

08/14/24

D-8010/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

and that the document is admitted for Registration. The signature sheets and the encasement sheets attached with the document are the part of this document.

N 596580

276
8-1344096

District Sub-Register-II
Alipore, South 24-Parganas

7 JUN 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the day 7th of June, Two Thousand Twenty Four (2024)

BETWEEN

Samin Banerjee
Susanta Banerjee

SHREE LAXMI DEVELOPERS

[Signature]
Proprietor

Susmita Banerjee
Nirmala Halder

(1) **SRI. SAMIR BANERJEE**, (PAN NO- ADMPB6337N), (AADHAAR NO - 3565 7937 5121), son of Late Rabindra Nath Banerjee, by faith Hindu, by Occupation Retired Service man, by Nationality- Indian, residing at 84, Commint Park, Panchasayar, Post Office- Panchasayar, Police Station Panchasayar, Kolkata-700094, (2) **SRI. SUSANTA BANERJEE**, (PAN NO - AOYPB8681G), (AADHAAR NO 5169 6618 8051), son of Late Jitendra Nath Banerjee, by faith Hindu, by Occupation - Service, by Nationality- Indian, residing at Village - Shiramonipur, P.S. Sonamukhi, P.O. Gopikantapur, District - Bankura, Pin Code - 722207, (3) **SRI. SWARUP BANERJEE**, (PAN NO BRAPB8283Q). (AADHAAR NO - 8414 2540 6034), son of Late Nripendra Nath Banerjee, by faith Hindu, by Occupation-Business, by Nationality- Indian, residing at Village - Shiramonipur, P.S. Sonamukhi P.O. Gopikantapur, District - Bankura, Pin Code - 722207, (4) **SMT. NIRMALA HALDER**, (PAN NO- AHFPH5608B), (AADHAAR NO - 6667 6882 1263), wife of Sri Pradyut Halder, by faith - Hindu, by Occupation Housewife, by Nationality- Indian, residing at 54B, Iswar Ganguly Lane, Post Office - Kalighat, Police Station - Kalighat, Kolkata 700026, hereinafter jointly called and referred to as the "OWNERS" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their respective her executors, administrators, legal representatives, and/or assigns) of the **FIRST PART**.

AND

SHREE LAXMI DEVELOPERS, a registered Proprietorship Firm, having its registered Office at Premises NO. 4, Hume Road, Police Station Kalighat, Kolkata 700026, duly represented by, **MR. RAVI KHATIK**, (PAN.NO.AXVPK7286L) (AADHAAR NO - 963628063841), Son of Late Shyam Lal Khatik, by faith Hindu, by Occupation - Business, by Nationality- Indian, residing at Premises No. 4 Hume Road, P.S, Kalighat, Post Office Kalighat, Kolkata 700026, South 24: Parganas, hereinafter called the

- *Nirmala Halder*
 - *Samir Banerjee*
 - *Susanta Banerjee*
 - *Swarup Banerjee*

SHREE LAXMI DEVELOPERS
for Proprietor
 Proprietor

"DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, executors, representatives, administrators and assigns) of the **SECOND PART.**

WHEREAS One Piece & Parcel of Land with a two storied old building measuring an area of 1 (One) Cottah 9 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less as per present physical measurement being **Premises No 53B, Iswar Ganguly Street, Post Office -Kalighat, Police Station- Kalighat, Kolkata - 700026,** was occupied one by Nanda Rani Devi. Since deceased.

AND WHEREAS the said Nanda Rani Devi was in absolute right, title and interest therein and she had been in possession thereto and mutated her name in the record of K.M.C and paid Taxes.

AND WHEREAS the said Nanda Rani Devi made a Will dated 08.08.1949 in which she bequeathed the entire property/premises to her daughters namely Sushma Bala Devi, Jyotirmoyee Devi and Anila Bala Devi.

AND WHEREAS subsequently the said Nanda Rani Devi died tested on 13.04.1952 and her said daughters Jyotirmoyee Devi and Anila Bala Devi they were executors of such Will.

AND WHEREAS the said Jyotirmoyee Devi and Anila Bala Devi filed Act 39 Case No - 80 of 1952 before the Ld. District Delegate at Alipore and the probate was granted on 25.08.1952 in favor of Jyotirmoyee Devi and Anila Bala Devi.

AND WHEREAS after grant of Probate the said three daughters of Nanda Rani Devi got the property as per provision of Will but Sushma Bala Devi

Nirmala Halder.
Samin Banerjee
Sushanta Banerjee.
Sasmita Banerjee.

SHREE LAXMI DEVELOPERS

Proprietor

died as issueless. Thereafter Jyotirmoyee Devi and Anila Bala Devi had been jointly enjoying the Property by Payment of K.M.C Taxes.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint owners thereof, the said Jyotirmoyee Devi died intestate leaving behind her sons namely Susanta Banerjee now deceased, Sanat Banerjee, Sankar Banerjee and Siddherwar Banerjee now deceased as her only legal heirs and successors.

AND WHEREAS thereafter said Susanta and Siddherwar died as bachelor and another son or legal heir of Jyotirmoyee Devi that is Sanat Kumar Banerjee and Sankar Kumar Banerjee jointly enjoyed the Property by Payment of K.M.C Taxes.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint owners thereof, the said Anila Bala Devi died intestate leaving behind her three sons namely (1) Rabindra Nath Banerjee (2) Jitendra Nath Banerjee and (3) Nripendra Nath Banerjee, all since deceased as her only legal heirs and successors, who jointly inherited the undivided $\frac{1}{2}$ share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint owners thereof, the said Nripendra Nath Banerjee died intestate leaving behind his only son namely Sri Swarup Banerjee as his only legal heir and successor, who inherited the undivided $\frac{1}{3}$ share out of $\frac{1}{2}$ share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint owners thereof, the said Jitendra Nath Banerjee died intestate leaving behind his only son namely Sri Susanta Banerjee as his only legal heir

- Nirmala Haldar.
 - Samir Banerjee
 - Susanta Banerjee
 - Swarup Banerjee.

