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Registrar-III
Kolkata

25 FEB 2025

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made on this 25th day of February, 2025 (Two Thousand and Twenty-five)

BETWEEN

1. **SRI KAMAL KUMAR MUKHERJEE, (AADHAAR - 3082 7600 9105), (PAN - BGDPM2078Q)**, son of Late Jiban Krishna Mukherjee, by faith-Hindu, by Nationality-Indian, by Occupation - Retired person, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, 2. **SMT. SASWATI DEVA RAYA, (AADHAAR - 9710 0999 4392), (PAN - AHGPR8677K)**, daughter of Late Sunil Kumar Mukherjee, wife of Jayanta Bhushan Deva Raya, by faith-Hindu, by Nationality-Indian, by Occupation - Home maker, residing at Flat G01, Ground floor, 217 Bus Stop, Siddha Town, Rajarhat, Kolkata - 700136, District - 24 Parganas (North), West Bengal, 3. **SMT. ANINDITA MUKHERJEE, (AADHAAR - 8808 1225 2503), (PAN - AKNPM9610P)**, daughter of Late Bimal Kumar Mukherjee, wife of Gautam Mukherjee by faith-Hindu, by Nationality-Indian, by Occupation - Home maker, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, 4. **SRI ANINDYA KUMAR MUKHERJEE, (AADHAAR - 6233 1808 0980), (PAN - BUWPM7999D)**, son of Late Bimal Kumar Mukherjee, by faith-Hindu, by Nationality-Indian, by Occupation - service in private sector, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, hereinafter called and referred as the "**LAND OWNERS**" (which terms shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND 

M/S. SHREE LAXMI DEVELOPERS, a Proprietorship firm, having its registered office at 6 No. Tinkari Ghosh Lane, Kolkata - 700026, represented by its sole Proprietor **SRI RAVI KHATIK (PAN - AXVPK7286L), (AADHAR - 963628063841)**, son of Shyam Lal Khatik, aged about 37 years, by faith-Hindu, by Nationality - Indian, by Occupation-Business, by nationality-Indian residing at 4 no. Hume Road, P.O. + P.S. - Kalighat, Kolkata - 700026, West Bengal, hereinafter called and referred as the "**DEVELOPER**" (which terms shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Nilmony Mukherjee received the Piece and parcel of some landed property by virtue of Umalnamah from Raja Suborno Roy Chowdhury in the year 1850 and during seized and possessed said Nilmony Mukherjee died intestate leaving behind his wife Baddabani and two sons namely Annada Prasad Mukherjee and Harihar Mukherjee as his only surviving legal heirs and successors.

AND WHEREAS during enjoyment of the said property, Baddabani died intestate leaving behind her two sons namely Annada Prasad Mukherjee and Harihar Mukherjee as her only surviving legal heirs and successors and after demise if said Baddabani his two sons jointly seized and possessed of the said property with free from all encumbrances.

AND WHEREAS during this period due to some financial crisis said Harihar Mukherjee Mortgaged the landed property measuring about 3 Cottah 12 Chittack alongwith structure standing thereon at premises no 53, Iswar Ganguly Lane, P.S. - Kalighat, Kolkata - 700026, to his elder brother namely Annada Prasad

Mukherjee by virtue of a Deed of Mortgage which was registered before the Sub-registrar Alipore and recorded being Deed no. I-2397, dated 29th July, 1908,

AND WHEREAS thereafter said Harihar Mukherjee died intestate leaving behind his wife namely Indu Prova Devi and two sons namely Jiban Krishna Mukherjee and Tulsi Charan Mukherjee as his only surviving legal heirs and successors, and during this period said Indu Prova Devi filed a suit before the District Judge at Alipore vide Case no. 78 of 1910, under Act VIII, for release the share of her husband and looked upon the two minor sons namely Jiban Krishna Mukherjee and Tulsi Charan Mukherjee, and also concern about the financial loss of Annada Prasad Mukherjee, Learned Court was pleased to settled the matter by passing an order / decree regarding the said property (morefully and particularly mentioned therein) wherein the said entire landed property alongwith structure was divided into two separate nos like 53A and 53B according to the separate plan annexed with the order/decree.

AND WHEREAS by virtue of that court order / Decree and the said plan annexed therein, said indu Prova Devi, Jiban Krishna Mukherjee and Tulsi Charan Mukjherjee, became the joint owners of the landed property measuring about 2 Cottah alongwith structure situated at 53A, Iswar Ganguly Lane and said Annada Prasad Mukherjee became the owner of landed property remaining area situated at 53B, Iswar Ganguly Lane respectively.

AND WHEREAS thereafter said Indu Prova Devi died intestate leaving behind her two sons namely Jiban Krishna Mukherjee and Tulsi Charan Mukjherjee as her only surviving legal heirs and successors and during seized and possessed of the said property said Tulsi Charan Mukherjee sold his undivided 50% share out of

entire the landed property measuring about 02 Cottah alongwith structure standing thereon lying and situated at 53A, Iswar Ganguly Lane, Kolkata - 700026, to Jiban Krishna Mukherjee by virtue of Bengali Deed of Sale which was registered before the District Sub-registrar at Alipore and recorded in Book no. - I, Volume no. 44, Pages from 265 to 268, being no. 3454, for the year 1922 and accordingly said Jiban Krishna Mukherjee became the sole and absolute owner of the said entire landed property measuring about 02 Cottah alongwith structure standing thereon situated at 53A, Iswar Ganguly Lane, Kolkata - 700026.

AND WHEREAS during enjoyment of the said property said Jiban Krishna Mukherjee died intestate leaving behind his wife namely Labanyalata Devi, and six sons namely Anil Kumar Mukherjee, Sunil Kumar Mukherjee, Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as his legal heirs and successors as per Hindu Successions Act and accordingly they became the joint owners of the said property by mutated their name before the Kolkata Municipal Corporation and enjoyed the property with free from all encumbrances and paid taxes on regular basis.

AND WHEREAS during enjoyment of the said property on 16th April, 1991 said Labanya Lata Devi, died intestate leaving behind her six sons namely Anil Kumar Mukherjee, Sunil Kumar Mukherjee, Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as her only surviving legal heirs and successors as per Hindu Successions Act and accordingly they became the joint owners of the said property and enjoyed the property with free from all encumbrances and paid taxes on regular basis.

AND WHEREAS during enjoyment of the said property on 23rd March, 1999 said Sunil Kumar Mukherjee, died intestate leaving behind his wife namely Meera Mukherjee and one married daughter namely Saswati Deva Raya as his only surviving legal heirs and successors as per Hindu Successions Act, and thereafter on 15th November, 2002, Smt. Meera Mukherjee also died intestate leaving behind her only married daughter namely Saswati Deva Raya as her only surviving legal heirs and successors as per Hindu Successions Act.

