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Adl. Dist. Sub-Registrar
Alipore, South 24 Parganas

10 MAR 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 10th day of March, 2025.

BETWEEN

[Faint, illegible text and signatures, likely representing the parties to the agreement.]

10 MAR 2025

Sl. No. 843 Date 10/03/25
Name D. Chakraborty (Mph)
Address Alipore Judges Court
101-27
Held by Holder

S. C. Helder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027



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Identified by

Parameswar Das.

S/o Naba Kr. Das.

Alipore Judges Court

Kol - 700027

Law Clerk.

Addl. Dist. Sub-Registrar
Alipore
10 MAR 2025

1. **SRI. DEBASHISH PAUL**, son of Late. Nani Gopal Paul, (**PAN - BBSPP5785R, AADHAAR No. 282835853179, Mob : 9903386432**) by nationality - Indian, by faith Hindu, by occupation - Retired Person, 2. **SRI. NIPUL CH DAS**, son of Late. Jashoda Jiban Das, (**PAN - BJBPD1064Q, AADHAAR No. 937500741865, Mob : 9433824496**) by nationality - Indian, by faith Hindu, by occupation - Business, 3. **SMT. KANCHANI @ KANCHONI DAS**, wife of Sri. Nipul Ch Das, (**PAN - BYWPD1913Q, AADHAAR No. 776896388828, Mob : 9875541813**) by nationality - Indian, by faith Hindu, by occupation - Housewife, and 4. **MISS. SUSHMITA DAS**, daughter of Sri. Nipul Ch Das, (**PAN - BYWPD1912R, AADHAAR No. 442466566419, Mob : 8240770621**) by nationality - Indian, by faith Hindu, by occupation - Service, all residing at 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **FIRST PART**.

AND

"**DRC CONSTRUCTION**", a Partnership Firm (**PAN - AARFD4527A**) having its Office at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South, being represented by its Partners namely 1. **SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, (**PAN - BKTPR3229J, AADHAAR No. 829327420708, Mob. - 9051445812**), by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata - 700070, District 24 Parganas South, 2. **SRI. ARIJIT DUTTA** son of Sri. Arun



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Chandra Dutta, (**PAN - ASQPD1530J, AADHAAR No. 605331566423, Mob. - 8100156148**) by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, (**PAN - AFDPC5055K, AADHAR No. 484186966674, Mob - 9038797300**) by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South, hereinafter called and referred to as the **"BUILDERS / CONTRACTORS / DEVELOPERS"** (which terms or expressions shall unless exclude by or repugnant to the context be deemed to mean and include their heirs, successors , administrators , legal representatives and assigns) of the **OTHER PART.**

WHEREAS, one Ramendra Nath Pal, son of Late Harendra Kumar Pal, purchased a landed property measuring more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty Five) Sq.ft. comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, Dag no. 127, Khatian no. 204, 205, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, and the said Bengali Kobala deed was executed on 02.12.1953 and the same was duly registered at the office S.R. Allpore Sadar, recorded in Book No. 1, Volume No. 125. Pages 111 to 114, being No.7586, for the year 1953.

AND WHEREAS, by virtue of the said Bengali kobala deed the said Ramendra Nath Pal, now deceased, became the owner and possessor of the said plot of land total measuring more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty Five) Sq.ft. comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, Dag no. 127, Khatian no. 204, 205, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas.

AND WHEREAS, that the first wife of Ramendra Nath Pal, demise/died intestate living behind her surviving only child/ son namely Sri. Nani Gopal Pal and her husband.

AND WHEREAS, thereafter the said Ramendra Nath Pal re-married Smt. Saraju Sadha Pal.

AND WHEREAS, thereafter while in possession the said Ramendra Nath Pal died intestate on 03.11.1956 living behind his widow namely Smt. Saraju Sudha Pal, one daughter Smt. Shibani Pal & one son namely Nani Gopal Pal, issue from the first wife of Ramendra Nath Pal, to inherit his entire property as per Hindu succession Act, 1956, as amended upto date.



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AND WHEREAS, by virtue of inheritance the said Smt. Saraju Sudha Pal, Smt. Shibani Pal & Sri. Nani Gopal Pal, jointly became the owner and possessor of the entire plot of land measuring more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty Five) Sq.ft. comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas.

AND WHEREAS, while in possession the said owners namely Smt. Saraju Sudha Pal, Smt. Shibani Pal & Sri. Nani Gopal Pal, had decided to mutual separate with their respective shares, for their own interest occupying on possession according to the division of their respective shares of the said entire landed property mentioned above.

AND WHEREAS, by virtue of a registered partition deed viz. First party being Smt. Saraju Sudha Pal and Smt. Shibani Pal, collectively and Second party being Sri. Nani Gopal Pal, solely, duly registered executed the said partition deed in bangali on 14.03.1959 and the said deed was registered in the office of the Sub-Registered Alipore Sadar and the same was recorded in Book No. I, Volume No. 35, pages from 286 to 290, being No. 2419 dated 14.3.1959 for the year 1959.

AND WHEREAS, by virtue of the said partition deed the First Part namely Smt. Saraju Sudha Pal and Smt. Shibani Pal collectively became the

joint and absolute owners of ALL THAT piece and parcel of a demarcated portion land measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. along with a structure comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, on one said and mutated their names in the records of the Kolkata Municipal Corporation vide Assessee no. 21-097-02-0122-1, being KMC premises no. 32/34B, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas.

AND WHEREAS, by virtue of the said partition deed the Second party therein mentioned in the said partition deed namely Sri. Nani Gopal Pal, became the sole and absolute owner and possessor of ALL THAT piece and parcel of a demarcated portion land measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. together with an old Two storied Building standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, on one said and mutated his name in the records of the Kolkata Municipal Corporation vide Assessee no. 21-097-02-0121-0, being KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas.

