wife of late Ranajit Basu, daughter in law of Late Bijoy Kumar Basu, by faith - Hindu, by nationality - Indian, by occupation- house wife, residing at 1/45 Gariahat Road, [also known as 45

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

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Alipore, South 24 Parganas

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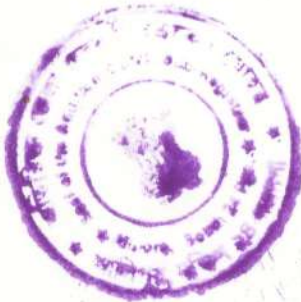
Name :S. P. Basu.

Address :Advocate
Alipur Judge's Court
Kolkata - 27.

Vendor :
Alipore Collectorate, 24Pgs. (South)

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Alipore Police Court, Kol-27



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A. C. R. Shon
Alipore Judge Court
Kol 700022
Law clerk

Jodhpur Park], P.S. Lake, Kolkata - 700068, West Bengal, also of 9 Deshapriya Park Road, Flat: OA, Kolkata-700026, Tollygunge P.S.(ii) **MR. ALOKE BASU** [OCI NO A2708862], [PAN -ADQPB3481M], [Mob- 9230152219] [Date of birth 28-08-1961], by faith - Hindu, by nationality - American, by occupation -retired, residing at 1/45 Gariahat Road, [also known as 45 Jodhpur Park], P.S. Lake, Kolkata - 700068, West Bengal, also of 642 Bair Island Road, Unit:1010, Redwood City, CA:94063, USA, hereinafter called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs/heiress, executors, administrators, successors in office, legal representatives and assigns) of the **FIRST PART**

AND

M/S PRATTAY a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata - 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata - 700019, hereinafter referred to as **DEVELOPER / SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed or to mean his respective heirs/Predecessors-in-interest / representatives and Assigns) of the **SECOND PART.**

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WHEREAS Bijoy Kumar Basu on 18th December 1963 registered the purchase of **ALL THAT 5 cottahs 3 chittacks 6 square feet more or less being scheme plot number: - 45 of Jodhpur Club/land** from The Bengal Secretariat Co-Operative Land Mortgage Bank & Housing Society Limited **being portion of premises no. 1 Gariahat Road now renumbered 1/45 Gariahat Road (also known as 45 Jodhpur Park) Calcutta- 700 068 P.S- Lake within KMC Ward no 93.** The said deed was registered at Sub-Registrar at Alipore and entered in Book no. 1 Volume- 176, pages 251 to 268, being Deed no. 9991 for the year 1963.

AND WHEREAS after purchase said Bijoy Kumar Basu obtained a sanction plan from the Calcutta Corporation now known as Kolkata Municipal Corporation being sanction plan no.186 T dated 24-08-1957 and constructed a three storied building on the land described in **SCHEDULE "A" below** and was residing therein with his family i.e. his wife Parul Basu and six sons Ranajit Basu, Indrajit Basu, Nemai Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu.

AND WHEREAS the said Bijoy Kumar Basu died on 22-05-1980 leaving behind a will which he executed on 12th April 1980 appointing his wife Parul Basu and Mr. Ajoy Kumar Basu as Executors. That in the said will of Bijoy Kumar Basu, Parul Basu was given life interest in his estate, i.e. his house being 1/45 Gariahat Road. That in the said will of Bijoy Kumar Basu his six sons Ranajit Basu, Indrajit Basu, Nemai Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu, alias Sanjay Basu were the ultimate beneficiaries.

AND WHEREAS sometime in the year 1983 Mr Ajoy Kumar Basu the Executor named in the will of Late Bijoy Kumar Basu filed an application for grant of Probate in the Court of Learned District Delegate at Alipore; the said application

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was registered as Act 39 Case no 213 of 1983, and the Probate to the last will of Late Bijoy Kumar Basu was granted on 29th March 1989.

AND WHEREAS the said Ranajit Basu, Indrajit Basu, Nemaï Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu, by virtue of the said will became the absolute Owners of his estate i.e. premises no 1/45 Gariahat Road, Calcutta 700 068. That on the death of said Bijoy Kumar Basu; his sons jointly inherited each inherited undivided 1/6th share in the **SCHEDULE "A" PROPERTY,**

AND WHEREAS The new owners i.e Ranajit Basu, Indrajit Basu, Nemaï Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu realised that in future holding a property jointly will not be possible. Thus they unanimously decided to have equal share in case the property has to be sold or rebuilt.

AND WHEREAS said Ranajit Basu, Indrajit Basu, Nemaï Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu being Owners had applied for mutation of their names jointly before Kolkata Municipal Corporation (Tollygunge Tax Department). Kolkata Municipal Corporation (K.M.C.) accordingly recorded their names in the assessment register in respect of Assessee no 21-093-04-0128-6.

AND WHEREAS Smt. Parul Basu wife of late Bijoy Kumar Basu died intestate on 6-08-2001.

AND WHEREAS Ranajit Basu, son of late Bijoy Kumar Basu having 1/6th share in **SCHEDULE A** property died intestate on 04-07-2008 leaving behind his wife Smt. Sunanda Basu and his son Alope Basu to inherit his share of the aforesaid property which is 1/6th share in the said property described in **SCHEDULE "A"** below.