AND WHEREAS during enjoyment of the said property on 05th May, 2013 said Anil Kumar Mukherjee in a status of bachelor died intestate leaving behind his married niece namely Saswati Deva Raya, and four brothers namely Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as his only legal heirs and successors as per Hindu Successions Act, and his share devolved upon his legal heirs as per law.

AND WHEREAS during enjoyment of the said property on 15th October, 2018 said Nirmal Kumar Mukherjee in a status of bachelor died intestate leaving behind his married niece namely Saswati Deva Raya, and three brothers namely Bimal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as his only surviving legal heirs and successors as per Hindu Successions Act, and his share devolved upon his legal heirs as per law.

AND WHEREAS during enjoyment of the said property on 22nd December, 2022 said Bimal Kumar Mukherjee died intestate leaving behind his wife namely Mridula Mukherjee and one married daughter namely Anindita Mukherjee and son namely Anindya Kumar Mukherjee as his only surviving legal heirs and successors as per Hindu Successions Act, his share devolved upon his legal heirs as per law.

AND WHEREAS during enjoyment of the said property on 21st July, 2023 said Amal Kumar Mukherjee in a status of bachelor died intestate leaving behind his two married niece namely Saswati Deva Raya, and Anindita Mukherjee, one Sister – In- Law Mridula Mukherjee, one Nephew namely Anindya Kumar Mukherjee and one brother namely Kamal Kumar Mukherjee, as his only legal heirs and successors as per Hindu Successions Act, and his share devolved upon his legal heirs as per law.

AND WHEREAS thereafter on 15th July, 2024 said Mridula Mukherjee also died intestate leaving behind her one married daughter namely Anindita Mukherjee and son namely Anindya Kumar Mukherjee as her only surviving legal heirs and successors as per Hindu Successions Act, his share devolved upon his legal heirs as per law.

AND WHEREAS being the legal heirs and the present land owners said Saswati Deva Raya became the owner of 1/3rd share, Kamal Kumar Mukherjee became the owner of 1/3rd share, and Anindita Mukherjee and Anindya Kumar Mukherjee jointly became the owner of the 1/3rd share upon the entire property morefully and particularly mentioned in the schedule "A" written hereunder.

AND WHEREAS presently the land owners herein during jointly seized and possessed their aforesaid property intended to develop their said property by constructing a multi-storied building structure thereupon, consisting with several self-contained flats and space etc., and due to lack of their sufficient funds and also incapability to make construction and found no other alternative option, they approached to a Developer namely **M/S. SHREE LAXMI DEVELOPERS**, a Proprietorship firm, having its registered office at 6 No. Tinkari Ghosh Lane,

Kolkata - 700026, represented by its sole Proprietor Ravi Khatik, the Developer herein, to construct the new proposed building at the cost of the Developer on the property described in the Schedule- "A" below as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation, on certain terms and conditions to which the owners agreed.

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows: -

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS: -

The land owners have agreed to develop and the developer has agreed to execute a Development Agreement regarding the Bastu land area measuring about 02 Cottahs a little bit more or less together with 500 Sq.ft. pucca structure lying thereon and situated at K.M.C. premises no 53A, Iswar Ganguly Lane, bearing KMC Assesse no - 110831301223, Police Station - Kalighat, under K.M.C ward no 083, Kolkata - 700026, District - 24Parganas South, morefully described in the Schedule-'A' hereunder and referred to as **SAID PROPERTY** herein.

AND WHEREAS as the said land owners hereby handover the said property to the developer Sri Ravi Khatik son of Shyam Lal Khatik, for the purpose of new construction is free from all encumbrances, acquisition urban land ceiling and/or any other encumbrances what so ever in fully vacant possession upon execution of this agreement for smooth sailing/ development of this project.

1. The **LAND OWNERS** shall mean 1) Kamal Kumar Mukherjee son of Late Jiban Krishna Mukherjee resident of 8 No Balaram Bose Ghat Road Bhawanipore, Kolkata - 700025 P.S- Kalighat, P.O- Bhawanipore, 2) Saswati Deva Raya daughter of Late Sunil Kumar Mukherjee resident of 8 No

Balaram Bose Ghat Road Bhawanipore, Kolkata - 700025 P.S- Kalighat, P.O- Bhawanipore, **3)** Anindita Mukherjee daughter of Late Bimal Kumar Mukherjee, resident of 8 No Balaram Bose Ghat Road Bhawanipore, Kolkata - 700025 P.S- Kalighat, P.O- Bhawanipore, **4)** Anindya Kumar Mukherjee son of Late Bimal Kumar Mukherjee resident of 8 No Balaram Bose Ghat Road Bhawanipore, Kolkata - 700025 P.S- Kalighat, P.O- Bhawanipore.

2. The **DEVELOPER** shall mean **M/S. SHREE LAXMI DEVELOPERS**, a Proprietorship firm, having its registered office at 6 No. Tinkari Ghosh Lane, Kolkata - 700026, represented by its sole Proprietor **RAVI KHATIK**, son of Shyam Lal Khatik, (**PAN- AXVPK7286L**), (**AADHAR - 963628063841**), aged about 37 years by faith-Hindu, by Nationality - Indian, by Occupation-Business, by nationality-Indian residing at 4 no. Hume Road, P.O. + P.S. - Kalighat, Kolkata - 700 026, West Bengal.
3. The **SAID PROPERTY** shall mean ALL THAT the piece or parcel of Bastu land area measuring an area measuring about 02 Cottahs a little bit more or less together with 500 Sq.ft. pucca structure lying thereon at K.M.C. premises no 53A, Iswar Ganguly Lane, Police Station - Kalighat, bearing K.M.C Assessee no - 110831301223 under K.M.C ward no 083, Kolkata - 700026, District - 24Parganas South, West Bengal, more fully described in the schedule "A" hereunder.
4. **LAND** shall mean the land below under the said building to be constructed on the said premises.
5. The "**PROPOSED BUILDING**" shall mean and include the Multi-storied building to be constructed at premises mentioned in earlier paragraph. There is a proposal for development of a multistoried building to be sanctioned from KMC in the schedule property more fully mentioned hereinafter in **SCHEDULE "A"**.
6. **COMMON FACILITIES** shall mean and include corridors, stairs, way passage, drive way if any, common lavatories if any, provided by the

developer in the proposed building. The only prospective flat owners of the proposed building will have the right to enjoy the roof of the proposed building for maintaining water reservoirs etc.