SHREE LAXMI DEVELOPERS

for Proprietor
 Proprietor

and successor, who inherited the undivided 1/3 share out of ½ share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint owners thereof, the said Rabindra Nath Banerjee died intestate and leaving behind his only son namely Sri Samir Banerjee as his only legal heirs and successors, who jointly inherited the undivided 1/3 share out of ½ share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

AND WHEREAS thereafter during enjoying the said property said Sri Sanat Kumar Banerjee and Sri Sankar Kumar Banerjee, being the surviving heirs of Late Jyotirmoyee Devi, absolutely sold, transferred, assigned, released and conveyed, and their undivided ½ Share of the said Property to Smt. Nirmala Halder, wife of Sri Pradyut Halder the Owner No. 4 and it was duly registered on 20th July, 2005 in the Office of the District Sub-Registered-1, at Alipore and recorded in Book No 1, Volume No - 183, Pages 292 to 312, Being No-02686 for the year 2005.

AND WHEREAS thereafter entire property is seized and possessed of by **Sri Samir Banerjee, Sri Swarup Banerjee, Sri Susanta Banerjee and Smt. Nirmala Halder** and they have been jointly enjoying the said property by paying K.M.C. Taxes in favour of K.M.C.

AND WHEREAS the present **OWNERS** are the joint owners of the total property and they desire to raise a multi-storied building over their said property for the better enjoyment but being unable to implement their said desire due to no such expertise for construction of any building and also lack of fund they have decided to develop their said property through a competent Developer, who is enough credential in the development work.

✓ Nirmala Halder
 Samir Banerjee
 Susanta Banerjee
 Swarup Banerjee

SHREE LAXMI DEVELOPERS

 Proprietor

AND WHEREAS while in searching of a good Developer, the parties of the **FIRST PART** herein came across with the **DEVELOPER** i.e. the party of the **SECOND PART** herein and after prolonged discussion held between the parties herein ultimately the parties hereto of the **FIRST PART** herein have agreed to develop their said property through the **DEVELOPER** herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows:-

OWNERS: Shall mean 1) **SRI. SAMIR BANERJEE**, son of Late Rabindra Nath Banerjee, residing at 84, Commint Park, Panchasayar, Post Office- Panchasayar Police Station Panchasayar Kolkata-700094, 2) **SRI. SUSANTA BANERJEE**, son of Late Jitendra Nath Banerjee, residing at Village - Shiramonipur, P.S. Sonamukhi, P.O. Gopikantapur, District - Bankura, Pin Code - 722207, 3) **SRI. SWARUP BANERJEE**, son of Late Nripendra Nath Banerjee, residing at Village - Shiramonipur, P.S. Sonamukhi, P.O. Gopikantapur, District - Bankura, Pin Code - 722207, 4) **SMT. NIRMALA HALDER**, wife of Sri Pradyut Halder, residing at 54B, Iswar Ganguli Lane, Post Office - Kalighat, Police Station - Kalighat, Kolkata 700026.

DEVELOPER: Shall mean **SHREE LAXMI DEVELOPERS**, a registered Proprietorship Concern, having its registered Office at Premises No. 4, Hume Road, Police Station Kalighat, Kolkata 700026, duly represented by its sole proprietor, **MR. RAVI KHATIK**, Son of Late Shyam Lal Khatik, by faith Hindu, by Nationality Indian, by occupation Business, residing at Premises No. 4 Hume Road Post Office - Kalighat, Police Station Kalighat Kolkata - 700026

PROPERTY: Shall mean **ALL THAT** piece & parcel of Land measuring an area of 1 (One) Cottah 9 (Nine) Chittacks 19 (Nineteen) Sq ft. more or less as per present physical measurement standing thereon an old dilapidated two storied

- Nirmala Halder.
- Samir Banerjee
- Susanta Banerjee
- Swarup Banerjee.

SHREE LAXMI DEVELOPERS

Proprietor

building (measuring about 600 square feet in Ground Floor and 650 Square feet on the first floor), being **Premises No. 53B, Iswar Ganguli Lane, Post Office - Kalighat, Police Station - Kalighat, Kolkata - 700026, District - South 24-Parganas**, more fully described in the "SCHEDULE -A" hereunder written.

DEVELOPMENT AGREEMENT: Shall mean the instant Agreement made between the **OWNERS** and the **DEVELOPER** herein.


BUILDING : Shall mean and include four-storied Building without lift facility to be constructed by the **DEVELOPER** on the said property in accordance with law at the entire cost of the **DEVELOPER** herein. The **DEVELOPER** shall consume maximum F.A.R of the proposed building and each floor shall be of equal size flat.

OWNERS' ALLOCATION: Shall mean that after completion of the construction of the proposed new four-storied Building. The **OWNERS** shall jointly get the total 50% sanction area of proposed four storied building to be erected by the **DEVELOPER** by consuming maximum F.A.R. It has been settled that the **DEVELOPER** shall hand over Owners' Allocated flat portion to be situated on entire 1st Floor and entire 2nd Floor, each flat having 2BHK flat along with one toilet, one verandah, one Kitchen and one drawing-cum-dining. The **OWNERS** shall have full right to enjoy all common rights and facilities of the proposed building.