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AND WHEREAS Indrajit Basu, son of late Bijoy Kumar Basu having 1/6th share in **SCHEDULE A** property graduated himself as a doctor, and for higher studies left India long ago and thereafter was practicing as a Doctor in England/ United Kingdom, and got British citizenship. He died in England on 26-09-2022 leaving no claimant.

AND WHEREAS Nemai Basu son of late Bijoy Kumar Basu having 1/6th share in **SCHEDULE A** property graduated himself as a Naval Architect, and for higher studies left India long ago and was practicing in Denmark and got Danish citizenship. He died in Denmark on 31-10-2023 without leaving any claimant.

AND WHEREAS That after the death of Indrajit Basu and Nemai Basu their individual 1/6th share devolved upon their surviving brothers Ajoy Kumar Basu, Jayanta Kumar Basu, Sanjay Bijoy Kumar Basu and predeceased brothers' legal heirs Sunanda Basu wife of late Ranajit Basu and Alope Basu son of late Ranajit Basu. Thus Ajoy Kumar Basu's share increased to 1/4th, Jayanta Kumar Basu share increased to 1/4th, Sanjay Basu share increased to 1/4th and Sunanda Basu wife of late Ranajit Basu share increased to 1/8th and Alope Basu son of late Ranajit Basu share increased to 1/8th. At an aggregate level the share of Sunanda Basu wife of late Ranajit Basu and Alope Basu son of late Ranajit Basu OWNER of SECOND PART therein increased to 1/4th from 1/6th.

AND WHEREAS the aforesaid Ajoy Kumar Basu, Jayanta Kumar Basu, Sanjay Bijoy Kumar Basu and predeceased brothers' legal heirs Sunanda Basu wife of late Ranajit Basu and Alope Basu son of late Ranajit Basu. had decided to sell off their individual 1/4th share/holding in the property described in **SCHEDULE "A"** to any intending purchaser at a fair market price.

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04 NOV 2025
South 24 Parganas
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AND WHEREAS SUNGLOW PROMOTERS PRIVATE LTD coming to know about the aforesaid proposal to sell of the **SCHEDULE "A-II"** property have purchased the same from aforesaid Mr. Ajoy Kumar Basu, Mr. Jayanta Kumar Basu, Mr. Sanjay Bijoy Kumar Basu the three sons of late Bijoy Kumar Basu who executed a registered a sale deed on 3rd Nov, 2025 and delivered possession thereto. The First party was the Confirming Party in the said sale deed. The sale deed was registered at ADSR Alipore and entered in Book -1 being deed no 160501621 for the year 2025.

AND WHEREAS by virtue of the said purchase the said M/S SUNGLOW PROMOTORS PRIVATE LTD has become became the joint Owner of 3/4th share in the **SCHEDULE "A"** property and First party remained Owner of 1/4th share in the **SCHEDULE "A"** property.

AND WHEREAS the building standing on the land described in **SCHEDULE "A"** is very old and needs urgent massive renovation or rebuilding the same to make it habitable. the **FIRST PARTY** herein after taking into consideration of the money needed to thoroughly renovate the same and since building being an old personal residential system construction it will not be money's worth but instead if it is demolished in total and built in a flat wise system then it shall give return and thus the First Party decided to put their share in **SCHEDULE "A"** which is more fully described in SCHEDULEA-1 below; property in development and a new G+4 storied building be constructed upon the said property described in **SCHEDULE "A"** below.

AND WHEREAS the **SECOND PARTY** coming to know of the intension of the **FIRST PARTY OWNERS** offered to develop under terms, conditions and stipulations set forth herein

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AND WHEREAS the **SECOND PARTY** has also assured and undertaken the task to convince and enter into a separate development agreement with the Owner **M/S SUNGLOW PROMOTORS PRIVATE LTD** the other undivided 3/4th share holder of the **SCHEDULE A** premises to facilitate smooth work of development upon entire **SCHEDULE A**.

AND WHEREAS the parties of this present herein entered into this Development Agreement, in order to have their functions and classify respective duties and prohibitions clearly recorded in this Development Agreement to safeguard their respective right, title and interest to prevent any future misunderstanding, disagreement or dispute between themselves or their heirs or successors in interest whether during the continuance or at the determination of the present Agreement to any matter whatsoever touching this Agreement. This agreement is to be treated as full & final agreement between the parties.

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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

ARTICLE – I :

DEFINITIONS

1. **OWNERS** shall mean (i) **MRS. SUNANDA BASU** [PAN: AMZPB1265D], [AADHAAR No. 4936 7787 7340], [Mob -9230152219], [Date of birth 18-03-1935], wife of late Ranajit Basu, daughter in law of Late Bijoy Kumar Basu, by faith - Hindu, by nationality - Indian, by occupation- house wife, residing at 1/45 Gariahat Road, [also known as 45Jodhpur Park], P.S. Lake, Kolkata - 700068, West Bengal, also of 9 Deshapriya Park Road, Flat: OA, Kolkata-700026, Tollygunge P.S.(ii) **MR. ALOKE BASU** [OCI NO A2708862], [PAN –ADQPB3481M],



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South 24 Parganas
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[Mob- 9230152219] [Date of birth 28-08-1961], by faith - Hindu, by nationality – American, by occupation –retired, residing at 1/45 Gariahat Road, [also known as 45 Jodhpur Park], P.S. Lake, Kolkata - 700068, West Bengal, also of 642 Bair Island Road, Unit:1010, Redwood City, CA:94063, USA

2. **DEVELOPER** shall mean **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5664 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019

3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.