7. **SALEABLE SPACE** shall mean and include the flats and spaces which would be sold out by the developer in respect of the developer's allocation after making due provisions for common facilities and space required thereof and also after providing the owners' allocation.

8. **LAND OWNERS' ALLOCATION** shall mean Owners will be jointly allocated with minimum guaranteed built-up area of 600 sq.ft. or proportionate total area of final KMC sanction plan over the schedule "A" property including any revision thereof on pro rata basis in 50:50 ratios whichever is more including a proportionate share in all common areas such as the staircase and lift together with proportionate undivided interest over the said soil, land including proportionate share & interest on all common areas, facilities and amenities attached thereto shall also be provided to the owners as "Owners allocation" at free of cost in the proposed Newly Constructed Building in the present Premises No. 53A, Iswar Ganguly Lane, bearing KMC assessee no - 110831301223, Police Station - Kalighat, under K.M.C ward no 083, Kolkata - 700026, District - 24Parganas South by the "DEVELOPER" **M/S. SHREE LAXMI DEVELOPERS**, represented by its sole Proprietor **RAVI KHATIK** the distribution of the said owners allocation shall be the said Kamal Kumar Mukherjee will obtain a residential flat admeasuring about 200 Sq.ft of built up area or more on the Ground floor on the front road side of the proposed building, Saswati Deva Raya will obtain a residential flat admeasuring 200 Sq.ft of built up or more on the First floor, Western side, and Anindita Mukherjee and Anindya Kumar Mukherjee will jointly obtain a residential flat admeasuring 200 Sq.ft of built up or more on the First floor, western side, of the proposed multi storied building which shall be clearly built up as covered premises and separately demarcated (subject to the sanction or approval of K.M.C) by the developer to the land owners at the time of delivery the land owners' allocation and

Also, a sum of Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand) only shall be paid by the developer to the land owners as Consideration amount at the time of executing of this agreement for development, which will be divided into 3 shares (i.e, Rs. 1,50,000/- for Kamal Kumar Mukherjee, Rs. 1,50,000/- for Saswati Deva Raya, and Rs. 75,000/- for Anindita Mukherjee and Rs-75000/- for Anindya Kumar Mukherjee (All total Rs-150000/-) This Consideration amount shall be Non-refundable if the building is fully constructed within time refer clause no.15 as mentioned herein below. However, if the building is not constructed for whatsoever reason raise from the developer side or the agreement stands terminated by the owners for whatsoever reason raise from the developer side, then the total amount shall be refunded by the landlords to the developer without any interest thereon.

9. **DEVELOPER'S ALLOCATION** shall mean the rest of the constructed area of the proposed multistoried building except Land Owners Allocation in the proposed multi storied building including common facilities as absolutely belong to the **DEVELOPER** after providing the Land Owners allocation as aforesaid and together with the absolute right on the part of the **DEVELOPER** and or prospective buyers and intending transferors, transferees, lease and or any way deal with the same but without in any way affecting the right and interest of the **LAND OWNERS**. It is specifically mentioned here that the allocation for tenant will be given out of the Developer's allocation.
10. **THE ARCHITECTS** shall mean such person or persons with requisite qualification who will be appointed by the developer for designing and planning of the new building.
11. **BUILDING PLAN** will mean such plan prepared by the architect for the construction of the proposed building and will approve by the Land Owners and sanctioned by the KMC and/or any other competent authority as the case may be.

12. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer of space in the multistoried building to be sold/gift thereof to the buyers/ intending purchasers thereof from the developer allocation without causing in any manners the inconvenience to the owners' allocation.
13. **TRANSFeree** shall mean a person of Firm/Limited Company/ association to whom any space in the building will be transferred from the developer's allocations.
14. **TITLE DEED** shall mean all the documents of title relating to the said premises.
15. **TIME** shall mean the construction shall be completed within 18 (Eighteen) months and in addition another 6 (Six) months grace period from the date of getting peaceful vacant khas possession of the said property or obtained sanction plan from the K.M.C or demolishing the existing structure whichever is later. If however, the Developer fails to complete the construction and handover of the possession of the Owner' allocation to the Owners within the specified period as enumerated above except force majeure, the Developer, in such event will be liable to pay compensation charges of Rs. 15,000/- (Rupees Fifteen Thousand) only per month until possession to each of the Owners namely Kamal Kumar Mukherjee, Saswati Deva Raya and Rs-7,500/- to Anindita Mukherjee and Rs-7,500/- to Anindya Kumar Mukherjee (All Total Rs. 15000/-) till the date of actual physical possession handover of the Flats/ Apartments to the respective owners. However, developer will have options to handover of the flat/apartment to the respective owners separately.

BE IT NOTED THAT THE TIME IS THE ESSENCE OF THIS AGREEMENT.

16. **WORDS** importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and

similarly was importing neutral gender shall include both masculine and feminine genders.

17. PROPORTIONATE SHARE shall mean and determine on the basis of the covered area of any unit be in proportionate to be covered area of all the units of the building.

18. The Developer shall at his own costs and expenses and without creating any mortgage, encumbrances, lien / pledge and any other liability on the Owners construct and complete the said Building including the Owner's Allocation in accordance with the applicable law & sanctioned plan of KMC.

COMMENCEMENT

19. This agreement shall be deemed to have commenced with effect from the date of execution of this agreement and this will be a registered agreement.

OWNER RIGHTS AND REPRESENTATION

- 1.** The owner is absolutely seized and possessed and/or otherwise well and sufficient entitled to the Schedule property.
- 2.** None other than the owner has any claim, right, title, and/or demand over and in respect of the said premises and/or any portion thereof.
- 3.** There is no excess vacant land at the said property within the meaning of the urban land (Ceiling and Regulation) Act, 1976.
- 4.** The Developer hereby agrees and covenants with the Owners not to transfer and assign benefits of this Agreement or any part thereof without prior written consent of all Owners.

DEVELOPEMENT RIGHT

1. The owner hereby grant subject to what has been under provided, exclusive right to the developer to build up on and to exploit the said plot of land and shall be able to construct the new building thereon in accordance with the proposed multistoried storied building with the plan to be sanctioned by KMC with or without any amendment and/or modification thereto made or cause to be made by the parties thereto.
2. All applications, plans and other papers and documents as may be required by the developers for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the developer at their own cost and expenses and the developer shall bear all fees and charges including architect fees required to be paid or deposited for exploitation of the said property provided however the developer shall be exclusively entitled to all refunds from the competent authority and/or deposits made by the developer.
3. Nothing in this presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said premises or any part thereof to the developers as creating any right, title or interest in respect of the developer to exploit the same in terms thereof and to deal with the developer's allocation in the new building in the manner hereinafter stated.
4. The Developer shall arrange for common electricity meter at his own cost and expenses but arrange the individual electricity meters in respect of all the Flats at the cost of the respective occupiers / purchaser or purchasers / owners.
5. The Developer shall install and erect in the said multi storied Building at his own costs and expenses together with all the facilities as are required to be provided in the proposed multi-storeyed building having self-contained Apartment and constructed for sale of Flats.