DEVELOPER'S ALLOCATION: Shall mean the **DEVELOPER** will be entitled rest 50% of the total constructed area except the **OWNERS' ALLOCATION**. The **DEVELOPER** shall get the rest 50% of the proposed four storied building to be erected at the cost of the **DEVELOPER**. The said 50% shall be situated on entire ground floor and entire third floor of the proposed building. It is more fully and particularly described in the **THIRD SCHEDULE** hereunder written.

→ Nirmala Halder.
 Samira Banerjee
 - Susanta Banerjee
 Sarobjit Banerjee

SHREE LAXMI DEVELOPERS


 Proprietor

SALEABLE PORTION: Shall mean all the portion in the building save and except **OWNERS' ALLOCATION** of allocation pertaining to the Developer's allocation as described in the **THIRD SCHEDULE** below.

COMMON AREAS: Shall mean all the common service facilities of the building including the overhead water reservoir and water lifting pump and Motor which to be enjoyed by the **Owners** and the **Developer** of the building more fully and particularly described in the **FOURTH SCHEDULE** hereunder written.

TRANSFERORS: Shall mean in context of this agreement the **OWNERS** herein in respect of the undivided proportionate share of land pertaining to the **Developer's Allocation** after completion of construction of proposed building as per sanctioned plan.

TRANSFeree : Shall mean the intending Purchaser(s) who will purchase flat/space/shops in the building from the **DEVELOPER** as his allocation.

TRANSFER : Shall mean transfer of proportionate undivided share/interest of land in property by the **DEVELOPER** attributable to the **Developer's Allocation** of the proposed building which **DEVELOPER** will construct at his cost and supervision.

CONSIDERATION: Shall mean **Owners' Allocation** will be constructed at the cost of the **DEVELOPER** against which the **OWNERS** will transfer the undivided proportionate share of land in the property attributable to the **Developer's Allocation** after completion of the building.

DELIVERY OF POSSESSION OF LAND: Shall mean in the context shall mean, the **OWNERS** will hand over the Developer the peaceful well demarcated physical possession of the property at the time of execution and registration of the agreement for the purpose of construction of the new building.

Nirmala Halder
 Samir Banerjee
 Susanta Paul
 Swobh Banerjee

SHRE LAXMI DEVELOPERS

 Proprietor

TIME: Shall mean the **DEVELOPER** will complete the entire building and deliver the peaceful vacant physical possession of the **Owners' Allocation** first in the new building within **24 (Twenty Four) months from the date of execution of this agreement with a grace period of 6(Six) months.** The time may not be extended due to any unavoidable circumstances arises if any.

POWER OF ATTORNEY: Shall mean the **OWNERS** will execute a registered Development Power of Attorney appointing the **DEVELOPER** to complete the Project works as regards the property of the **LAND OWNERS.**

COMMON EXPENSES: Shall mean the expenses and cost of maintaining the common parts of the new building which will be borne or paid by the **DEVELOPER** only.

UNDIVIDED SHARE OF LAND: Shall mean the undivided proportionate share or interest in the land of the property attributable to the each flat/units pertaining to the **Developer's Allocation** and the **Owners' Allocation.**

MANNER OF WORK AND SPECIFICATIONS: Shall mean the materials and accessories which are to be used for construction of the building (more fully and particularly described in the **SIXTH SCHEDULE** hereunder written).

PROJECT: Shall mean the work of Development of the said property undertaken by the **DEVELOPER.**

UNIT: Shall mean any independent flat/Shop/ Car parking spaces (if any) in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit **OWNERS** and which is not the common portion.

UNIT OWNER: Shall mean any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the Owner's and the developer for the units held by them from time to time.

✓ *Nirmala Halder*
Samira Banerjee
Susanta Paul
Swarup Banerjee

SHREE LAXMI DEVELOPERS

[Signature]
 Proprietor

ARTICLE-II

THE OWNERS REPRESENT AS FOLLOWS:-

- a) The **OWNERS** are the absolute joint **Owners** in respect of the property more fully described in the **FIRST SCHEDULE** hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the property.
- c) The right, title and interest of the **Owners** in the property are free from all encumbrances and the **OWNERS** have a marketable title thereto.
- d) The **OWNERS** shall not create any third party interest of the said property or mortgage the same with any Bank or Financial institution in any manner during the construction of the building.
- e) The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or came to the notice of the Owners.
- f) The **OWNERS** have not in any way dealt with the property whereby the right, title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

ARTICLE - III OWNER' RIGHT

The **OWNERS** will get the **Owners' Allocation** described in the **SECOND SCHEDULE** hereunder written strictly within the stipulated period without any hindrance from the **DEVELOPER**. The **DEVELOPER** shall hand over the Owners' Allocation first after completion of the new building within the

Nirmala Halder.
 Samir Banerjee
 Susanta Banerjee
 Swastik Banerjee

SHREE AXMI DEVELOPERS

 Proprietor


stipulated period and shall make the entire building as a habitable condition by providing therein all the common facilities.