4. **PREMISES** shall mean **ALL THAT undivided piece and parcel of land measuring about 1 cottah, 04 chittacks, 19 sq feet more or less together with old (65 years built on 1960) three storied residential building having cemented floor and having undivided more or less 1007 sq feet built up r area of three storied residential building , having cemented floor which is ¼ share in old (65 years built on 1960) three storied residential building having total 4028 sq feet built up floor area, ¹⁴⁶189 sq feet open terrace and 1192 sq feet roof [details is given in SCHEDULE -A1] lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6, which is more fully described in SCHEDULE A-1.**

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Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
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5. **BUILDING PLAN** shall mean plan or plans or revised thereof to be prepared by the Architect/Engineer for the construction of the new G+⁵~~4~~ Storied building appointed by the **DEVELOPER** duly signed by all the owners or their attorney.

6. **BUILDING** shall mean include the G+⁵~~4~~ (ground plus ^{five}~~four~~) storied building, to be constructed by the **DEVELOPER** at the said premises/ **UPON SCHEDULE A**.

7. **LAND** Shall mean the Land below and underneath the said G+⁵~~4~~ (ground plus ^{five}~~four~~) storied to be constructed on the said premises upon the land described in **SCHEDULE "A"**.

8. **ARCHITECT** shall mean the qualified person or persons as may be appointed by the **DEVELOPER** for designing and planning of the building to be constructed on the said land.

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9. **UNIT** shall mean the complete Flat/Unit/Apartment in the said new G+⁵~~4~~ (ground plus ^{five}~~four~~) storied building.

10. **COVERED AREA OR BUILT UP AREA** Shall mean the measurement of the inside flat together with the thickness of the walls of all the sides and joints of the said flat together with proportionate stair case and stair case landings of the respective floor.

11. **CARPET AREA** shall mean the measurement of the inside flat excluding stair case and stair case landings, lobbies etc of the respective floor.

12. **SUPER BUILT UP AREA** shall mean covered area to be added for proportionate common areas, common spaces, staircase, open spaces & other spaces for common enjoyment of the building.

13. **PROPORTIONATE SHARE** shall mean in the case of any flat the portion or portions which to the floor space conveyed here in together with all other flats



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for the time being in the said property including the areas comprising the common parts and the areas thereof in the said property and in the said building.

14. COMMON FACILITIES AND AMENITIES shall mean and include corridors, stair cases, passages, shafts, drains, septic tank, overhead water tank and underground water reservoir, pump and motor, meter board and other space or spaces and other facilities and amenities along with the easement attached thereto which may be mutually agreed between the parties or whatever required for the establishment, enjoyment, provisions, maintenance and or management of the said building.

15. COMMON EXPENSES shall mean and include proportionate share of the costs, charges and expenses for the management, maintenance, upkeep, repairs and replacement of the common parts relating or connected with the said building and the land thereunto.

16. SALEABLE SPACE shall mean flat or flats/ residential flats, apartment or apartments or any other saleable space or spaces or portion thereof multistoried building, and for exclusive use of the flat owners in the building available for independent use and occupation allocated to the **Developer** excepting what is due to the **Owners** and after making due provision for common facilities and the space required there.

17. OWNER'S ALLOCATION shall mean: **ALL THAT one flat on the ^{second} third floor** ~~being no 3A on the north east side~~ **which is 50% of floor area more or less, and one car parking space in the ground floor in the G+⁵₄ (ground plus ^{five} ~~four~~) storied** building excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with

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Addl. Dist. Sub-Registrar
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proportionate share in common areas, spaces and facilities, **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake**, which is more fully described in **SCHEDULE B** as **OWNERS ALLOCATION**.

18. DEVELOPER'S ALLOCATION shall mean **ALL THAT balance 1/4th constructed areas and or saleable areas of the building excepting the flat and the car parking space being the OWNERS allocation** in the new building consisting of residential flats, and covered car parking areas excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with proportionate share in common areas, spaces and facilities. , lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake,.

19. TRANSFER shall mean with its grammatical variations include transfer of possession and transfer of title or by any written document as per law for effecting transfer of space to the transferees thereof.

20. TRANSFEREE shall mean individual person, partnership firm, Registered Society, Company established under the provisions of Companies Act or Association of persons to whom any saleable space in the building has been transferred under law.

21. FORCE MAJEURE shall mean flood, earth quake, riot, war, tempest, civil commotion, strike, lock-out, lock down due to outbreak of pandemic and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

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21. FORCE MAJEURE shall mean flood, earth quake, riot, war, tempest, civil commotion, strike, lock-out, lock down due to outbreak of pandemic and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

ARTICLE – II :

TITLE AND INDEMNITY

1. The **OWNERS** doth hereby authorize and empower the **DEVELOPER** to construct a G+⁵~~4~~ storied building on the said plot of land as per building plan prepared by the Architect of the **DEVELOPER** for the aforesaid purpose and the **OWNERS** shall also hand over all the original title deeds and all other documents to the **CONTRACTOR/ DEVELOPER** at the time of signing of this Development **Agreement**.
2. The **OWNERS** hereby declare that they are the undivided 1/4th Owners of the property mentioned in **Schedule "A"**; **which is also specifically described in SCHEDULE –A-1**, and lawfully entitled to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and they have absolute right, title, interest, authority and possession of the said premises to enter into this agreement with the **DEVELOPER**.
3. The **DEVELOPER/ SECOND PARTY** hereby declare that they are already in the business of Development and construction jobs/work and are ready and agreeable to start the development/construction work within such time mutually fixed in this deed.
4. The **OWNERS** jointly doth hereby declare that they have not executed any sort of instrument like sale, lease, gift, mortgage, charge or agreement for

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sale, tenancy and development agreement with regard to the said property more fully and specifically described in the **Schedule "A"** written hereunder, with anybody /bodies, person /persons, concern /concerns, company/companies and authority/ authorities.