6. The Developer herein shall be handed over separate possession letters, along with building sanctioned plan to the owner's allocation to the First Part herein. The Developer/Other Part is also liable to hand over building/project completion certificate (CC) & Occupancy Certificate (OC) issued by Kolkata Municipal Corporation to each & every owner separately during the time of possession.
7. The Developer herein shall be solely liable against any illegal construction of the proposed building.

CONSIDERATION

In consideration of the owners having agreed to permit the developer to exploit the said property and to construct, erect, and built a new building strictly adhering in accordance with the to be sanctioned by KMC in the name of owners or developer and in accordance with the specification and materials description of which are stated in details in Schedule "C" below i.e on completion of proposed building on the property in question the owners shall be at first instance entitled to get according to the owners allocation as mentioned.

POSSESSION

1. The land owners shall give quite peaceful and unencumbered possession of the aforesaid premises to the developer's simultaneously with the execution of this agreement enabling the developer to serve the entire premises and for making soil testing and preparation of the proposed building plan.
2. The developer shall on completion of the new building shift the Land Owners and handover the undisputed possession of the Land owner's allocation in total complete, finished and habitable condition and the owner shall enjoy the said owner's allocation together to all rights in common to the common portion as absolute owner thereof. Furthermore, the Developer shall not hand over possession of the Developer's allocated flats to any buyer until

possession of the flats allocated to all respective Owners has been handed over to them.

3. The developer shall be exclusively entitled to the developer's allocation in the proposed building with exclusive right to transfer or otherwise deal with or disposed of the same without however prejudicially affected his interest without any right, title, claim or interest therein whatsoever of the owner and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
4. In so far as necessary all dealing by the developer in respect of the new building shall be in the name of the owner for which purpose the owner will execute the Power of Attorney in the form and manner reasonably require by the developer, it is being understood however that such dealing shall not in any manner fasten or create any financial or legal liabilities upon the owner nor there will be any clause inconsistency with or against the terms mentioned in this agreement.

JOINT OBLIGATION

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building as and from the date of handing over the vacant possession/execution of this development agreement and if there are any dues of property Taxes or any other taxes regarding the said property before the date of handing over/ execution of this development agreement, the owner shall be liable to borne the same.
2. As soon as the new building is completed within the stipulated time hereinafter mentioned, the developer shall give written notice to the owners for handing over the owner's allocation in the multistoried building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and after one month from the date of receipt of service of such notice and at all times thereafter, the owners shall be exclusively responsible for payment of all municipal taxes ,rates, duties of the owner's allocation and other public outgoings and imposition whatsoever for the sake of brevity, referred to as

the said rates payable in respect of the owner's allocation, the said rates to apportioned pro-rata with referable to the salable space in the building if they are levied on the building as a whole.

3. After distribution of all flats and /or space amongst the prospective buyers and owner, there may be an association to be formed amongst the respective flat owner maintaining the proposed building which shall be initiated by the developers.
4. That land owners will not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said building.
5. The developer shall develop and construct a multi storied building on the said land as described in the **Schedule "B"** herein below after utilizing the available floor Area Ratio (hereinafter referred to as "**F.A.R**") as per Kolkata Municipal Corporation rules.
6. The owners shall include his/her name and put signature in all papers and documents and deed those may come on the way of the developer for successful completion of the project since the project will be promoted in the owner's name.
7. The owners may hand over to the developer the original title deed, mutation certificate, Record of Rights, court order, in respect of the **schedule "A" property** as and when required with a notarized acknowledgement of receiving the paper by the developer.
8. If at the initial stage the project fails or did not get the sanction plan from KMC or other authorities as required without creating any damages to the property in question of no fruit to the developer or the negligence of the developer even after getting approval in due course of time then the owners will take back the possession of the said property (Within a span of Three (03) months + one (1) month as Notice period) from the developer & all rights & interest of the developer will cease to exist. More over Owners will not

compensate any cost born by the developers regarding to execute this agreement followed by the power of attorney and getting sanctioned of the plan from K.M.C.

9. The Developer and the owners among themselves hereby agree and covenant with the Owners not to do any act, deed or thing whereby each individual respective Owners are prevented from enjoying, selling, assigning and/or disposing of any of each individual respective Owners' Allocation on the Building from the date of signing of this deed of agreement.
10. After getting the peaceful possession each respective individual owner will have full right to dispose of, rent out, assign or mortgage their respective share to any individual/institution/company etc. without any consent from the developer or other owners.

COMMON RESTRICTION

The owner's allocation in the proposed new building will be subject to the same restrictions on transfer and use as are applicable to the developer allocation in the new building intended for common benefits of all occupiers of the new building which shall include the follows: -

- a. The owners shall not use or permit to be used of the owners' allocation in the new building or any option thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the intending flat owners /occupiers of the new building.
- b. The developer and his nominee /nominees shall also not use or permit to be used of the developer's allocation in the new building or any portion thereof for carrying or any obnoxious illegal and immoral trade or activities nor use thereof for any purpose which may cause any nuisance, hazard to the intending owner of the new building.

- c. Both the parties shall abide by all laws, bylaws, rules and regulations of the Governments, local bodies and associations when formed in future as the case may be without invading the right of the owner.
- d. The respective allottee shall keep their respective allocation in the building in good working conditions and repairs and neither parties shall not accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors any other portions of the new building.

OWNERS OBLIGATION

1. The owners hereby agreed and covenant with the developer not cause any interference or hindrance in the construction of the building at the said property by the developer.
2. The owners hereby agreed and covenant with the developer not to do any act or deed or thing whereby the developer may be prevented from selling assigning and /or disposing of any portion or portions of the developer's allocated portion in the building or of the said property,
3. The owners hereby agreed and covenant with the developer not to let out, grant lease, mortgage and /or charge the developer's allocation but shall have the right to let out grant, lease, mortgages and /or charge owner's allocation. Allocated owners portions to any person /persons, company /companies, save and except the developer allocation. The developer also shall not have any right to let out, grant, lease, mortgage and /or charges the allocated super built up area of the owner's allocation but shall have all the right to let out grant, lease ,take booking money etc. from the person/persons, company, companies in respect of the developer's allocation and shall have further right to sell the developer's allocation and shall have

further to sell the developer's allocation to the prospective purchaser and or its nominee/nominees.