ARTICLE IV OWNERS' OBLIGATION

- a) The **LAND OWNERS** have already supplied all the Xerox copies of the title Deeds and papers in respect their title of the property. After full satisfaction of the title of the property and possession thereof the **DEVELOPER** has agreed to promote the said property 'as is where is basis'. The **DEVELOPER** has been authorized by the **OWNERS** to construct and complete the building at its cost and as per specification as mentioned herein without any interference or hindrance from the side of the **OWNERS**.
- b) **During the continuance of this agreement i.e. within 24 (Twenty Four) months having a grace period of 6(Six) months** from the date of execution of this agreement, the **OWNERS** shall not let out, grant, lease, mortgage and/or create any charge in respect of the property or any portion thereof without the consent in writing of the **DEVELOPER**.
- c) The **DEVELOPER** will execute Agreement for Sale in respect of sale of undivided proportionate share of land attributable to the units pertaining to the **Developer's Allocation** and present the same before the registration authority in respect of Flat pertaining to the **Developer's Allocation** for registration at the cost of the **DEVELOPER** and /or its nominee. It has been settled that immediate after completion of the proposed building the **DEVELOPER** at first hand over the **Owners' allocated** flats together with possession thereof and thereafter the **DEVELOPER** shall sell his **Developer's Allocation** to the intending purchasers and deliver them the possession of the same. It is pertinent to mention that at the time of execution of this Agreement for Development the **OWNERS** have handed

Nirmala Halder
Samin Banerjee
Susanta Banerjee
Swagat Banerjee

SHREE LAXMI DEVELOPERS


Power of Attorney

over the possession of the said property to the **DEVELOPER** herein for the construction of the new proposed building and the **DEVELOPER** herein confirms the same.

- d) The **OWNERS** with the execution of this agreement will hand over the Xerox copies of the Original title deeds relating to the said property to the **DEVELOPER**. The **OWNERS** shall be bound to produce all original documents in relating with their title or property at any time to any competent authority at the request of **DEVELOPER**.
- e) It is pertinent to mention that at the time of execution of this Agreement for Development the **OWNERS** have handed over the possession of the said property to the **DEVELOPER** herein and the **DEVELOPER** herein confirms the same that he has taken possession in the said property for the promotion work.
- f) The **OWNERS** will extend all reasonable cooperation to the Developer for effecting construction of the said new building.

ARTICLE V: DEVELOPER'S RIGHT

- a) The **DEVELOPER** will have the exclusive right to construction and complete the building at its own cost within the stipulated time as aforesaid.
- b) The **OWNERS** have executed and registered this Development Agreement with the **DEVELOPER** on good faith. The **DEVELOPER** assures and confirms that he shall take all the responsibilities and financial liabilities alongwith all local Jhamela/Problems and also problems of local Thana as regards this proposed project as the **OWNERS** have handed

- Nirmala Halder
 - Samir Banerjee
 - Susanta Banerjee
 - Surosh Banerjee

SHREE LAXMI DEVELOPERS

[Signature]
 Proprietor

over the property in favour of the **DEVELOPER** absolutely "as is where is basis".

- c) The **DEVELOPER** will have the exclusive right to commercially exploit the **Developer's Allocation**. The **DEVELOPER** will have full right and absolute authority to enter into any sale agreement/sale with any intending purchaser/purchasers in respect of the said Developer's share of allocation (Save and except Owners' allocation) at any price of its discretion and receive advance/consideration money in full thereof.
- d) The **DEVELOPER** will be entitled to occupy and develop the property **SUBJECT TO** the terms of this agreement, for the duration of the project. The **DEVELOPER** will be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch and ward staffs.
- e) The **DEVELOPER** will be at liberty to do all works as be required for completing the building and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The **DEVELOPER** will have the right to obtain temporary connection of utilities for the project and the **OWNERS** shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.
- f) The **DEVELOPER** will be entitled to receive, collect and realize all money out of the **Developer's Allocation** from the intending purchasers in respect of the units/ spaces appertaining to the **Developer's Allocation** without creating any personal and/or financial liability upon the **OWNERS** as regards the project.

- Nirmala Halder.
 Samira Banerjee
 Susanta Banerjee
 Sabyasachi Banerjee.

SHREE LAXMI DEVELOPERS

 Proprietor

- g) The **DEVELOPER** will be authorized so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.
- h) The **DEVELOPER** will be entitled to deliver unit/flat pertaining to the **Developer's Allocation** to the intending purchaser/ purchasers.
- i) The **DEVELOPER** will be entitled to transfer the undivided proportionate share of land in the premises together with flats attributable to the **Developer's Allocation** by virtue of the Power of Attorney to be given by the **OWNERS** to the **DEVELOPER** only after handing over the **Owners' Allocation**.
- j) The **DEVELOPER** will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the **Developer's Allocation**.
- k) The **OWNERS** shall give such co-operation to the **DEVELOPER** and sign all papers, confirmation and/or authorities as may be reasonably required by the **DEVELOPER** from time to time, for the project, at the cost and expenses of the **DEVELOPER**.
- l) The **DEVELOPER** shall have right to demolish the existing structure and building at his cost and shall take over the such demolished building materials.