AND WHEREAS, while in possession and enjoying the same by paying taxes regularly the said Sri. Nani Gopal Pal died intestate on 14.12.2008 living behind his widow namely Smt. Sipra Pal and only one son Sri. Debashish Paul, the first part herein above mentioned, to jointly inherit the entire plot of land as per Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS, while in possession of the said plot of land along with the two storied building standing thereon the said Smt. Sipra Pal and Sri. Debashish Paul, jointly due to their urgent need of money sold the entire ground floor by virtue of two separate deed of conveyances viz. **1. To Sri. Nipul Chandra Das**, son of Late. Jashoda Jiban Das, & **Smt. Kanchani @ Kanchoni Das**, wife of Sri. Nipul Chandra Das, a portion on the **Ground Floor Back Side** measuring about 650 Sq.Ft. super built up area and the said deed of conveyance was executed on 28.11.2013 and the same was registered in the Office of the D.S.R.- 1, at Alipore and recorded in Book no. 1, CD Volume no. 20, Pages from 2789 to 2806, being no. 04691, for the year 2013, and **2. To Miss. Sushmita Das**, daughter of Sri. Nipul Chandra Das, & **Smt. Kanchani @ Kanchoni Das**, wife of Sri. Nipul Chandra Das, a portion on the **Ground Floor Front Side** measuring about 540 Sq.Ft. super built up area and the said deed of conveyance was executed on 21.02.2019 and the same was registered in the Office of the A.D.S.R., at Alipore and recorded in Book no. 1, Volume no. 1605-2019, Pages from 41513 to 41539, being no. 160501137, for the year 2019, along with undivided and unpartitionable proportionate share of the land underneath and building and the said Smt. Sipra Pal and Sri. Debashish Paul, retained and are in possession

of the entire first floor along with undivided and un-partionable proportionate share of the land underneath and building.

AND WHEREAS, by virtue of the said two deed of conveyance the said **Sri. Nipul Chandra Das**, son of Late. Jashoda Jiban Das, & **Smt. Kanchani @ Kanchoni Das**, wife of Sri. Nipul Chandra Das, became the owner of the portion on the **Ground Floor Back Side**, and after the same entered their names in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-02-1629-7**, and the said **Miss. Sushmita Das**, daughter of Sri. Nipul Chandra Das, & **Smt. Kanchani @ Kanchoni Das**, wife of Sri. Nipul Chandra Das, a portion on the **Ground Floor Front Side**, and after the same entered their names in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-02-1630-3**, and are in possession by paying taxes regularly, and the said Smt. Sipra Pal and Sri. Debashish Paul jointly are in possession and pay taxes in respect of **Assessee no. 21-097-02-0121-0**, in respect of KMC premises no. 32/34A, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700040, District South 24 Parganas.

AND WHEREAS, while in possession the said Sri. Sipra Pal died intestate on 27.03.2022 leaving behind her only son namely Sri. Debashish Paul, the first part /owner to inherit the residue property at its entirety as per Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS, by virtue of inheritance and by way of purchase the said Sri. Debashish Paul, Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das, became the joint and absolute owner and possessor of the entire plot of land along measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. together with an old Two storied Building standing thereon (Ground Floor - 1190 Sq.Ft. & First Floor - 1190 Sq.Ft.), comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, lying and situated at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, as per their respective shares.

AND WHEREAS, while in possession the said Sri. Debashish Paul, Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das jointly executed a Deed of Assessee Amalgamation on 10-03-2025, and registered the same in the Office of the A.D.S.R. at Alipore and the same was recorded in Book no. 1, Volume no. 1605-2025, being no. 160500339, for the year 2025, in respect of the property lying and situated at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, and mutated the same in their respective names in the records of the Kolkata Municipal Corporation Vide Assessee no. 21-097-02-0121-0, and enjoying the same by paying taxes.

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AND WHEREAS, while in possession and enjoying the said plot of land lying and situated at KMC premises no. 32/34B, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, the said Smt. Saraju Sudha Pal died intestate on 07.07.1994 leaving behind his only daughter namely Smt. Shibani Pal, who subsequently also died intestate on 23.12.2016, being unmarried. It is mention that the brother of Late. Shibani Pal namely said Sri. Nani Gopal Pal died intestate on 14.12.2008, and his wife Smt. Sipra Pal also died intestate on 27.03.2022, and as result the said property devolves to the only son of Late. Nani Gopal Pal and nephew of Late. Shibani Pal, as per second class legal heirs of Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS, by virtue of inheritance the said Sri. Debashish Pal became the owner of ALL THAT piece and parcel of a demarcated portion land measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. along with a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft., comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127; within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, lying and situated at KMC premises no. 32/34B, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, and for the sake of brevity twice executed paper publication in the local newspaper, vide firstly on 20.11.2024 at Ei Somoy and Times of India and secondly on 22.01.2025 at Ei Somoy and Times of India, and after that entered his name

in the records of the Kolkata Municipal Corporation as the owner of the said plot of land vide Assessee no. 21-097-02-0122-1.

AND WHEREAS, while in possession the said Sri. Debashish Paul, himself being the sole owner of the property situated at KMC premises no. 32/34B, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas and jointly Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das in respect of the property lying and situated at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, for the sake of construction of a new building, jointly executed a Deed of Amalgamation on 10.03.2025, and registered the same in the Office of the A.D.S.R. at Alipore and the same was recorded in Book no. 1, Volume no. 1605-2025, being no. 1605 00340, for the year 2025, and after execution of the same and mutated the same in their respective names in the records of the Kolkata Municipal Corporation in respect of ALL THAT piece and parcel a homestead land measuring an area more or less about **03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft.** TOGETHER WITH two different structure viz. an old Two storied Building standing thereon (Ground Floor - 1190 Sq.Ft. & First Floor -. 1190 Sq.Ft.) and a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station - Regent

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Park, Kolkata – 700040, District South 24 Parganas, Borough – X, and the said property is assessed as in Assessee no. 21-097-02-0121-0, and all the owners/ first part herein above mentioned are in possession of the said plot of land and enjoying the same by paying taxes.

AND WHEREAS, subsequently, while the aforesaid Owners seized and possessed the **FIRST SCHEDULE** property uninterruptedly are desired to develop the same after demolishing the existing structure standing thereon by constructing a building upon the **FIRST SCHEDULE** property but due to paucity of the fund or having no fund to construct could not materialized the same as such they are in search of experience Developers who could be able to do the same.

AND WHEREAS, the party of the Second Part herein, after getting information about the aforesaid desire of the owners, agreed to the proposal of the Party of the First Part making out the marketable title of the "said property" and now both the parties herein do hereby enter into this Development Agreement for the purpose of development of the 'said property' on the following terms and conditions:

A. DEFINITION :

1. "Existing Property" shall mean the piece and parcel a homestead land measuring an area more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft. TOGETHER WITH two different structure viz. an old Two storied Building standing thereon (Ground Floor – 1190 Sq.Ft. & First Floor – 1190 Sq.Ft.) and a pucca structure

measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, Borough - X, vide Assessee no. 21-097-02-0121-0, more fully described in the **FIRST SCHEDULE** hereto.