4. The owners herein shall put their signature in all documents applications papers, wherever required by the developer for construction of the proposed building including the sale of developer allocation in favour of the nominees of the developer in terms of this agreement failing which the owner shall be jointly and severally held and responsible to pay damages in practical otherwise the developer may seek relief from the competent court of law and equity against the land owners.
5. The land owners will hand over the all-original papers relating to the said property mentioned in the schedule "A" hereunder to the developer as and when required during the period of construction and at the time of sale of developer's allocation. At the time of taking the original deeds or documents or records or any court orders of the said premises the developer shall give a notarized acknowledgement of receiving the same to said owners to that effect.

DEVELOPER'S OBLIGATION

The developer hereby agrees and covenant with the owner.

- a. The developer shall complete the aforesaid building within 18 (Eighteen) months from the date of delivery the Khas Possession by the land owners in favour of the developer after registering the Development agreement. That in the event developer is prevented from performing their obligation under this agreement due to force majeure clause which includes act of God, earthquake, tempest or flood or any other acts, beyond the control of the developer. If, however, the Developer fails to complete the construction and handover of the possession of the Owner' allocation to the Owners within the specified period as enumerated above considering unavoidable

circumstances, the Developer, in such event will be liable to pay a compensation Charges of Rs. 15,000/- (Rupees Fifteen Thousand) only per month until possession to each of the Owners namely Kamal Kumar Mukherjee, Saswati Deva Raya & Rs-7500/- To Anindita Mukherjee and Rs-7500/- To Anindya Kumar Mukherjee (All Total Rs-15000/-) as compensation charges till the date of actual physical possession handover of the Flats/ Apartments to the respective owners. However, developer will have options to handover of the flat/apartment to the respective owners separately. (subject to provide the all original documents regarding the schedule "A" property by the owners to the developer as and when required).

- b. The developer shall be held and responsible to get the necessary papers, mutated, sanction plan from the KMC as with active co-operation on the part of the owner.
- c. Not to violate or contravene any of the provision or rules applicable for construction of the building.
- d. The Developer /Other Part herein shall hand over separate possession letters, along with building sanctioned plan to the owner's allocation to the owners herein. The Developer is also liable to hand over building/project completion certificate (CC) & Occupancy Certificate (OC) issued by Kolkata Municipal Corporation to each & every owner separately during the time of possession.
- e. The Developer hereby agrees and covenants with Owners to complete the construction of the building within the stipulated time in this Agreement and bounded by the terms if exceeds the time of competition.
- f. The Developer is not authorized to enjoy any financial assistance against the mentioned property from any person / persons, organizations, Banks and or NBFC's. The Developer also not authorized to have any credit facilities from any supplier. The Owners shall not be liable and/or responsible and no

claim will be entertained in connection with any liability, taken by the Developer.

- g. The Developer hereby declares to take care of any hazards or accident or any local issues which may occur during the continuation of construction and the owners shall not bear any liability to that effect.

OWNERS' INDEMNITY

The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy their, allocated portion without any interference and/or disturbance provided the developers performance and fulfills all and singular the terms and conditions herein contained and/or part to be observe and performed.

DEVELOPERS INDEMNITY

1. The developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the KMC on that behalf.
2. The developer hereby undertakes to keep the owners indemnified against all action suit costs proceedings and claim that may arise out of the developer allocation with regard to the development of the said premises and/or in the matter of constructions of the building and/or any defect therein.
3. In case the Agreement is terminated due to the breach of any clauses written in this Agreement by the Developer, the Developer shall at its own cost and expenses reconstruct the existing structure to the satisfaction of the owners or shall be liable to pay the owners a compensation which shall be the prevailing value of the land at the time of the termination of the Agreement. That the Developer shall be entitled to enter into agreements for sale or transfer in respect of the Developer's allocation based on the Registered General Power of Attorney and shall have the right to execute all necessary documents on behalf of the Land Owners. However, such dealings shall not,

in any manner, impose or create any financial or legal liability upon the Land Owners, including but not limited to Goods and Services Tax (GST) or any other taxes. Any liability for GST or other taxes arising from such dealings shall be solely borne by the Developer and shall not be recoverable from the Land Owners. Furthermore, the Developer shall not hand over possession of the Developer's allocated flats to any buyer until possession of the flats allocated to all respective Owners has been handed over to them.

MISCELLANEOUS

1. The owner and the developer have entered in to the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owners. The parties hereto an proceed with these agreement nothing in these presents shall be construed as a demise or assignment or conveyance in and the owners of the said property or any part thereof to the developer or as creating any right title and interest in respect thereof of the developer or other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owner and their estate (Schedule "A") shall not be encumber and liable for payment of the dues of such bank or banks and that purpose the developers shall keep the owners indemnified against all action suits proceedings and cost charges and expenses in respect thereof.
2. That if it orders and/or claim by the registrar of the registration stamp on the basis of any assessment of valuation of the entire property, the developer shall bear the said costs and accordingly shall be entitled to sell, transfer, alienate by way of final deed of conveyance /s in respect of the undivided proportionate share of land and the portions of the building save and except the owner's allocation to any persons at their sole discretion after giving delivery the owner's allocation to the owners with full satisfaction and for that the owner shall give all powers to the developer.

3. Any notice required to be given by the developer shall without prejudice to any other mode or service available be deemed to have been served upon the owner if sent to them under registered post with acknowledgement.
4. That as and from the date of the completion of the building the developer and/or its transferees and the owner will be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes and outgoing payable in respective spaces.
5. The land owners will show all original title deeds relating to the said premises as and when required by the developer.
6. The building proposed to be constructed by the developer shall be made in accordance with the specification more fully described in the below mentioned schedule.
7. That the owner hereby fully agreed and give consent the developer shall have right to advertise, fix hoarding or benefit or commercial exploitation of the new proposed building from the date of execution of this agreement and on completion of the building or earlier all such advertisements and hoarding expenses shall be borne by the developer at his own cost.
8. The Xerox copy of agreement and the deeds in respect of the said property shall be kept at the registered office of the developers for inspection of the intended purchaser /s, the developer and or its nominee/s will be at liberty to inspect the original deeds of the owner herein.
9. That all the documents of such transfer shall be in such forms be drawn and/or approved by the developer's advocate and the same shall be executed by the both parties.
10. That after demolishing the existing construction of the owners/ landlords the developer will provide the tenanted accommodation for the owner/landlords till the completion and handing over the possession of the flats through the legal process to the owners/landlords.