ARTICLE VI: DEVELOPER'S OBLIGATION

- a) The **DEVELOPER** prior to delivery of possession and/or execution of any Deed of Conveyance in respect of flats/units and other constructed spaces under **Developer's Allocation** to any third party or intending purchaser(s) will deliver the flats/units and other constructed spaces under

Nirmala Halder
 Samira Banerjee
 Susanta Band
 Swagup Banerjee

SHREE LAXMI DEVELOPERS

 Proprietor

Owners' Allocation complete in all respect including electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners **within 24 (Twenty Four) months (having a grace period of six months) from the date of execution of this agreement.**

- b) **DEVELOPER** shall apply for and obtain sanctioned building plan for construction of the proposed building.
- c) All costs, charges, expenses and time responsibility for construction of the building and/or the development of the said premises shall be borne and paid by the **DEVELOPER** exclusively. The **DEVELOPER** will complete the **Owners' Allocation** with the specification annexed hereto.
- d) The **DEVELOPER** will construct the entire proposed new building with standard materials available in the market.
- e) The **DEVELOPER** will bear all costs arising out of the construction of the new building.
- f) The **DEVELOPER** will bear all liabilities and impositions in respect of the premises and/or part thereof from the date of taking possession of the premises till the **DEVELOPER** delivers the flats/units i.e. constructed spaces under **Owners' Allocation** to the **OWNERS** during stipulated period from the date of **Owners' Allocation** is landed over to the **OWNERS**, complete and made habitable condition the **OWNERS** shall be responsible to pay and bear the taxes and maintenance in respect of the owners allocation from the date of possession but the **DEVELOPER** will remain responsible for the liabilities and imposition on the **Developer's Allocation.**

Nimmala Halder
 Samir Banerjee
 Susanta Banerjee
 Swastik Banerjee

SHREE LAXMI DEVELOPERS


 Proprietor

ARTICLE VII: INDEMNITY

- a) The **DEVELOPER** indemnifies the **OWNERS** against all claims, accidents actions, suits and proceedings arising out of any acts of the **DEVELOPER** in connection with the construction of the building from the date of execution and registration of this agreement.
- b) The **DEVELOPER** will indemnify and keep the **OWNERS** indemnified in respect of all costs, expenses, liabilities, claims, and/or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- c) The **DEVELOPER** will keep the **OWNERS** saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The **DEVELOPER** indemnifies the **OWNERS** against all claims or demand that may be made due to anything done by the **DEVELOPER** during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The **DEVELOPER** indemnifies the **OWNERS** against all claim and demands of the suppliers, contractors, workmen and agents of the **DEVELOPER** on the account whatsoever including any accident of other loss. The **DEVELOPER** indemnities the **OWNERS** against any demand and/or claim made by the unit holder in respect of the **Developer's Allocation**.
- f) The **DEVELOPER** hereby agrees with the **Owners** not to do any act deed or things whereby the **OWNERS** will be prevented from enjoying,

Nirmala Halder

Samin Banerjee
 Susanta Banerjee
 Swastik Banerjee

DEVELOPERS
 Proprietor

selling, disposing, assigning of any of **Owner's Allocation** in the property.

ARTICLE VIII: COMMON UNDERSTANDINGS

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the **OWNERS'** handing over the vacant and peaceful possession of the premises to the **DEVELOPER**, the **DEVELOPER** shall pay such dues and bear the costs and expenses thereof and the **DEVELOPER** will also be liable for the subsequent period, if any after mutating the names of the present Owners in the records of K.M.C. at his cost. The **DEVELOPER** will also pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the **Owners' Allocation** to the **OWNERS**. Thereafter the **OWNERS** shall be responsible for the same for their allocation and the **DEVELOPER** shall be also be responsible for their allocation after completion of the building.
- b) The **OWNERS** shall be solely and exclusively entitled to the **Owners' Allocation** and the **DEVELOPER** will be solely and exclusively entitled to the **Developer's Allocation** in the newly constructed building along with common service area.
- c) The **Owner's Allocation** shall be raised and constructed by the **DEVELOPER** for and on behalf of the **OWNERS** according to annexed specification. The **Developer's Allocation** of the building shall be constructed by the **DEVELOPER** for and on behalf of itself. The **OWNERS** and the **DEVELOPER** will be entitled absolutely to their respective allocations as within mentioned and shall be at liberty to deal

Nirmala Halder
 Samir Banerjee
 Susanta Banerjee
 Swobha Banerjee

SHREE LAXMI DEVELOPERS

[Signature]
 Proprietor

therewith in any manner they deem, fit and proper **SUBJECT TO HOWEVER** the general restrictions for mutual advantage inherent in the **Owner's Allocation**. They will also be at liberty to enter into agreement for sale of their respective allocations as within mentioned **SAVE THAT** insofar as the same relates to common areas (as described in the **FOURTH SCHEDULE** hereto) common expenses (as described in the **FIFTH SCHEDULE** hereto) and other matter of common interest, the **OWNERS** and the **DEVELOPER** will adopt the same mutually.

- d) The **DEVELOPER** will be entitled to all such monies receivable in respect of the **Developer's Allocation PROVIDED HOWEVER** that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the **DEVELOPER** from all the units **Owners** till formation of the society or any **OWNERS' ASSOCIATION** of the unit Owners.
- e) The **DEVELOPER** will provide main electricity connection for the said building at his cost including the **Owners' Allocation** and the **OWNERS** and/or their nominees shall reimburse for their individual meter as required to obtain electricity from the C.E.S.C to the **DEVELOPER**.
- f) Upon completion of the building, all flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building proportionately.
- g) The **OWNERS** herein shall execute and register the Developer Power of Attorney in favour of the **DEVELOPER** by it, and the **DEVELOPER** shall have to right to constructed the proposed building and to transfer his allocation in favour of the intending Purchasers by using the said Power of Attorney.

Nirmala Halder
 Samir Banerjee
 Susanta Banerjee
 Swarnan Banerjee

SHREE LAXMI DEVELOPERS

[Signature]
 Proprietor

- h) That if the **DEVELOPER** expires during the construction of the building, the legal heirs/assignee/successor/successors-in-office/legal representatives will be responsible to complete the construction work of the proposed building in accordance with law.
- i) That if the Developer fails to deliver the Owners' Allocated flats within the stipulated period, the **DEVELOPER** shall have to pay the monthly penalty the same of **Rs. 20,000/- (Rupees Twenty Thousand)** only to the **OWNERS** till the date of handing over Owners' allocated two flats as described in the **SECOND SCHEDULE** below.