5. The **OWNERS** doth hereby jointly declare that the said premises mentioned in **SCHEDULE A** herein under, is free from all and any manner of lispendents, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions or mortgages whatsoever and that there is no suit pending in between the Owners and or in between Owners and third party; the **OWNERS** hereby further agree to indemnify and keep **DEVELOPER** indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
6. The **OWNERS** hereby also undertake that the **SECOND PARTY** shall be entitled to construct the building on the said land as agreed by and between the parties hereto according to the building plan or revised plan prepared by the architect of the **SECOND PARTY/ DEVELOPER** and sanctioned/ approved by **Kolkata Municipal Corporation**.
7. The **OWNER** shall exclusively be entitled to receive, realize and appropriate the sale proceeds with G.S.T from any person or organization with regard to the **OWNERSs** allocation which the **OWNER** become entitled to receive from the intending purchaser or purchasers of flats/ car parking spaces and other saleable space or spaces in the said proposed building. it is hereby agreed between the parties hereto that the **OWNER** shall be at liberty to invite applications from the prospective

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Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
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transferees for transfer out of the total built up area excepting the **DEVELOPER'S ALLOCATION** in the building.

8. The **OWNERS** shall handover copies of all their original deeds, documents and papers relating to the said property mentioned in **Schedule A** to the **SECOND PARTY /DEVELOPER**.

9. The **OWNERS** shall execute and register a **Development Power of Attorney and a General Power of Attorney** in favour of the **SECOND PARTY DEVELOPER** empowering to do act deed and things relating to making of building plan, construction of the building, for receiving the earnest money, booking money, consideration at a time or part payment thereof from the intending purchaser or purchasers in respect of the flats/Car Parking Spaces allotted to the **DEVELOPER** and to be constructed thereon and to receive balance consideration money at the time of registration of the Deed of Conveyances and also to execute deed of conveyance or any deed of transfer and present them for registration and admit execution in respect of **DEVELOPER** allocation.

10. The **OWNERS** shall however on request by the **DEVELOPER AND OWNERS** sign and execute the applications, plans and other documents necessary in relation to the said development.

ARTICLE – III

COMMENCEMENT

This **Development Agreement** shall commence on and from the day of delivery of possession of the **SCHEDULE A** property by the **OWNERS**

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ARTICLE – IV :
DEVELOPER'S RIGHT AND OBLIGATIONS

1. The **OWNERS** grants exclusive right to the **DEVELOPER** to build/ construct buildings or buildings upon the said land described **IN SCHEDULE A** in such manner as he deems fit in accordance with the provisions herein contained.
2. The **DEVELOPER** for on behalf of **OWNERS** as their agent and attorney shall take all such permission and approval in compliance with the prevailing laws as are legally required for the purpose of construction of a G+4 storied building upon the said land described **IN SCHEDULE A**.
3. That the **OWNERS** are agreeable if necessary to execute and register deed of conveyance in respect of the flats/ car parking spaces to be constructed in the said premises in favour of the **DEVELOPER** or his nominee as and when will be called upon to do so or in favour of the prospective buyers of proposed flats / car parking spaces.
5. The **DEVELOPER** shall exclusively be entitled to receive, realize and appropriate the sale proceeds and or the construction cost from any organization with regard to the **DEVELOPER'S** allocation which the **DEVELOPER** is entitled to receive from the intending purchaser or purchasers of flats/ car parking spaces and other saleable space or spaces in the said proposed building. The **DEVELOPER** shall at his own costs or by raising funds from the prospective transferees out of **DEVELOPER** allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the

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DEVELOPER shall be at liberty to invite applications from the prospective transferees for transfer out of the total built up area excepting the **OWNERS ALLOCATION** in the building to be constructed on the land comprised in the said premises in accordance with the plan approved by the architect with good materials and specifications as are necessary for such construction and also in good workman like manner within a period of 30 (thirty) months from the date of receipt of sanction of plan; if due to any reason there is delay in completion of the building then in such event the shall be extended by another six months.

6. That if there is any change in KMC building Rules or by any special permission an additional floor can be raised upon the existing G+⁵~~4~~ storied building then in that event The Developer has the full right to make such construction.