11. The Owners shall entitle to transfer and/or otherwise deal with their respective individual Owners' Allocation in the Building and the developer shall extent full support in any form needed like tripartite agreement for sale or transfer of respective individual's share to any third party.
12. No amendment deletion addition or other changes in any provision of this Agreement or waiver of any right or remedy herein provided will be effective unless specifically set forth in writing and signed by the parties hereto.

FORCE MAJURE

1. The parties hereto shall not be considered to be liable for any objection hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended for during the duration such majeure, if any.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strikes, lockout and /or any other act or commission beyond the control of the parties hereto.

GOVERNING LAWS AND DISPUTE

This DEVELOPMENT AGREEMENT and its interpretation or implementation shall be governed by Indian law and the parties hereby agree to submit to the exclusive jurisdiction of the Ld. Courts of Calcutta.

JURISDICTION

The Dist. Courts of South 24 Parganas and any Higher Court shall have the jurisdiction to entertain and try all action suits and proceedings arising out this Agreement if any.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece or parcel of Bastu land area measuring an area of 2 Cottah a little bit more or less together with an old dilapidated pucca structure measuring about 500 sq.ft. standing thereon situate and lying at the Municipal Premises No 53A, Iswar Ganguly Lane, P.O. + P.S. - Kalighat, Kolkata - 700026, District - 24Pgs (South), West Bengal, under K.M.C Ward Number 083 of the Kolkata Municipal Corporation, Assessee no. 110831301223, District- 24-Paraganas(South) Sub-Registry Office at Alipore which is butted and bounded by:-

ON THE NORTH	by	Premises no. 53B, Iswar Ganguly Lane
ON THE SOUTH	by	Building of others
ON THE EAST	by	Building of others
ON THE WEST	by	10 feet wide Iswar Ganguly Lane

THE SCHEDULE 'B' ABOVE REFERRED TO LAND OWNERS' ALLOCATION

LAND OWNERS' ALLOCATION shall mean Owners will be jointly allocated with minimum guaranteed built-up area of 600 sq.ft. or proportionate total area of final KMC sanction plan including any revision thereof on pro rata basis in 50:50 ratios whichever is more including a proportionate share in all common areas such as the staircase and lift together with proportionate undivided interest over the said soil, land including proportionate share & interest on all common areas, facilities and amenities attached thereto shall also be provided to the owners as "Owners allocation" at free of cost in the proposed Newly Constructed Building over the schedule "A" property by the "DEVELOPER" namely **M/S. SHREE LAXMI DEVELOPERS**, a Proprietorship firm, represented by its sole Proprietor **RAVI**

KHATIK. The distribution of the said owners allocation shall be the said Kamal Kumar Mukherjee will obtain a residential flat measuring about 200 Sq.ft of built up area or more on the Ground floor on the front road side, Saswati Deva Raya will obtain a residential flat measuring about 200 Sq.ft of built up more on the First floor, Western side, and Anindita Mukherjee and Anindya Kumar Mukherjee will jointly obtain a residential flat measuring about 200 Sq.ft of built up or more on the First floor, western side, of the proposed multi storied building which shall be clearly built up as covered premises and separately demarcated (subject to the sanction or approval of K.M.C) by the developer to the land owners at the time of delivery the land owners' allocation and Also, a sum of Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand) only shall be paid by the developer to the land owners as Consideration amount at the time of executing of this agreement for development, which will be divided into 3 shares (i.e, Rs. 1,50,000/- for Kamal Kumar Mukherjee, Rs. 1,50,000/- for Saswati Deva Raya, and Rs. 75,000/- for Anindita Mukherjee and Rs-75000/- for Anindya Kumar Mukherjee (All total Rs-150000/-) This Consideration amount shall be Non-refundable if the building is fully constructed within time refer clause no.15 as mentioned herein below. However, if the building is not constructed for whatsoever reason raise from the side of the developer or the agreement stands terminated for whatsoever reason raise from the side of the developer, then the total amount shall be refunded by the landlords to the developer without any interest thereon.

THE SCHEDULE 'C' ABOVE REFERRED TO DEVELOPER'S ALLOCATION

20. **DEVELOPER'S ALLOCATION** shall mean the rest of the constructed area of the proposed multistoried building except Land Owners Allocation in the proposed multi storied building including common facilities as absolutely

belong to the **DEVELOPER** after providing the Land Owners allocation as aforesaid and together with the absolute right on the part of the **DEVELOPER** and or prospective buyers and intending transferees, transferees, lease and or any way deal with the same but without in any way affecting the right and interest of the **LAND OWNERS**. It is specifically mentioned here that the allocation for tenant will be given out of the Developer's allocation.

SCHEDULE 'D' ABOVE REFERRED TO

(Specification of the construction)

WORK SCHEDULE (SPECIFICATION)

- A. **STRUCTURE:** R.C.C. framed Super-structure as per the design requirement using standard quality steel, sand, cement of I.S.I. standard, stone-chips, mortar-casting in accordance with specified building rules. 8" outer walls and 3" and 5" inside walls be made of quality bricks, sands and cement of reputed brands. Outer and inside plaster shall be done with standard quality materials.
- B. **SANITARY AND PLUMBING:** All outer soil lines shall be provided of P.V.C. Supreme and other equivalent brand. Outer water lines be provided with I.S.I. standard either G.I. or with usual standard pipelines, fittings, inside pipelines shall be concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground. Water will be carried from the underground water reservoir to the overhead reservoir through a pump as per the specifications of the Architect.
- C. **FLOORING:** Vitrified Tiles flooring in all rooms, skirting 4" and Bath Dado of 6' with Ceramic tiles of standard quality.

- D. **DOORS:** Wooden door frame for bedrooms, drawing cum dining rooms, and kitchen. Commercial flush door for all inside doors. PVC doors for bathrooms. Stainless Steel bolts for all doors and windows, lock for main door and mortise lock for other doors except kitchen and toilet.
- E. **WINDOWS:** Aluminum windows with glass panels and grill.
- F. **WALL FINISHING:** Cement plastered wall with plaster and putty finishing, inside plaster with rich mortar and outside plaster with rich cement mortar.
- G. **PAINTINGS:** External walls of the building with boundary walls shall be painted with Weather coat or similar quality of cement paints, inside walls will be furnished with plaster and putty.
- H. **ELECTRICAL:** All electrical-copper wirings will be made of Havel's or equivalent brand cable for internal (flat) line wiring will be made by appropriate gauge wire and main line wiring will be made from standard gauges' wire.
- a) Bed Rooms: Two light points, one fan point, one 5 amp. and one 15 amp. 3 pin socket, one Air-Conditioner point.
- b) Drawing cum Dining room: Two light, two fan points, one 5 amp. and one 15 amp. 3 pin socket, 1 T.V. point,
- c) Kitchen: One Light point, one exhaust fan point, one water filter point, one 15 amp. plug point;
- d) Bath cum Toilet: One light point, one geyser point and one 5 amp. Plug;
- I. **BATH CUM TOILET:** One Commode (European style) with shower, one wash basin, one cistern, three C.P. taps, one shower and one overhead storage area over bathroom.