ARTICLE IX: COMMON RESTRICTIONS

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.
- d) Both parties will jointly form a committee to look after the maintenance of the building after completion of the building and also after handing over owners' allocated portion. But whenever the **OWNERS** shall take possession of the **Owners' Allocation** and the **DEVELOPER** sell its allocation, the **DEVELOPER** will have no liability to the said committee and/or any association to be formed. In that event only the flat owners and other owners of the unit shall liable to pay the taxes and maintenance in respect of their units.

Nirmala Halder.

Samira Banerjee.

Susanta Banerjee

Swaraj Banerjee.

SHREE LAXMI DEVELOPERS


Proprietor

- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both parties will allow the said association to be formed or the common persons to enter into their respective allocations for maintenance of the building upon giving notice in writing.
- g) Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation after completion and delivery of possession of the building.

ARTICLE X: MISCELLANEOUS

- a) The **OWNERS** and the **DEVELOPER** have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever. The **DEVELOPER** has gone through the Deeds etc. related to this property as mentioned in the **SCHEDULE** below and is fully satisfied with the title of the property has agreed to do this project '**as is where is basis**'.
- b) Save and except this agreement no agreement and/or oral representation between the portions hereto exists or will have any validity.
- c) As per physical measurement of the land of the Premises is 1 (One) Cottah 9 (Nine) Chittacks 19 (Nineteen) Sq.ft. but one registered Deed of Gift vide Deed No. 2686 as within mentioned the land area of the premises has been wrongly mentioned as 1 (One) Cottah 5 (Five) Chittacks together with existing structure. It has been settled by and between the parties that the **DEVELOPER** shall take proper and affirmative steps to record the actual land area in the record of inspection

Samir Banerjee
 Susanta Banerjee
 Swastik Banerjee
 Nirmala Halder.

SHREE LAXMI DEVELOPERS

 Proprietor

book of the K.M.C. on physical measurement. Accordingly the **DEVELOPER** shall take the initiative for obtaining the sanction of the proposed building plan upon the land of the premises as per physical measurement as regards the premises accordingly both the **OWNERS** and the **DEVELOPER** shall have to enjoy 50% of the sanction F.A.R. of the proposed building to be erected by the **DEVELOPER** at his cost.

ARTICLE XI: FORCE MAJURE

The **DEVELOPER** will complete the **Owners' Allocation** within the stipulated period subject to the circumstances which may not be found beyond control of the **DEVELOPER** i.e. earthquake, flood, severe crisis of building materials and/or any new prevailing Building Rules to be introduced by the Govt. authority.

ARTICLE XII: JURISDICTION

The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

STATUTORY PARA FOR DEVELOPMENT AGREEMENT

Be it noted that by this Development Agreement and the related Development Power of Attorney, the **DEVELOPER** 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 a 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 owner and

Susanta Banerjee
Susanta Banerjee
Nirmala Halder.

SHREE LAXMI DEVELOPERS

[Signature]
Proprietor

the **DEVELOPER** in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

**FIRST SCHEDULE ABOVE REFERRED TO
(THE PREMISES)**

ALL THAT piece & parcel of land measuring land area **1 (One) Cottah 9 (Nine) Chittacks 19 (Nineteen) Sq.ft.** more or less as per present physical measurement, standing thereon an old dilapidated two storied building measuring ground floor covered area 600 Sq.ft and first floor covered area 650Sq.ft. erected in 1930 being **Premises No. 53B, Iswar Ganguli Lane, Post Office - Kalighat, Police Station - Kalighat, Kolkata - 700026, Assessee No. 11-083-13-0123-5, within K.M.C. Ward No. 83,** together with all right, title, interest and right of easement attached thereto and which is butted and bounded as follows that is to say:-

ON THE NORTH : Vacant Land;
ON THE SOUTH : 12" wide 53 A, Iswar Ganguli Lane;
ON THE EAST : House No. 51, Iswar Ganguli Lane,
ON THE WEST : 10'-00" Wide Iswar Ganguli Lane.

**SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)**

The **OWNERS** shall jointly get the total 50% sanction area of proposed four storied building to be erected by the **DEVELOPER** by consuming maximum F.A.R. It has been settled that the **DEVELOPER** shall hand over Owners' Allocated flat portion to be situated on entire 1st Floor and entire 2nd Floor, each flat having 2BHK flat along with one toilet, one verandah, one Kitchen and one drawing-cum-dining. The **OWNERS** shall have full right to enjoy all common rights and facilities of the proposed

Nirmala Halder.
Samin Banerjee
Srusanta Prasad
Swagat Banerjee.

SHREE LAXMI DEVELOPERS

Proprietor

building. The **OWNERS** shall enjoy the undivided proportionate share of land and shall also enjoy all common rights and amenities of the proposed building. The **DEVELOPER** shall remain liable to hand over the **Owners' Allocation** within the stipulated period as within mentioned. Besides, the **DEVELOPER** has paid to the **OWNERS** a non-refundable sum of Rs.1,50,000/- (Rupees One Lac Fifty Thousand only) at the time of execution of this agreement and the Owners have acknowledged the same as per memo below.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION Shall mean the **DEVELOPER** will be entitled rest 50% of the total constructed area except the **OWNERS' ALLOCATION**. The **DEVELOPER** shall get the rest 50% of the proposed four storied building to be erected at the cost of the **DEVELOPER**. The said 50% shall be situated on entire ground floor and entire third floor of the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA AND FACILITIES)

1. All Stair Cases and landings of the building and common land and foundation of the new building and all beams and columns of the new building.
2. Septic Tank, drainage and sewerage and all plumbing lines.
3. Boundary Walls and main gates of the building to be fitted by the Developer.
4. Common Space between the Boundary Wall and walls of the building.
5. Underground Water Reservoir and K.M.C. water connection and common water of the building.