ARTICLE – V :

PROCEDURE/ PROCESS OF CONSTRUCTION

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- a) The **OWNERS** shall vacate the property described in **SCHEDULE A** below within December 20~~05~~¹⁵ of signing this agreement and deliver peaceful vacant possession to the **DEVELOPER**.
 - b) The **DEVELOPER** shall prepare a building plan of the proposed new building/ buildings at his cost, and if necessary make /do soil testing etc.
 - c) The **DEVELOPER** shall obtain sanction of such plan from KMC at his cost.
 - d) That the **DEVELOPER** immediately after receipt of sanction of plan from the K.M.C will start construction of the new building strictly as per sanction plan.
 - e) **DEVELOPER** shall complete the construction work **within 30 months** from the date of receipt of sanction plan from KMC. If due to any unforeseen reason not covered by force Majure clause the completion could not be done then in such event there shall be an extension of another 6 months.
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- f) The **DEVELOPER** shall at his own cost construct and complete the building and the common facility and amenities at the said property in accordance with good and standard materials as per the guidance of the Architect from time to time, for construction of the said building.
- g) The **DEVELOPER** is authorized in the name of the **OWNERS** in so far as it is necessary to apply for and obtain quotas, entitlements and other allocation and /or for cement, steel, brick and other building materials allocable to the **OWNERS** for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the **OWNERS** simultaneous to this agreement shall execute in favour of the **DEVELOPER** Development Power of Attorney AND General Power of Attorney, as shall be required by the **DEVELOPER**.
- h) The **DEVELOPER** shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats/ car parking spaces being the Developer's share/ allocation in the said premises to be constructed without in any way prejudicing the interests of the **OWNERS**
- i) The **DEVELOPER** shall be entitled to raise finances from Banks, Financial Institutions, Finance Companies, Private Financers etc. for the purpose of construction of the said Project.
- j) The **DEVELOPER** shall pay all electric bills, KMC Tax, other Municipal levies/ charges from the date of receipt of possession till delivery of Owner's Allocation.

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Alipore
04 NOV 2025
South 24 Parganas
Kolkata

- k) The **DEVELOPER** shall handover peaceful possession of the **OWNERS allocation** to the Owners hereinbefore stated, before transferring any possession to any other purchasers or occupiers of **DEVELOPER** allotted portion and the **DEVELOPER** shall serve notice in writing to the **OWNERS** to take their allocation. In respect of serving notices to one party to another party of this deed, address mentioned in this deed shall be considered, if any change of address properly intimated by the parties to each other, then changed address should be considered.
- l) The **DEVELOPER** shall be exclusively entitled to the **DEVELOPER** allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein ~~whatsoever~~ of the **OWNERS** and the **OWNERS** shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER** allocation described in **SCHEDULE C**.
- m) **ALL COSTS**, charges and expenses including architects fees shall be discharged and paid by the **DEVELOPER** and the **OWNERS** shall bear no responsibility in this context.

ARTICLE – VI :

OWNERS RIGHT AND OBLIGATIONS

1. That **OWNERS** shall handover the vacant possession of the said property which is mentioned in the **SCHEDULE A** below to the **DEVELOPER** for construction of the building within December 2025.
2. That the **DEVELOPER** for on behalf of **OWNERS** as their agent and attorney shall sign all the documents which may be required for obtaining the sanction of drainage plan and water connection.



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3. The **OWNERS** hereby declare that they are the absolute Owners of the property and lawfully entitles to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and have absolute right, title, interest, authority and possession of the said premises to enter into this agreement with the **DEVELOPER**.
4. The **OWNERS** shall simultaneously herewith or at any time hereafter as and when may be so directed by the **DEVELOPER** grant a **Development Power of Attorney and General Power of Attorney** to the **DEVELOPER** or in favour of his nominee or nominees for the purpose of the development of the said project and shall grant such further powers and authorities as may be required from time to time to enable the **DEVELOPER** to proceed and complete the new building or buildings upon **SCHEDULE A**.
5. The **OWNERS** hereby if necessary agree to execute and register proper deed of conveyance/conveyances conveying the right title and interest unto and in favour of the intending buyers of the flats/ car parking spaces with the proportionate share of land in the said property at the request of the **DEVELOPER** and in doing so, shall not claim and/or demand any further consideration price from the **DEVELOPER and/or the buyers of the flats/Car Parking Spaces**. The **DEVELOPER** shall however, **by virtue of the Development Power of Attorney** to be executed by the **OWNERS** be entitled to execute and register appropriate deed of conveyance/conveyances as the constituted Attorney of the owners as and when deemed fit in favour of the prospective buyers. That the **Owners** shall give consent for mutation in

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favour of purchaser/ purchasers of the flats / car parking spaces as the case may be in due course.

6. That the **OWNERS** or any of their duly authorized representatives can take inspection of their allotted flat and car parking space during the course of construction of the proposed building but in no case they shall be entitled to disturb or interfere with the process of construction of the proposed building or any part thereof.
7. The **OWNERS** shall not create any obstacle or make any disturbance during the time of construction of the proposed building under any circumstances. That it has also been agreed, if owners want to construct anything beyond the work schedule, it will be treated as "**Extra work**" and shall be charged extra. However, it has also been settled that the Owners will intimate the type and volume of extra work to be done on being duly approved by the Architect of the **DEVELOPER** and the **OWNERS** shall inform to the **DEVELOPER** well in advance to facilitate the progress of work.
8. The **OWNERS** hereby confirms and declares that they shall not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land in any manner whatsoever so as to prejudice, affect or hamper the said project, during the process of construction until handing over of Owner's allocation is made to them.
9. The **DEVELOPER** and the **OWNERS** will be responsible for paying Income Tax, G.S.T. on their respective shares.
10. That the **OWNERS** shall co-operate with the **DEVELOPER** in all respects whatsoever and vice-versa.

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Alipore
04 NOV 2025
South 24 Parganas
Kolkata-700011

11. The **OWNERS** shall be entitled to transfer or otherwise deal with only the **OWNERS** allocation in the building described in Schedule B.