2. "The Development Agreement" shall mean this agreement upon the terms on which development of the existing property to the effect of new G+III storied building is to be made on the basis of a sanctioned building plan being duly sanctioned by the building department of Kolkata Municipal Corporation.
3. "Owners" shall mean the said **1. SRI. DEBASHISH PAUL**, son of Late. Nani Gopal Paul, **2. SRI. NIPUL CH DAS**, son of Late. Jashoda Jiban Das, **3. SMT. KANCHANI @ KANCHONI DAS**, wife of Sri. Nipul Ch Das, and **4. MISS. SUSHMITA DAS**, daughter of Sri. Nipul Ch Das, all residing at 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, and their respective assigns, heirs, executors, administrators and legal representatives.
4. "Developers" shall mean **DRC CONSTRUCTION**, a Partnership Firm, having its Office at 177/C, Regent Golony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South, being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata - 700070, District 24 Parganas South, **2. SRI. ARIJIT DUTTA** son of Sri. Arun Chandra Dutta, residing at 177/C,

Regent Park, Post Office – Regent Park, Kolkata - 700040, District 24 Parganas South, and its successors, legal heirs, etc.

5. "Owners Allocation" shall mean the total constructed area in the new building i.e.

- i. **Sri. Debashish Paul** : Entire First Floor, of the proposed G+III storied building,
- ii. **Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das** : 50% constructed area in the **Third Floor Front Side**, in the proposed G+III storied building,
- iii. **Sri. Debashish Paul** : 1RK flat on the **Ground Floor** adjacent to stair case, measuring about 290 Sq.Ft. super built-up consisting of 1 bed room, 1 kitchen and 1 toilet, in the proposed G+III storied building,
- iv. **Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das** : One 2BHK flat on the Ground Floor Back Side, measuring about 650 Sq.Ft. super built-up area, consisting of 2 bed rooms, 1 kitchen-cum-dining, 1 toilet, 1 balcony, 1 W.C., in the proposed G+III storied building, (where the said owner runs a community kitchen in the name of BHALO KHABE N, which shall not be closed by anyone and no one shall not also raise any objection in running the said business in future times),
That the owners allocated portions shall be divided by way of proper registered partition deed and/or similar form of deeds, in accordance to their respective defined shares after the developers deliver the possession of the owners' allocation in the newly constructed building, and
- v. A ~~forfeit~~ amount of Rs.11,75,000/- (Rupees Eleven Lakhs and Seventy-Five Thousand) only and the same shall be taken as follows viz. Rs.7,75,000/- (Rupees Seven Lakhs and Seventy-Five Thousand) only by Sri. Debashish Pal and the rest Rs.4,00,000/- (Rupees Four Lakhs) only by Sri. Nipul Chandra Das, Smt.

Sri. Nipul Chandra Das

Kanchani @ Kanchoni Das, and Miss. Sushmita Das, as per the payment schedule mentioned herein below.

The developers shall pay an amount for three shifting to the owners till the date of handover of owners allocated flats to the owners in the newly constructed building.

6. "Developers Allocation" shall mean:

- i. **Entire Second Floor**, of the proposed G+III storied building,
- ii. 50% constructed area in the **Third Floor Back Side**, in the proposed G+III storied building, and
- iii. Rest area on the **Ground Floor**, in the proposed G+III storied building, apart from the owners allocation.

7. "Building" shall mean the new G+III storied building to be constructed on the said land i.e. the 'said property' in accordance with the plan prepared by a technical person and/or duly sanctioned by the building department of Kolkata Municipal Corporation, at the cost of the Developers consisting of several self-contained flats, units, spaces capable of being held and/or enjoyed independent to each other.

8. "Specification" shall mean the specification of the materials to be used in the said building (details whereof will appear from the Fourth Schedule hereunder written).

9. "Possession of Land" shall mean actual physical possession of the land with clear and marketable title.

10. "Saleable Area" shall mean space in the building available for independent use and occupation and shall include proportionate share of independent user or common spaces required thereof for lawful prudent enjoyment of the same.

11. "Common Parts" refer to Fifth Schedule written hereunder.

12. "Architect" shall be the technical person who will make the plan of the proposed G+III Storied Building duly sanctioned by the building department of Kolkata Municipal Corporation.
13. "Force Majeure" : The parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, order or restraint from any court of law or statutory or Municipal or judicial or Quasi-Judicial Authority and/or other act or commission beyond the power of control of the parties hereto. That any act or incident like pandemic, entire lock down, etc. which is beyond the control of the entire humanity, that period shall not be calculated within the stipulated period for construction and handover of possession to the owners.

B. TITLE REPRESENTATION AND WARRANTY:

The owners have assured and represented to the Developers as follows:

1. The Owners are the absolute Owners of the said property.
2. The said property is free of all encumbrances, charges, lien, lispendences, ments, trusts, etc. whatsoever.
3. The owners have a marketable title in respect of the said existing property.
4. The owners are in khas possession of the said existing property.
5. The Owners have not entered into any agreement of joint venture or sale or any other agreement with any other person.



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6. The said property is not subject to any notice of attachment under the Public Demand Recovery Act. or under any other Act. for the time being in force.
7. The said property is not subject to any notice of requisition whatsoever or under any scheme of acquisition or requisition for any fly over or any other purpose.

C. COMMENCEMENT

This agreement shall be deemed to have commenced on and from the date of execution of this agreement.

D. PERMISSION TO CONSTRUCT:

1. In consideration of various terms and conditions hereinafter provided and subject to the terms and conditions contained the owners hereby grant the exclusive right of development of the premises whereby the developers shall be entitled to and is hereby authorized to construct, erect and complete new building on the said property in accordance with the plan **PROVIDED HOWEVER NOTHING** herein contained shall be construed as delivery of possession in part performance of the contract within the meaning of the Section 53A of the Transfer of Property Act and such transfer shall take place on conclusion of this agreement stipulated hereby.
2. The Owners hereby agree to sign and execute the said approved map and other documents as may be required from time to time to enable the Developers to and also to obtain all permissions and approvals and/or sanctions as may be necessary or be required from time to time for the lawful completion of the said development project.

3. All costs, charges and expenses for obtaining all permissions and approvals including cost of KMC Mutation, BI & LRO mutation of the plot, previous tax dues, shall be equally borne by both the parties and the sanction plan, completion certificate and other ancillary expense in respect of the said development project, construction and completion of 'the building' in all aspects and facilities shall be paid and borne solely by the Developers.