- J. **KITCHEN:** Gas counter will be green marble finish, one Stainless Steel sink, two C.P. taps, tiles on dado over cooking platform (upto 4');
- K. **WATER SUPPLY:** Corporation water will be arranged and will be linked from the overhead water reservoir to the individual flats.
- L. **POWER SUPPLY:** Individual metering for all flats (cost will be borne by the Flat-Owners).
- M. **STAIRCASE:** Marble flooring and iron grill railings in one side. The Developer shall not install Generator, Transformer or any other installations over and above mentioned hereinabove and if any, installed for which all costs will be borne by the Owner, purchasers of the Owner's and/or Developer's Allocation in the Said Building proportionately according to their holding. The Owners and/or the Purchasers of the Owner's and the Developer's Allocation shall pay the proportionate amount required to be to paid to CESC Ltd., service charges, security deposit, cost of the common meter and applicable CESC Ltd. fees for main line, cost of formation of the Owners' Association, Service Tax and any other statutory liabilities, taxes and/or impositions that may be decided by the central and state governments time to time and any other amount that may be decided by the Developer and such other facility to be installed and/or provided by the Developer.

THE SCHEDULE 'E' ABOVE REFERRED TO

(Common areas/Parts)

1. Stair case including the landing on the entire floor.

2. Water pump, water Tank, water pipes, Roof and other common plumbing installation.
3. Electric wiring meter and fittings excluding those installed any particular limit.
4. Drainage and sewerage.
5. Pump house.
6. Main gate.
7. Foundation and main wall of the building.

SCHEDULE 'F' ABOVE REFERRED TO

Common restrictions imposed in respect of the flat/building.

1. Not to use the said flat or permit the same to be used for purposes other than residence and shall not use the same for any other purposes for which may cause nuisance to the other owners and occupiers of other flats comprised in the neighbors.
2. Not to do or permit to be done any act, or thing which may render void or voidable any policy in insurance on any flat or in any part of the building or may cause or increase in the premium payable in respect thereof.
3. The purchasers shall not throw any dirt, rubbish or other refuses, wastes or permit the same to be thrown into the lavatories cisterns water or water pipe/pipes in the said flat.
4. The purchasers shall not be entitled to make color wash or white wash at the outside of their own portion and it shall be decided by all the flat owners or the Society.
5. The exterior of the building shall not be decorated otherwise than in the manner agreed to by a majority (in accordance with the area owned) of the owner of the flats comprised in the building. In the manner as may be in which the same was previously decorated.

6. The Purchasers shall not store any heavy goods or articles in the common areas, paths, passages, stair-case or other common portions which may cause obstruction in free ingress & egress of other flat owners of the Building.
7. That the purchasers shall not make any claim for any separation or demarcation in respect of the undivided proportionate share of land of the said premises as the same shall remain be impartial and joint in nature at all time in future.

THE SCHEDULE 'F' ABOVE REFERRED TO
(Common expenses to be borne by the society)

1. The expenses of maintaining and repairing the main structure, main walls, roof and in particular, the water pipes, water lines, water tanks etc. of the building and also electric lines for common lights and pump.
2. The cost of cleaning and lighting the passage, stair case etc. and other parts and the building used by the buyers in common with the owners and occupiers of the other flat/s.
3. Reasonable salaries of a caretaker, sweeper and night guard for the common parts.
4. The cost of maintaining, servicing, substituting, repairing and working of common lights. All expenses of common service and in connection with common areas and facilities as mentioned above.
5. Municipal /building and multi storied building taxes and other outgoing etc.
6. Insurance premium of the building against any natural calamities.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered these presents on the day, month and year first above written.

Witnesses: -

1. Amoy EAST B
Ara Bera 7000136

1. Normal member see

2. Sasmita Devi Das

3. Anindita Mukherjee

4. Anindya Kumar Mukherjee

2. Caran Mukherjee
Flat - 2B Sarada Apt
Nalopally, 64, Bijoy-laxmi
Colony, Anand - N - 24Pg.
Pin - 700126.

Signature of the Land Owners

SHREE LAXMI DEVELOPERS

Sanjay

Proprietor

Signature of Developer

Drafted as per instruction of the Land Owners
and Developer, thereafter Read Over and
Explained by me in Bengali

Kaushik Basu
Advocate

Alipore Criminal & Judges Court
Kolkata - 700027

F/ 727 113

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer within mentioned sum of Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand) only as a consideration money to the Land Owners as per Memo below:

MEMO

Sl. No	Date	In favour of	Cheque/ DD No.	Bank & Branch	Amount (In Rupees)
1.	25.02.25	Kamal Kumar Mukherjee		Bank of Baroda Lake Market	1,50,000/-
2.	"	Saswati Deva Raya		"	1,50,000/-
3.	"	Anindita Mukherjee		"	75,000/-
4.	"	Anindya Kumar Mukherjee		"	75,000/-
TOTAL-					4,50,000/-

(Rupees Four Lakhs Fifty Thousand) only.

WITNESSES:

1. Amal East

Barce Begi 7000136

2. Amal Mukherjee -

Flat - 2B Sarada Apt,
Nabapally, G4, Bijoy

Laani Colony, Borasat

N-24P95. Pin 700226.