ARTICLE – VII

AUTHORITY

1. The **DEVELOPER** shall be entitled to and have exclusive authority to transfer or otherwise deal with the flat/flats, and/or apartment/apartments and/or car parking spaces and/or any other saleable space or spaces in respect of the **DEVELOPER** allocation of the proposed building described in **SCHEDULE C** including proportionate share of land along with right to use the common areas and facilities to be transferred to the prospective transferees.

2. In so far as necessary all dealings by the **DEVELOPER** in respect of the said building in relation to these presents shall be in the name of the **OWNERS** for which the **OWNERS** hereby irrevocably nominate, constitute and appoint the **DEVELOPER and OWNER** to do, execute, perform and exercise all acts and things necessary for the implementation of this agreement including the authorities to cause to be prepared to sign letters, correspondences and to apply to the authorities, to sign and execute all application to the Government and/or authority, to appoint architects, engineers and other persons to construct the building as per sanction of the authority, to enter into and sign agreement for sale and to sign sale deeds, conveyances in favour of the prospective transferees in respect of the **DEVELOPER** allocation, to make affidavits and declaration, to apply for allotment for cement, iron and steel and other materials, to apply for electric connection, sewerage and drainage, to apply for and obtain refund of any amount receivable from the authorities in

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respect of the said premises, to pay all taxes, rates, impositions in respect of the said premises, to commence proceedings to settle any suit or proceedings, to sign plan, verifications, written statements, petition, to sworn affidavit to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers.

ARTICLE – VIII :

MISCELLANEOUS

1. It is understood that from time to time to facilitate the uninterrupted construction of the building by the **DEVELOPER** various acts, deeds, matters and things not herein specified may be required to be done by the **DEVELOPER** for which **DEVELOPER** may require the authority of the **OWNERS** and various applications and other documents may be required to be signed or made by the **OWNERS** relating to which specific provisions may not have been mentioned herein, the **OWNERS** hereby undertakes to do all such acts, deeds, matters and things which do not in any way infringe the rights of the **OWNERS** and or against the spirit of these presents.

2. If at any time the **OWNERS** shall be held liable for the wealth tax and or income tax and or any other rates, taxes, impositions and outgoings in respect of the **DEVELOPER'S** allocation then and in that event the **DEVELOPER** shall immediately pay all such taxes and keep the **OWNERS** indemnified from all such rates, taxes, impositions and outgoings and or in all actions, claims, costs and or proceedings in respect thereof.

3. In the event of the **OWNERS** committing breach of any of the terms and conditions herein contained the **DEVELOPER** shall be entitled to and the **OWNERS** shall be liable to pay such losses and compensations as shall be settled

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between the parties **PROVIDED HOWEVER** in addition to any other right which the **DEVELOPER** and **OWNER** may have against the **OWNERS** for specific performance of this agreement or to rescind or cancel this agreement and claim refund of all of the moneys paid and or incurred by the **DEVELOPER** with interest and such losses and damages the **DEVELOPER** may suffer.

4. Any notice required to be given by the **DEVELOPER** shall without prejudice to any other mode of service be deemed to have been served on the **OWNERS** if delivered by hand (acknowledgement is required) or sent by speed post to the **OWNERS** and shall likewise be deemed to have been served on the **DEVELOPER** if delivered by hand or sent by speed post to the office of the **DEVELOPER**.

5. The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successor-in-interest of both the parties hereto.

6. The **DEVELOPER** and the **OWNERS** shall mutually frame scheme for the management and administration of the said building or buildings and or common parts thereof. The **OWNERS** hereby agree to abide by all the rules and regulations to be framed by any Society/Association and or any other organization that will be in charge of such management of the affairs of the building and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulations.

7. That this agreement shall remain valid till the date of completion of the sale of Developer's allocation after handing over possession to the Owners. In case of necessary a supplementary agreement may be executed to make the agreement to amend and or include any terms or clause.

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Alipore
04 NOV 2025
South 24 Parganas
Kolkata



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Alipore
04 NOV 2025
South 24 Parganas
Kolkata

8. That after the delivery of the possession of the **OWNERS ALLOCATION**; the **OWNERS** shall mutate their name in the official records in respect of the said flat/flats. Car parking space separately and also install individual electric meter in their own name at their own costs and expenses and shall regularly and punctually pay the maintenance charges in respect of the said flat and car parking space on and from date of service of notice of taking possession to the Owners of their allocation.

9. Nothing in these presents shall construed an assignment or conveyance in law of the **OWNERS** in the said building on the plot or as part of the **DEVELOPER** or as creating any right title or interest in respect thereof on the **DEVELOPER** other than an exclusive license to the **DEVELOPER** to commercially exploit the same in terms thereof.

Noted

ARTICLE – IX :

FORCE MAJEURE

1. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, labour unrest, or lock down due to outbreak of pandemic, and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

2. The parties hereto shall not be considered to be liable for any obligations here above to the extent that the performance of the relative obligations prevented by the existence of the 'Force Majeure' and shall be suspended from the obligation during the period of the 'Force Majeure'.



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ARTICLE – X

JURISDICTION

The learned court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings, arising out of these presents between the parties hereto.