E. CONSTRUCTION :

1. The owners do hereby authorize the developers and the developers agree and undertake to complete proposed 'Development Project' in accordance with the plan in regard to the Development Project with all internal and external services, amenities, fittings, fixtures etc. details whereof will appear from 4th schedule hereunder written all at the cost and expense of the Developers.
2. The entire proposed building shall be of uniform construction with standard first class building materials.

F. COST OF CONSTRUCTION AND COMPLETION:

The entire cost of construction of the building to be put in the said property as specified in the First Schedule including that of Owners Allocation falling to the share of the Owners shall be borne by the Developers. Such cost shall include the cost of all overheads regarding construction, price in the cost of the materials used for construction, fees payable to the Architects and Engineers in respect of the said construction cost for the purpose of obtaining license fees and other incidental charges. The Developers shall solely bear the entire amount of the Development charges and both the parties to this agreement shall equally bear the cost of the electrical low-tension connections (mother meter for the building) for common use.

G. DEVELOPERS OBLIGATIONS:

1. The existing building at the said property will be demolished by the Developers at their own arrangement and cost for obtaining the building plan after getting the possession of vacant possession of the same by the owners to the developers. The developers will get the salvage of the building materials out of the demolition of the existing building. Developers will ensure no damage of construction to the neighboring properties.
2. The developers shall pay all cost and charges for the purpose of obtaining all charges for the 'said project' from the concerned authorities.
3. The Developers shall hand over and deliver khas vacant possession of the Owners' allocation in the proposed building to be constructed over and unto the said property along with the completion certificate duly obtained from the building department of Kolkata Municipal Corporation, to the owners forthwith upon completion of the same in all respect in accordance with the specification mentioned in the Fourth schedule mentioned hereunder in a habitable condition with all facilities within the stipulated time.
4. The Building shall be completed within 24 (Twenty four) months from the date of getting sanction /plan. This 24 (Twenty four) months time for completion of G+III storied building after getting sanctioned building plan from KMC after completing all paper work in respect of the said plot of land and the same period can be extended for another 06 months if required, due to force major, thereafter no extension of time shall be allowed to the developer.

5. The sanction plan shall be done by 05 (five) months from the date of this agreement and the owners herein agrees to handover the vacant possession of the said plot of land by 01 (one) from the date of this agreement, in case of any delay in handover of the vacant possession of the said plot of land, the time for getting sanction shall be extended as accordingly.

H. MUTUAL RIGHTS :

1. The Owners and the Developers shall be entitled to enter into any agreement for sale or transfer in any way dealing with their respective allocations for such consideration and on such terms and conditions as they shall think fit and proper for which no further consent of the other party shall be required.
2. Immediately after the proposed Development project is completed in accordance with the Fourth Schedule of the Development Agreement and certified by the Architects to be fit for habitation, the Developers shall give a notice to the Owners to that effect and within seven days from the date of such notice being served upon the Owners, the owners shall be deemed to have taken over possession of the Owners' Allocation in the proposed Development project and the Owners shall be liable to make payment of the proportionate share of municipal rates and taxes and outgoings including the maintenance charges payable in respect of such Owners' Allocation from such deemed date of possession.

3. The Developer shall be at liberty to assign their right, interest in this agreement to any party or parties if necessary, subject to approval of the Owners.

I. OWNERS' OBLIGATION :

1. To sign the necessary documents to get all permissions, approvals and/or required certificates from any concerned authorities or from any other authority as may be required for submitting the plan, mutation, electricity, etc. of proposed building to the Kolkata Municipal Corporation or to any other authority at the cost and expenses of the Developers.
2. The Owners shall co-operate and assist the Developers in undertaking the Development project at the existing property at the cost and expenses of the Developers and also the developers have the right to entered into an Sale Agreement with any intending purchaser/s.
3. The Owners shall sign and execute all necessary applications, papers, documents and do all lawful acts deeds and things as legally and effectually needed by the Developers or their nominee for executing agreement for sale in respect of flats pertaining to the Developers Allocation in the said property and for completing construction of 'the building'.
4. To execute the Deeds of Conveyance and/or transfers in respect of the undivided proportionate share in the development project comprised in the said property attributable to Developers Allocation and for the purpose of execution of the Deed of Conveyance, it has been agreed that the Developers shall apportion the cost of the construction incurred by the Developers effecting and completing the Owners' Allocation amongst the various units composed in the developer allocation.

5. The Owners individually undertake that they will not cause any hindrance in the lawful completion of Development project over and unto the existing property in accordance with the plan and in the event of any dispute amongst the Owners, the provisions of law will resolve the same.

J. TAXES MAINTENANCE :

1. The Municipal taxes, rates, charges and other outgoings of the said property from the period commencing from delivery of vacant possession, including the previous dues, of the same by the owners to the Developers till delivery of vacant possession of the owners allocation in the building by the Developer to the owners shall be solely borne by the Developers.
2. The Owners and the Developers shall be liable to pay and bear all proportionate taxes, rates and charges for electricity and other services and other outgoings payable in respect of his respective shares of the building up area from the date of delivery of possession of the Owners' allocation/share of the constructed area.
3. After the said building is completed and the Owners' Allocation is delivered to the owners all the flat owners shall form an Association and the said Association/society shall look after all related system regarding maintenance etc. of the building formulating such Rules and Regulations as the Developer and members of the Association shall think fit and proper and the Owners shall be liable and agree to make payment of the proportionate share of the charges and/or deposits payable in respect thereof.

K. MISCELLANEOUS:

1. That the owners shall also execute a power of attorney in favour of the developers for smooth execution of the construction work of the

new building and also for selling, transferring and registration of the portions within the developer's allocation to the intended purchaser/s as per the choice of the developers.

2. The Owners shall not do any act deed or thing whereby the Developers are prevented from proceeding with the lawful construction of the Development project on the existing property in accordance with the plan and terms of the instant agreement.
3. The Owners shall not enter into any agreement for sale or transfer in respect of the existing property or enter into any agreement for granting of lease in respect the said existing property excepting of the Owners Allocation as hereinbefore stated.
4. Subject to the fulfillment of the obligations by the developers as embedded in the instant Agreement the Owners shall not cancel or rescind this agreement until such time the said Development Project is completed in terms of the Development Agreement and/or within the time frame of completion of the development project as stated herein in this Agreement.
5. Nothing contained herein shall be deemed to be construed as a partnership or a joint venture between the Owners and the Developers.
6. None of the parties do any act deed or things whereby the other party is prevented from enjoying and/or dealing with their respective allocation in terms of this agreement.
7. Both the parties hereby covenant with each other to do ALL THAT other act deed or thing as may be reasonably required by the Other Party for the purpose of giving effect to and/or implementing this agreement.
8. The 'owners' shall not be liable and/or responsible for any accidents, mishaps and/or incidents endangering, causing and/or

resulting in any sort of injury/loss of life, limb or property of any human being whether or not involved in the construction project of development of the said property.