Nirmala Halder
Savitri Banerjee
Susanta Panda
Swarnap Banerjee

SHREE LAXMI DEVELOPERS


Proprietor

6. Overhead Water Tank. concrete and its connection with all water pipe lines.
7. Motor and Pump for lifting water from the underground reservoir to the overhead tank, water pipe lines and all plumbing lines.
8. All sanitary and sewerage lines and systems and connections.
9. Electric Wirings and all fittings to be installed in the new building.
10. Electricity Meter Room and space and main electric meter.
11. Roof of the Building for common use and parapet walls and roof of the building.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- 1) All expenses of maintenance operating replacing white washing, painting, rebuilding, reconstructing decorating re- decorating and lighting the common parts, roof and the outer walls of the said building.
- 2) Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- 3) Costs and charges of establishment of owner's allocation for maintenance of the said building.
- 4) All expenses referred above shall be borne and paid proportionately by the owner/occupier and the Developer and/or their respective nominees on and from the date of making over possession of their respective portion.

SIXTH SCHEDULE ABOVE REFERRED TO
[Specification of Construction]

- a) **STRUCTURAL CONSTRUCTION :-**
Building Design of R.C.C. foundation.
- b) **STEEL :-**
Standard quality available in the market (JINDAL/DURGAPUR)
- c) **CEMENT:-**
Standard quality available in the market (ULTRA TECH).

Nirmala Halder
Suman Banerjee
Susanta Banerjee
Swati Banerjee

SHREE LAXMI DEVELOPERS

Proprietor

d) **SAND :-**

Course Sand (as required specific/respective construction).

e) **STONE CHIP :-**

Standard quality available in the market.

f) **PERIMETER WALLS :-**

125 mm thick with cement work.

g) **INTERNAL WALLS :-**

75/125 mm thick with cement work.

h) **SURFACE FINISH :-**

Internal all walls and ceiling cement plastered and Putty and outside surface sand cement plaster and weather cot.

i) **FLOORING :-**

Bed rooms, living-cum-dining room, toilets, kitchen and balcony will be finished with quality Tiles.

j) **KITCHEN :-**

Kitchen will have R.C.C. Cooking Platform with 5' ft. height round glazed tiles an black stone top with marble finish of the platform. One steel sink will be provided, one tap on the sink and other under the sink for washing utensils. Exhaust fan point to be provided. Chimney and Geyser point will be provide.

k) **BATHROOM AND TOILETS :-**

Flooring of the bathroom and toilet shall be marble finished and quality fittings shall be fitted.

l) **TOILETS :-**

5' ft. high glaze tiles round. Toilet will have one western Commode (white) with cistern (Esco) made tap, C.P. Towel Rod, Soap tray, shower, Geyser point will be provided in the toilet And bathroom. The toilet will have good quality G.I. concealed Pipelines.

m) **DOORS :-**

Quality P.V.C. Door in toilets and good quality phenol bounded quality flash Doors in all inside doors, teak wood finished quality flash doors in main door. One collapsible gate to be provided in the main door of the each flat.

Nirmala Halder
Samin Banerjee
Susanta Banerjee

Saobrup Banerjee

SHREE LAXMI DEVELOPERS

Proprietor
Proprietor

n) **WINDOWS :-**

Aluminum channel windows with glass fittings and outside covered grill. Decorative grill will provided in the Balcony.

o) **ELECTRICAL WORKS :-**

Electrical points for light, fan, refrigerator, washing machine, Television, telephone, air condition, computer etc. will provided With concealed P.V.C. wiring and complete with distribution Boards, sub-distribution boards, switch board, 5 & 1.5 Amp. Plug point, electrical points will be provided as require wire will be of Havels or Phenolex. Adequate point will also be provided in the staircase. Inverter points in bed rooms and dining room. Fan and light point to be provided in the verandah.

p) **ELECTRICAL METER :-**

The Developer will arrange for the electric meter for common Service like roof light, stair case, passages and flat owners except the party hereto of the First Part will pay the deposit amount proportionately.

q) **EXTRA WORK :-**

Request for extra work for change from above mentioned Specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cot to be paid in advance basis as required.

r) **WATER SUPPLY :-**

Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata Municipal Corporation Will be arranged with underground reservoir and cost of water connection from the Kolkata Municipal Corporation authority will be borne by the flat owners on proportionate cost basis.

s) **PAINTING :-**

All internal walls will be finished with Plaster of Paris. All External painting will be with Berger Paints. All doors and Windows will be enamel paints.

t) **SANITARY :-**

All internal pipelines will be of concealed type. Soil lines are to Be connected to underground drainage pipes terminating in mainpit.

Nirmala Halder.

Samira Banerjee

Susanta Banerjee

Surojit Banerjee.

SHREE LAXMI DEVELOPERS

[Signature]
Proprietor

u) TANK :-

2000 Litre Syntax/Patton Tank for each Owners.

IN WITNESS WHEREOF the Owners and the Developer have set and subscribed their respective hands and seals at Kolkata on the day, month and year first above written.