THE SCHEDULE "A" HEREIN ABOVE REFERRED TO

[DESCRIPTION OF ENTIRE PROPERTY]

ALL THAT piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with old (65 years built on 1960) three storied residential building having cemented floor and having total 4028 sq feet built up floor area and ¹⁴⁶~~189~~ open terrace and roof 1192sq feet [ground 1322+ mezzanine 192+ first 1322 + second floor 1192 AND 60sq feet open terrace in first floor, 129 sq feet in second floor] lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6, being butted :

ON THE NORTH: by 40 ft. wide KMC road ✓

ON THE SOUTH: by 1/51, Gariahat Road (Plot No. 51)

ON THE EAST: by 1/46, Gariahat Road (Plot No. 46)

ON THE WEST: by 1/44, Gariahat Road (Plot No. 44)

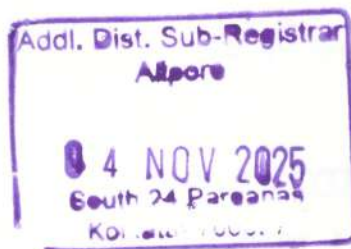
SCHEDULE A-I

[OWNERS PROPERTY]

ALL THAT undivided 1 cottah, 4 chittack 19 sq feet more or less being 1/4TH share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with undivided more or less 1007 sq feet built up area of three storied residential building, having cemented floor which is 1/4TH



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share in old (65 years built on 1960) three storied residential building having total 4028 sq feet built up floor area, ¹⁴⁶189 sq feet open terrace and 1192 sq feet roof [undivided in ground floor 330 sq feet built up area, mezzanine ⁴⁹40, built up area, first floor 330 sq feet built up area and open terrace 15 sq feet built up area, second floor 298 sq feet built up area and open terrace 32 sq feet built up area] ^flying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A"

SCHEDULE 'B'

OWNERS ALLOCATION:

^{second} ALL THAT one flat on the third floor ~~being no 34 on the north east side~~ which is 50% of floor area more or less, and one car parking space in the ground floor to be constructed upon SCHEDULE A, together with proportionate share in common areas, spaces and facilities, lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake.

SCHEDULE 'C'

(DEVELOPER'S ALLOCATION)

ALL THAT balance constructed 1/4th areas and or saleable areas excepting the flat and the car parking space being the OWNERS allocation in the new building consisting of residential flats, and covered car parking areas excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon SCHEDULE A, together with proportionate share in common areas, spaces and facilities. , lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police



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station Lake. if there is any change in KMC building Rules or by any special permission an additional floor can be raised upon the existing G+⁵/~~4~~ storied building then in that event the additional F.A.R thus received/ constructed will be in exclusive allotment of the Developer

IN WITNESS WHEREOF both the parties having accustomed to the contents of this **Development Agreement** and abiding by all terms and conditions stretch their respective hand and sealed on this the day, month and year first above written.

WITNESSES:

① Nandini Sen
45, Jadhav Park
Kolkata - 700068.

② Kantic Ch. Das
Alipore Judge Court
Kd. Jan 22

Drafted by me and

prepared in my office



(SURJA PRASANNA BASU)

Advocate

Registration no WB 729/1985

Alipore Bar Association, Room no 5,

18, Judges Court Road Kolkata 700 027



X. T. J. of Sunanda Basu
by the pen of Kantic Ch. Das
by the pen of


SIGNATURE OF FIRST PARTY no-1



SIGNATURE OF FIRST PARTY no-2



SIGNATURE OF SECOND PARTY



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Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
Kolkata-700027



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

By the hand of L.P.D. of Sumanda Ram by the son of
Kartik C. Das
Alok Basu



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Signature.....

ALOK BASU

Alok Basu



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PARTHO SARATHI DAS
Partho Sarathi Das

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



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Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
Kolkata-700121



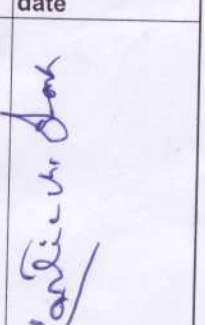
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052002939956/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNANDA BASU 1/45, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068	Land Lord			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	KARTIC CH GHOSH Son of Late C R GHOSH Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs SUNANDA BASU, Mr ALOEKE BASU, Shri PART SARATHI DAS			

(MANIMALA
CHAKRABORTY)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

Sl. No.	Name of the Candidate	Age	Date of Birth	Date of Admission
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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260323932628

GRN Details

GRN:	192025260323932628	Payment Mode:	SBI Epay
GRN Date:	03/11/2025 22:09:24	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7590933440913	BRN Date:	03/11/2025 22:09:59
Gateway Ref ID:	369661977	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	031120252032393261	Payment Init. Date:	03/11/2025 22:09:24
Payment Status:	Successful	Payment Ref. No:	2002939956/4/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr PARTHO DAS
Address:	32, OLD BALLYGUNGE 1ST LANE
Mobile:	8240997464
EMail:	prattaygroup@gmail.com
Period From (dd/mm/yyyy):	03/11/2025
Period To (dd/mm/yyyy):	03/11/2025
Payment Ref ID:	2002939956/4/2025
Dept Ref ID/DRN:	2002939956/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002939956/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2002939956/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002939956/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				20820

IN WORDS: TWENTY THOUSAND EIGHT HUNDRED TWENTY ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031120252032393261

GRIPS Payment Detail

GRIPS Payment ID:	031120252032393261	Payment Init. Date:	03/11/2025 22:09:24
Total Amount:	20820	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7590933440913	BRN Date:	03/11/2025 22:09:59
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr PARTHO DAS
Mobile:	8240997464

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260323932628	Directorate of Registration & Stamp Revenue	20820
Total			20820

IN WORDS: TWENTY THOUSAND EIGHT HUNDRED TWENTY ONLY.