9. In case of any dispute arising out of this agreement either of the parties have right to take legal actions before the Courts/Forums having the jurisdiction of the said Court/Forum in Kolkata.
10. Be it noted that by this development agreement and the related development power of attorney, the developers shall only be entitled to receive consideration money by executing agreement / final document for transfer of property as per provisions laid down in the said documents as the developer without getting any ownership of any part of the property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement / final document for transfer of property between the owners and the developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel a homestead land measuring an area more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft. **TOGETHER WITH** two different structure viz. an old Two storied Building standing thereon (Ground Floor - 1190 Sq.Ft. & First Floor - 1190 Sq.Ft.) and a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station - Regent

Park, Kolkata - 700040, District South 24 Parganas, Borough - X, vide Assessee no. 21-097-02-0121-0, the said plot of land along with the structures is butted and bounded as follows :-

- ON THE NORTH** : 30 Feet wide KMC Road,
ON THE SOUTH : House of Nipul Chandra Das & others,
ON THE EAST : 8 Feet wide KMC Road,
ON THE WEST : Premises no. 32/47, Chandi Ghosh Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owners' Allocation)

"Owners Allocation" shall mean the construction area in the G+III storied building i.e.

- i. **Sri. Debashish Paul** : Entire First Floor, of the proposed G+III storied building,
- ii. **Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das** : 50% constructed area in the **Third Floor Front Side**, in the proposed G+III storied building,
- iii. **Sri. Debashish Paul** : 1RK flat on the **Ground Floor** adjacent to stair case, measuring about 290 Sq.Ft. super built-up consisting of 1 bed room, 1 kitchen and 1 toilet, in the proposed G+III storied building,
- iv. **Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das** : One 2BHK flat on the Ground Floor Back Side, measuring about 650 Sq.Ft. super built-up area, consisting of 2 bed rooms, 1 kitchen-cum-dining, 1 toilet, 1 balcony, 1 W.C., in the proposed G+III storied building, (where the said owner runs a community kitchen in the name of BHALO KHABE N, which shall not be closed by anyone and no one shall not also raise any objection in running the said business in future times),

That the owners allocated portions shall be divided by way of proper registered partition deed and/or similar form of deeds, in accordance

to their respective defined shares after the developers deliver the possession of the owners' allocation in the newly constructed building, and

- v. A ~~feefit~~ amount of Rs.11,75,000/- (Rupees Eleven Lakhs and Seventy-Five Thousand) only and the same shall be taken as follows viz. Rs.7,75,000/- (Rupees Seven Lakhs and Seventy-Five Thousand) only by Sri. Debashish Pal and the rest Rs.4,00,000/- (Rupees Four Lakhs) only by Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das, as per the payment schedule mentioned herein below, viz.

Sri. Debashish Pal

That the owners allocated portions shall be divided by way of proper registered partition deed and/or similar form of deeds, in accordance to their respective defined shares after the developer deliver the possession of the owners allocation in the newly constructed building.

PAYMENT SCHEDULE

(Sri. Debashish Pal)

1. On and before the date of execution development Agreement and power of attorney	Rs.5,75,000/-
2. On the date of handover of possession in new building	Rs.2,00,000/-
Total	Rs.7,75,000/-

PAYMENT SCHEDULE

(Sri. Nipul Chandra Das, Smt. Kanchani @ Kanchoni Das, and Miss. Sushmita Das)

1. On and before the date of execution development Agreement and power of attorney	Rs.3,00,000/-
2. On the date of handover of possession in new building	Rs.1,00,000/-
Total	Rs.4,00,000/-

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developers Allocation)

'Developers Allocation' shall mean the rest construction area in the G+III storied building apart from the owners allocated portion i.e.

- i. **Entire Second Floor**, of the proposed G+III storied building,
- ii. 50% constructed area in the **Third Floor Back Side**, in the proposed G+III storied building, and
- iii. Rest area in the **Ground Floor**, in the proposed G+III storied building, apart from the owners allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common areas, facilities and maintenance)

The common areas and facilities mentioned in this agreement shall include

- a. The foundation columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stair ways, entrance to and exist from the building and intended for common use,
- b. Water pump, water tank, septic tank, water pipes and other plumbing installations.
- c. Electrical wiring, meters and fittings (excluding those as are installed for any particulars flats).
- d. Pump motor, meter box.
- e. Ultimate roof and stair case room.
- f. Lift, lift lobby, lift well, lift machine room.

- g. Boundary walls and main gate.
- h. Drainage, under ground water reservoir and over head water tank shall of R.C.C.
- i. Open side spaces of the building.

Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage user and occupation of the flats in common in the ground floor.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION)

1. **FOUNDATION** : The foundation of the building shall be of R.C.C. structure, the foundation will be 2' 6" high from the tie beam with materials :
 - **Sand** :
 - i. Casting - Full Course
 - ii. Brick, Plastering and other works - Medium Course
 - **Stone** :
5/8 Pure.
 - **Bricks** :
Picket Bricks.
 - **Cement** :
Lafarge, Ambuja and Ultra Tech.
 - **Iron Rods** :
ISI mark as available in market.
2. **STRUCTURE** : The main structure of the building shall be of R.C.C. frame structure comprising of R.C.C. column , beam , slab(thickness 4"),etc. (mixture ratio of stone, sand and cement 4:3:1).