1. Kamal Mukherjee


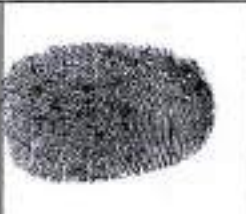









2. Saswati Devi Raja

3. Anindita Mukherjee

4. Anindya Kumar Mukherjee












Signature of the Land Owners

Anindya Kumar Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name..... KAMAL KUMAR MUKHERJEE

Signature..... Kamal mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name..... SASWATI DEVA RAYA

Signature..... Saswati Deva Raya

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name..... ANINDITA MUKHERJEE

Signature..... Anindita Mukherjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... ANINDYA KUMAR MUKHERJEE

Signature..... *Anindya Kumar Mukherjee*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... RAVI KHATRI

Signature..... *Ravi Khatri*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

Major Information of the Deed

Deed No. :	I-1603-03491/2025	Date of Registration	25/02/2025
Query No / Year	1603-2000566256/2025	Office where deed is registered	
Query Date	25/02/2025 9:50:58 AM	D.S.R. - III SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	KAUSHIK BAKSHI ALIPORE POLICE COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836720253, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property. Receipt [Rs : 4,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,25,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 4,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slp.(Urban area)		

Land Details :



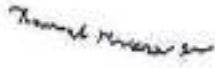





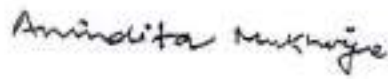
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE, , Premises No: 53A, , Ward No: 083 Pin Code : 700026



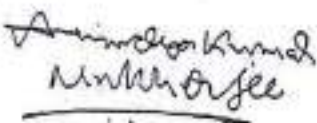
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha	1/-	47,50,000/-	Width of Approach Road: 10 Ft.,
Grand Total :				3.3Dec	1/-	47,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1/-	3,75,000 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAMAL KUMAR MUKHERJEE Son of Late JIBAN KRISHNA MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office		 LTI Captured	
	BALARAM BOSE GHAT ROAD, 8, City:- Kolkata, P.O:- BHOWANIPUR, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BGxxxxxx8Q, Aadhaar No: 30xxxxxxxx9105, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office			
2	Name Mrs SASWATI DEVA RAYA Daughter of Late SUNIL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office		 LTI Captured	
	Siddha Town, GROUND FLOOR, Flat No: G01,, City:- Rajarhat-gopalpore, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AHxxxxxx7K, Aadhaar No: 97xxxxxxxx4392, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office			
3	Name Mrs ANINDITA MUKHERJEE Daughter of Late BIMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office		 LTI Captured	
	BALARAM BOSE GHAT ROAD, 8, City:- Kolkata, P.O:- BHOWANIPUR, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx0P, Aadhaar No: 88xxxxxxxx2503, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr ANINDYA KUMAR MUKHERJEE Son of Late BIMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 <small>25/02/2025</small>	 Captured <small>LTI 25/02/2025</small>	 <small>25/02/2025</small>
BALARAM BOSE GHAT ROAD, 8, City:- Kolkata, P.O:- BHOWANIPUR, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BUxxxxxx9D, Aadhaar No: 62xxxxxxxx0980, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE LAXMI DEVELOPERS TINKARI GHOSH LANE, 6, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AXxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAVI KHATIK (Presentant) Son of Mr SHYAM LAL KHATIK Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office </td> <td>  <small>Feb 25 2025 4:10PM</small> </td> <td>  Captured <small>LTI 25/02/2025</small> </td> <td>  <small>25/02/2025</small> </td> </tr> </tbody> </table> <p>HUME ROAD, 4, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AXxxxxxx6L, Aadhaar No: 96xxxxxxxx3841 Status : Representative, Representative of : SHREE LAXMI DEVELOPERS (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr RAVI KHATIK (Presentant) Son of Mr SHYAM LAL KHATIK Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	 <small>Feb 25 2025 4:10PM</small>	 Captured <small>LTI 25/02/2025</small>	 <small>25/02/2025</small>
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK BAKSHI Son of Mr B BAKSHI ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>25/02/2025</small>	 Captured <small>25/02/2025</small>	 <small>25/02/2025</small>

Identifier Of Mr KAMAL KUMAR MUKHERJEE, Mrs SASWATI DEVA RAYA, Mrs ANINDITA MUKHERJEE, Mr ANINDYA KUMAR MUKHERJEE, Mr RAVI KHATIK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-1.09989 Dec
2	Mrs SASWATI DEVA RAYA	SHREE LAXMI DEVELOPERS-1.09989 Dec
3	Mrs ANINDITA MUKHERJEE	SHREE LAXMI DEVELOPERS-0.55011 Dec
4	Mr ANINDYA KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-0.55011 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-166.65000000 Sq Ft
2	Mrs SASWATI DEVA RAYA	SHREE LAXMI DEVELOPERS-166.65000000 Sq Ft
3	Mrs ANINDITA MUKHERJEE	SHREE LAXMI DEVELOPERS-83.35000000 Sq Ft
4	Mr ANINDYA KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-83.35000000 Sq Ft

Endorsement For Deed Number : I - 160303491 / 2025

On 25-02-2025

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) 48(1),W.B. Registration Rules, 1962)

Presented for registration at 14:53 hrs on 25-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAVI KHATIK .

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 51,25,000/-

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

Execution is admitted on 25/02/2025 by 1. Mr KAMAL KUMAR MUKHERJEE, Son of Late JIBAN KRISHNA MUKHERJEE, BALARAM BOSE GHAT ROAD, 8, P.O: BHOWANIPUR, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Retired Person, 2. Mrs SASWATI DEVA RAYA, Daughter of Late SUNIL KUMAR MUKHERJEE, Siddha Town, GROUND FLOOR, Flat No: G01., P.O: RAJARHAT, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 3. Mrs ANINDITA MUKHERJEE, Daughter of Late BIMAL KUMAR MUKHERJEE MUKHERJEE, BALARAM BOSE GHAT ROAD, 8, P.O: BHOWANIPUR, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 4. Mr ANINDYA KUMAR MUKHERJEE, Son of Late BIMAL KUMAR MUKHERJEE, BALARAM BOSE GHAT ROAD, 8, P.O: BHOWANIPUR, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service

Identified by Mr KAUSHIK BAKSHI, . . Son of Mr B BAKSHI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-02-2025 by Mr RAVI KHATIK, PROPRIETOR, SHREE LAXMI DEVELOPERS (Sole Proprietorship), TINKARI GHOSH LANE, 6, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by Mr KAUSHIK BAKSHI, . . Son of Mr B BAKSHI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,553.00/- (B = Rs 4,500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,553/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2025 10:06AM with Govt. Ref. No: 192024250419671628 on 25-02-2025, Amount Rs: 4,507/-, Bank: SBI EPay (SBlePay), Ref. No. 6981988661633 on 25-02-2025, Head of Account 0030-03-104-001-16 Online on 25/02/2025 3:13PM with Govt. Ref. No: 192024250420743718 on 25-02-2025, Amount Rs: 46/-, Bank: SBI EPay (SBlePay), Ref. No. 6128073139715 on 25-02-2025, Head of Account 0030-03-104-001-16

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 87402 to 87446

being No 160303491 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.25 18:24:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.