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

Major Information of the Deed

Deed No :	I-1605-01642/2025	Date of Registration	07/11/2025
Query No / Year	1605-2002939956/2025	Office where deed is registered	
Query Date	31/10/2025 2:29:42 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kartic Ch Ghosh Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 7980375465, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6/-		Rs. 1,05,79,330/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 600/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/45, , Ward No: 093 Pin Code : 700068

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	1 Katha 4 Chatak 19 Sq Ft	1/-	82,96,528/-	Width of Approach Road: 40 Ft.,
Grand Total :				2.106Dec	1 /-	82,96,528 /-	

Structure Details :

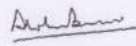
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	958 Sq Ft.	1/-	4,84,986/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 330 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 330 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 298 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		958 sq ft	1 /-	4,84,986 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 1/45,
Ward No: 093, Road: Gariahat Road (Jodhpur Park), Pin Code : 700068

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Area of Mezzanine Floor: 49	1/-	3,00,431/-	, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,
A2				Area of Roof: 15	1/-	64,186/-	Floor No: 1, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A3				Area of Roof: 32	1/-	1,37,659/-	Floor No: 2, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A4				Area of Roof: 298	1/-	12,95,540/-	Floor No: 4, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed

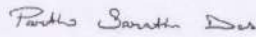
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mrs SUNANDA BASU Wife of Late RANAJIT BASU 1/45, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AMxxxxxx5D, Aadhaar No: 49xxxxxxxx7340, Status :Individual, Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Pvt. Residence			
2	Name Mr ALOKE BASU Son of Late RANAJIT BASU Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Office	Photo  04/11/2025	Finger Print  Captured LTI 04/11/2025	Signature  04/11/2025
	1/45, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx1M, Aadhaar No: 59xxxxxxxx3484, Status :Individual, Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS PRATTAY 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX5 , PAN No.:: duxxxxxx4l, Aadhaar No: 00xxxxxxxx8803, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARTHO SARATHI DAS (Presentant) Son of Shri PRASANTA KUMAR DAS Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office	 Nov 4 2025 4:56PM	 Captured LTI 04/11/2025	 04/11/2025
32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: DUxxxxxx4L, Aadhaar No: 00xxxxxxxx8803 Status : Representative, Representative of : MS PRATTAY (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
KARTIC CH GHOSH Son of Late C R GHOSH Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
04/11/2025	04/11/2025	04/11/2025	
Identifier Of Mrs SUNANDA BASU, Mr ALOKE BASU, Shri PARTHO SARATHI DAS			

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BASU	MS PRATTAY-24.500000 Sq Ft
2	Mr ALOKE BASU	MS PRATTAY-24.500000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BASU	MS PRATTAY-7.500000 Sq Ft
2	Mr ALOKE BASU	MS PRATTAY-7.500000 Sq Ft
Transfer of property for A3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BASU	MS PRATTAY-16.000000 Sq Ft
2	Mr ALOKE BASU	MS PRATTAY-16.000000 Sq Ft
Transfer of property for A4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BASU	MS PRATTAY-149.000000 Sq Ft
2	Mr ALOKE BASU	MS PRATTAY-149.000000 Sq Ft
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BASU	MS PRATTAY-1.05302 Dec
2	Mr ALOKE BASU	MS PRATTAY-1.05302 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BASU	MS PRATTAY-479.00000000 Sq Ft
2	Mr ALOKE BASU	MS PRATTAY-479.00000000 Sq Ft

Endorsement For Deed Number : I - 160501642 / 2025

On 04-11-2025

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

Presented for registration at 16:32 hrs on 04-11-2025, at the Office of the A.D.S.R. ALIPORE by Shri PARTHO SARATHI DAS ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,79,330/-

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

Execution is admitted on 04/11/2025 by Mr ALOKE BASU, Son of Late RANAJIT BASU, 1/45, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, 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 04-11-2025 by Shri PARTHO SARATHI DAS, proprietor, MS PRATTAY (Sole Proprietorship), 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Endorsement by Commissioner after execution of Visit Commission Case No:-000125 of 2025

Having visited the residence of Mrs SUNANDA BASU, , Wife of Late RANAJIT BASU, 1/45, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession House wife I have this day examined the said Mrs SUNANDA BASU who has been identified to my satisfaction by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk AND the said Mrs SUNANDA BASU has admitted the execution of this document

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2025 10:09PM with Govt. Ref. No: 192025260323932628 on 03-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 7590933440913 on 03-11-2025, Head of Account 0030-03-104-001-16

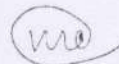
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1243, Amount: Rs.100.00/-, Date of Purchase: 03/11/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2025 10:09PM with Govt. Ref. No: 192025260323932628 on 03-11-2025, Amount Rs: 19,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 7590933440913 on 03-11-2025, Head of Account 0030-02-103-003-02

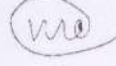


**MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 07-11-2025

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

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



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 74483 to 74524

being No 160501642 for the year 2025.



Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.11.18 16:13:38 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 18/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.