3. **ELEVATION** : Attractive designed front elevation with exclusive finish.
4. **WALLS** : The external walls of the building will be 8" thick and partition walls be of 5" thick and inside the Flat shall be of 3" thick all be bounded with cement mortar.
5. **PLASTERING** : All internal surface shall be plastered with cement sand finished with Plaster of Paris. All the external walls shall be plastered with cement and sand and painted with Weather Coat of matching colour.
6. **FLOORING & SKARTINGING** : All the flooring and skirting of flat will be made with floor tiles.
7. **DOORS** : All door frames will be made of sal wood and supplying all doors shall be commercial flushed doors and the main doors of the flats shall have door screen and latch lock. Toilet will have PVC frame and doors.
8. **WINDOWS** : All windows will be made of Aluminium sliding (1.2 mm thick), fitted with blackish glass & grill.
9. **TOILET FITTINGS** : The toilet flooring will have marble. Walls shall have 6 feet Glazed Ceramic Tiles, above from the 6" skirting. All toilets will be Provided with concealed Plumbing for water each bathroom have one Anglo Indian or Western Commode white in colour, One white coloured Basin each toilet will have concealed stop cock of local Brand along with 4 (four) outlet points in each toilet.
10. **KITCHEN FITTINGS / FIXTURES** : The kitchen will have floor tiles and shall have Cooking Platform with Black Stone along with matching steel Sink and ceramic tiles up to a height of 3 feet from the cooking slab along with on hole for exhaust fan.

- 11. STAIRS :** All landings and steps of the stair- case will be of marble along with railing and the walls after plastering will be painted with wall putty.
- 12. ELECTRICALS :** All electrical lines, to be concealed having first class copper wires (Havels/ Fonolex) of proper gauge with earthen arrangement , all switches boards (modular) to be sheet metals with front cover of parapet sheet/ plug / socket etc. Are to be provided on all electrical points.
- 13. ELECTRICAL POINTS :** 1) BED ROOMS - 5(five) electric points 2) LIVING/ DINNING ROOM -Two light points, One fan point , 3) TOILET/ KITCHEN -One light point, 4)STAIRS - One light point on each landing 5) ROOFS/OTHERS - Adequate light points 6) one A.C., one Geyser point, one refrigerator point, one microwave point, one exhaust fan point, one aqua guard point and one washing machine point for Each Flat 7) GROUND- Adequate light points 8) One 15 Amps power points for each flat.
- 14. WATER SUPPLY :** One underground water reservoir for storing the Kolkata Municipal Corporation water and will provide adequate over head water reservoir of Patton Company for storing water with adequate Horse Power Capacity of Pump and Motor of a reputed branded company available in the market and the water lines from both the over head tanks will be separate with one spare submersible P/P system.
- 15. LIFT :** Lift from a reputed company.
- 16. EXTRA WORK :** Special fittings, flooring , fixtures in the flat will be provided at extra cost to be deposited before execution of the specific work, subject to feasibility.



mc

Addl. Dist. Sub-Registrar
Alipore
10 MAR 2025
South 24 Parganas
Kolkata-700011

IN WITNESS WHEREOF the Parties thereto, set sealed and subscribed their hands and seal on this the day, month and year first above written.

WITNESSES:

1. Parameswar Das.
Alipore Judges Court
KOL - 700027.

1. Debashish Paul.

2. Nipulchandra Das

3. Kameharni Das

4. Sushmita Das

2. Jaganta Mondal
Alipore Judges Court.
KOL - 27.

SIGNATURE OF THE OWNERS

DRC CONSTRUCTION

1) Govin Ray Chetri

2) Arjit Dutta

3) Subjit Choudhuri

Partners

SIGNATURE OF THE DEVELOPERS

Drafted by me:

D. Jayendra Chatterjee

Advocate
Alipore Judges Court
Kolkata - 700 027

W.B No. 2089/09

MEMO OF CONSIDERATION

RECEIVED from the within named DEVELOPERS the within mentioned sum of Rs.8,75,000/- (Rupees Eight Lakhs and Seventy Five Thousand) only as part consideration out of the total consideration of Rs.11,75,000/- (Rupees Seven Lakhs Seventy Five Thousand) only for the said flat as per following :-

MODE OF PAYMENT

- | | | | | |
|-------------------|-----------------|-----------------|----------------|-------------|
| 1. Chq. 272693 - | Canara Bank - | Nipul Ch. Das - | Rs. 30,000/- | dt. 18.2.24 |
| | Tollygunge P.S. | | | |
| 2. Chq. 272694 - | " | Kanchani Das - | Rs. 40,000/- | " |
| 3. Chq. 272695 - | " | Sushmita Das - | Rs. 30,000/- | " |
| 4. Chq. 272697 - | " | Debasish Paul - | Rs. 2,00,000/- | " |
| 5. Chq. 291044 - | " | Debasish Paul - | Rs. 25,000/- | 4.12.24 |
| 6. Chq. 291061 - | " | Debasish Paul - | Rs. 50,000/- | 30.1.25 |
| 7. Chq. 291070 - | " | Debasish Paul - | Rs. 3,00,000/- | 10.3.25 |
| 8. Chq. 291072 - | " | Kanchani Das - | Rs. 50,000/- | " |
| 9. Chq. 291074 - | " | Nipul Ch. Das - | Rs. 1,00,000/- | " |
| 10. Chq. 291075 - | " | Sushmita Das - | Rs. 50,000/- | " |

Total

Rs.8,75,000/-

(Rupees Eight Lakhs and Seventy Five Thousand) only

WITNESSES

1. Parameswar Das.
2. Jayanta Mondal.

Debasish Paul.
Nipul Chandra Das

Kanchani Das
Sushmita Das

SIGNATURE OF THE OWNERS



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name

Signature *Sebaschinh Paul*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature *Supulchandra Das*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature *Kamehmi Das*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature *Sushmita Das*



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name ABHIJIT CHOUDHURI
 Signature Abhijit Choudhuri



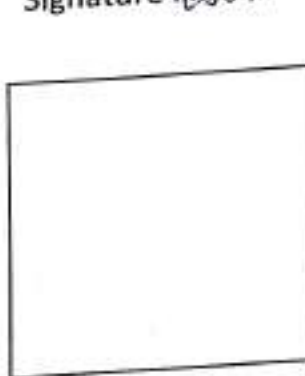
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Left hand					
Right hand					

Name ARJIT DUTTA
 Signature Arjit Dutta



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
 Signature Govind Ray Chhtri



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
 Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100320252043887842

GRIPS Payment Detail

GRIPS Payment ID:	100320252043887842	Payment Init. Date:	10/03/2025 12:22:08
Total Amount:	20942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3598121902529	BRN Date:	10/03/2025 12:22:47
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

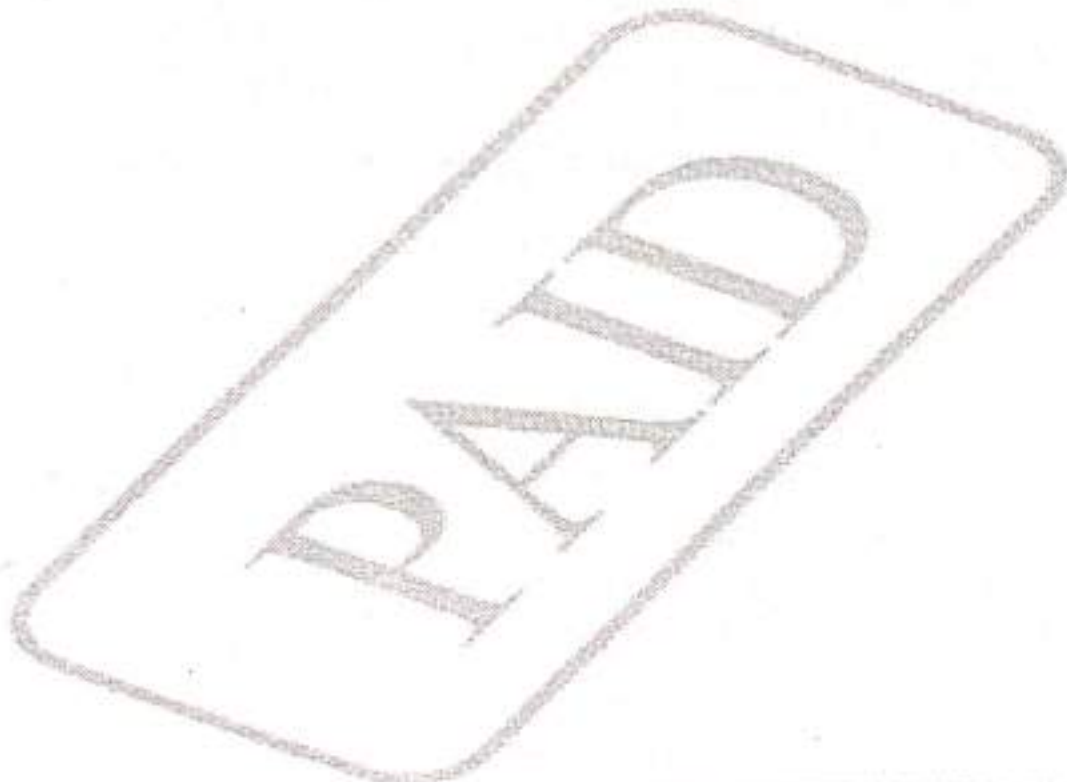
Depositor's Name: Mr DIBYENDU CHAKRABORTY
Mobile: 9903192998

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250438878438	Directorate of Registration & Stamp Revenue	20942
Total			20942

IN WORDS: TWENTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

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





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



192024250438878438

GRN Details

GRN:	192024250438878438	Payment Mode:	SBI Epay
GRN Date:	10/03/2025 12:22:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3598121902529	BRN Date:	10/03/2025 12:22:47
Gateway Ref ID:	IGASOETSH4	Method:	State Bank of India NB
GRIPS Payment ID:	100320252043887842	Payment Init. Date:	10/03/2025 12:22:08
Payment Status:	Successful	Payment Ref. No:	2000689859/1/2025 [Query No*/Query Year]

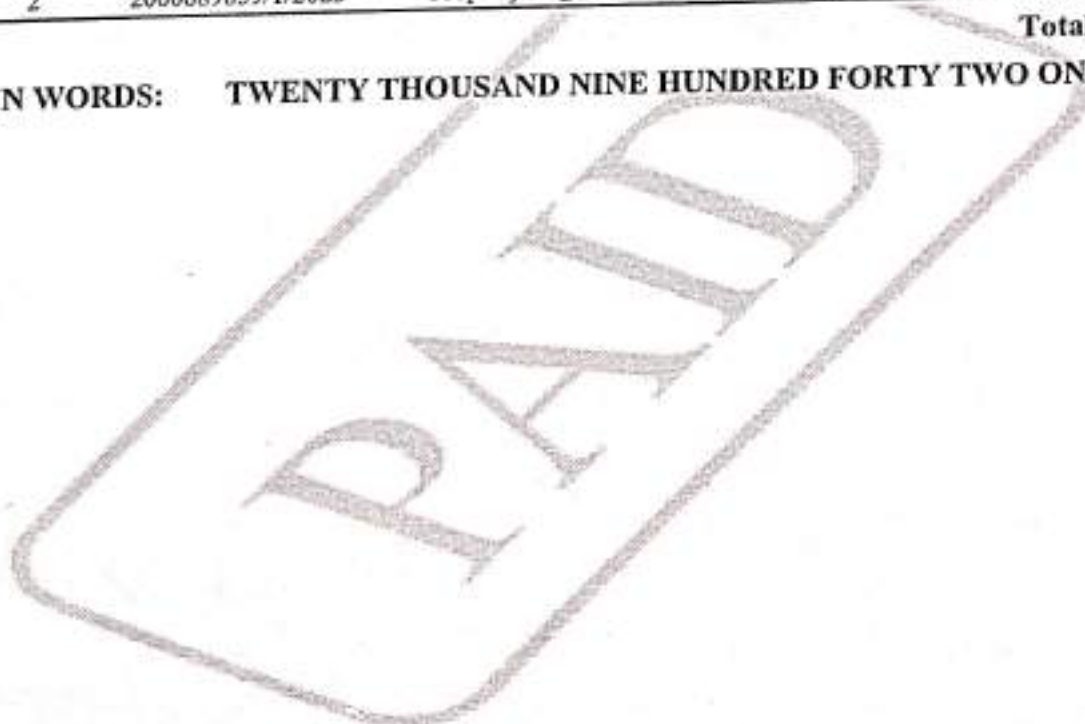
Depositor Details

Depositor's Name:	Mr DIBYENDU CHAKRABORTY
Address:	D98, RABINDRAPALLY, KOL 96
Mobile:	9903192998
Period From (dd/mm/yyyy):	10/03/2025
Period To (dd/mm/yyyy):	10/03/2025
Payment Ref ID:	2000689859/1/2025
Dept Ref ID/DRN:	2000689859/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000689859/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2000689859/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	11021
			Total	20942

IN WORDS: TWENTY THOUSAND NINE HUNDRED FORTY TWO ONLY.



Major Information of the Deed

Deed No :	I-1605-00344/2025	Date of Registration	10/03/2025
Query No / Year	1605-2000689859/2025	Office where deed is registered	
Query Date	08/03/2025 4:52:12 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Allpore Judges Court,Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903192998, Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]	
Set Forth value	Rs. 4/-	Market Value Rs. 98,51,943/-	
Stampduty Paid(SD)	Rs. 10,021/- (Article:48(g))	Registration Fee Paid Rs. 11,021/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Ghosh Road, , Premises No: 32/34A, , Ward No: 097 JI No: 42, Touzi No: 151 Pin Code : 700040



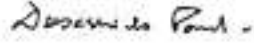



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 25 Sq Ft	1/-	76,94,443/-	Width of Approach Road: 30 Ft.,
Grand Total :				6.3479Dec	1 /-	76,94,443 /-	



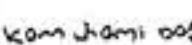



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2380 Sq Ft.	1/-	17,85,000/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1190 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1190 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					

S2	On Land L1	250 Sq Ft.	1/-	2,37,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	450 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3080 sq ft	3 /-	21,57,500 /-	

Land Lord Details :



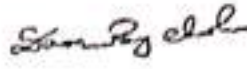


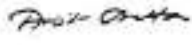


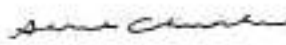
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DEBASHISH PAUL Son of Late NANI GOPAL PAUL Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 <small>LTI</small> <small>10/03/2025</small> Captured	 <small>10/03/2025</small>
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: BBxxxxxx5R, Aadhaar No: 28xxxxxxxx3179, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
2	Mr NIPUL CH DAS Son of Late JASHODA JIBAN DAS Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 <small>LTI</small> <small>10/03/2025</small> Captured	 <small>10/03/2025</small>
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: BJxxxxxx4Q, Aadhaar No: 93xxxxxxxx1865, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mrs KANCHANI DAS, (Alias: Mrs KANCHONI DAS) Wife of Mr NIPUL CH DAS Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI 10/03/2025</small>	 <small>10/03/2025</small>
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BYxxxxxx3Q, Aadhaar No: 77xxxxxxxx8828, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Miss SUSHMITA DAS Daughter of Mr NIPUL CH DAS Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI 10/03/2025</small>	 <small>10/03/2025</small>
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: BYxxxxxx2R, Aadhaar No: 44xxxxxxxx6419, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				



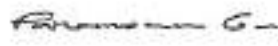
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DRC CONSTRUCTION 177/c Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SOVON RAY CHAUDHURI (Presentant) Son of Mr APU ROY CHOWDHURY Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2025 4:20PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 10/03/2025</p>	<p>Signature</p>  <p>10/03/2025</p>
<p>55 SUKANTA PALLY, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: BKxxxxxx9J, Aadhaar No: 82xxxxxxxx0708 Status : Representative, Representative of : DRC CONSTRUCTION</p>				
2	<p>Name</p> <p>Mr ARIJIT DUTTA Son of Mr ARUN CHANDRA DUTTA Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2025 4:21PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 10/03/2025</p>	<p>Signature</p>  <p>10/03/2025</p>
<p>177/C REGENT COLONY, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ASxxxxxx0J, Aadhaar No: 60xxxxxxxx6423 Status : Representative, Representative of : DRC CONSTRUCTION</p>				
3	<p>Name</p> <p>Mr ABHIJIT CHOUDHURI Son of Late M L CHOUDHURI Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2025 4:22PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 10/03/2025</p>	<p>Signature</p>  <p>10/03/2025</p>
<p>205/B REGENT COLONY, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AFxxxxxx5K, Aadhaar No: 48xxxxxxxx6674 Status : Representative, Representative of : DRC CONSTRUCTION</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr PARAMESWAR DAS Son of Mr NABAKUMAR DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 

10/03/2025 10/03/2025 10/03/2025
Identifier Of Mr DEBASHISH PAUL, Mr NIPUL CH DAS, Mrs KANCHANI DAS, Miss SUSHMITA DAS, Mr SOYON RAY
CHAUDHURI, Mr ARIJIT DUTTA, Mr ABHIJIT CHOUDHURI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-1.58600 Dec
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-1.58600 Dec
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-1.58600 Dec
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-1.58600 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-595.00000000 Sq Ft
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-595.00000000 Sq Ft
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-595.00000000 Sq Ft
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-595.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-62.50000000 Sq Ft
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-62.50000000 Sq Ft
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-62.50000000 Sq Ft
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-62.50000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-112.50000000 Sq Ft
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-112.50000000 Sq Ft
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-112.50000000 Sq Ft
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-112.50000000 Sq Ft

Endorsement For Deed Number : I - 160500344 / 2025

On 10-03-2025

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

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

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

Presented for registration at 15:10 hrs on 10-03-2025, at the Office of the A.D.S.R. ALIPORE by Mr SOVON RAY CHAUDHURI ..

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 98,51,943/-

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

Execution is admitted on 10/03/2025 by 1. Mr DEBASHISH PAUL, Son of Late NANI GOPAL PAUL, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Mr NIPUL CH DAS, Son of Late JASHODA JIBAN DAS, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mrs KANCHANI DAS, Alias Mrs KANCHONI DAS, Wife of Mr NIPUL CH DAS, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Miss SUSHMITA DAS, Daughter of Mr NIPUL CH DAS, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Indetified by Mr PARAMESWAR DAS, , Son of Mr NABAKUMAR DAS, 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 10-03-2025 by Mr SOVON RAY CHAUDHURI,

Indetified by Mr PARAMESWAR DAS, , Son of Mr NABAKUMAR DAS, 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 10-03-2025 by Mr ARIJIT DUTTA,

Indetified by Mr PARAMESWAR DAS, , Son of Mr NABAKUMAR DAS, 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 10-03-2025 by Mr ABHIJIT CHOUDHURI,

Indetified by Mr PARAMESWAR DAS, , Son of Mr NABAKUMAR DAS, 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 11,021.00/- (B = Rs 11,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2025 12:22PM with Govt. Ref. No: 192024250438878438 on 10-03-2025, Amount Rs: 11,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 3598121902529 on 10-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 843, Amount: Rs.100.00/-, Date of Purchase: 10/03/2025, Vendor name: S C HALDER

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 12:22PM with Govt. Ref. No: 192024250438878438 on 10-03-2025, Amount Rs: 9,921/-, Bank: SBI EPay (SBIPay), Ref. No. 3598121902529 on 10-03-2025, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2025, Page from 15954 to 15999
being No 160500344 for the year 2025.



me

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.03.13 10:42:45 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 13/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.