SIGNED AND DELIVERED

by the OWNERS in the presence of

WITNESSES :

1. Shib Nath Saha
 Lat Kantick Saha
 5 No Hume Road
 Kol-26

2. Paramanand Das.
 Alipore - Judges
 Court - Kol-27.

1. Nirmala Halder

2. Samir Banerjee

3. Susanta Banerjee

4. Swastik Banerjee

SIGNATURE OF THE OWNERS

SHREE LAXMI DEVELOPERS
 SHREE

[Signature]

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me & prepared
 at my chamber
[Signature]

PRADIPTA LAHIRI
 Advocate

WB/1953/2009
 Bar Library Room No.-2
 Alipore Judges' Court
 Kolkata - 700 027

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.1,50,000/- (Rupees One lac and Fifty Thousand only from the DEVELOPER herein as non-refundable amount as mentioned in this Agreement in the manner following :-

Sl. No.	Date	Cheque No.0000	Name of the Bank and Bank of Baroda Branch	Amount Rs.
		45	Sadanand Road	1,50,000/-

Rs.1,50,000.00

(Rupees One Lac, Fifty Thousand) only

1. *Nirmala Halder.*

WITNESSES :

1. *Shib nath Saha*

2. *Samir Banerjee*

3. *Susanta Kumar*

4. *Susmita Banerjee*

2. *Parameswar Das*

SIGNATURE OF THE OWNERS

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ...SAMI.R...BANERJEE

Signature ...Samir Banerjee



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ...SUSANTA...BANERJEE

Signature ...Susanta Banerjee



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ...SWARUP...BANERJEE

Signature ...Swarup Banerjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

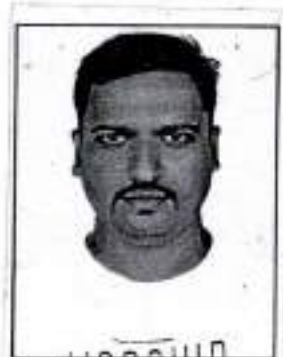
Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name NIRMALA HALDER

Signature Nirmala Halder



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name RAVI KHATRI

Signature Ravi Khatri

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



070620242007087272

GRIPS Payment Detail

GRIPS Payment ID:	070620242007087272	Payment Init. Date:	07/06/2024 13:25:09
Total Amount:	8042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5025231871336	BRN Date:	07/06/2024 13:26:01
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: TAPESH MISHRA
Mobile: 9836115120

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250070872748	Directorate of Registration & Stamp Revenue	8042
Total			8042

IN WORDS: EIGHT THOUSAND 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



192024250070872748

GRN Details

GRN: 192024250070872748 Payment Mode: SBI Epay
GRN Date: 07/06/2024 13:25:09 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5025231871336 BRN Date: 07/06/2024 13:26:01
Gateway Ref ID: 241590671162 Method: HDFC Retail Bank NB
GRIPS Payment ID: 070620242007087272 Payment Init. Date: 07/06/2024 13:25:09
Payment Status: Successful Payment Ref. No: 2001344096/5/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: TAPESH MISHRA
Address: H C CALCUTTA KOLKATA, West Bengal, 700001
Mobile: 9836115120
Contact No: 09836115120
Depositor Status: Advocate
Query No: 2001344096
Applicant's Name: Mr Pradipta Lahiri
Identification No: 2001344096/5/2024
Remarks: Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy): 07/06/2024
Period To (dd/mm/yyyy): 07/06/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001344096/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	2001344096/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	1521
			Total	8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1602-08010/2024	Date of Registration	07/06/2024
Query No / Year	1602-2001344096/2024	Office where deed is registered	
Query Date	30/05/2024 9:35:19 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pradipta Lahiri Alipore Judges Court, Bar Library-2, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831560561, 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 : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 1,50,010/-	Rs. 38,66,050/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



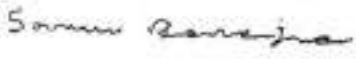






District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE, , Premises No: 53B, , Ward No: 083 Pin Code : 700026



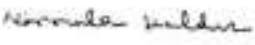
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 9 Chatak 19 Sq Ft	1,50,000/-	33,96,250/-	Width of Approach Road: 12 Ft.,
Grand Total :				2.6217Dec	1,50,000 /-	33,96,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	10/-	4,69,800/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1250 sq ft	10 /-	4,69,800 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMIR BANERJEE Son of Late RABINDRA NATH BANERJEE Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office	Photo  07/06/2024	Finger Print  LTI 07/06/2024 Captured	Signature  07/06/2024
	84 COMMINT PARK, City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx7N, Aadhaar No: 35xxxxxxxx5121, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office			
2	Name Mr SUSANTA BANERJEE Son of Late JITENDRA NATH BANERJEE Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office	Photo  07/06/2024	Finger Print  LTI 07/06/2024 Captured	Signature  07/06/2024
	SIROMONIPUR, City:- Not Specified, P.O:- GOPIKANTA, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AOxxxxxx1G, Aadhaar No: 51xxxxxxxx8051, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office			
3	Name Mr SWARUP BANERJEE Son of Late NRIPENDRA NATH BANERJEE Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office	Photo  07/06/2024	Finger Print  LTI 07/06/2024 Captured	Signature  07/06/2024
	SHIROMONIPUR, City:- Not Specified, P.O:- GOPIKANTAPUR, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: BRxxxxxx3Q, Aadhaar No: 84xxxxxxxx6034, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt NIRMALA HALDER Wife of Mr PRADYUT HALDER Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office	 07/06/2024	 LTI 07/06/2024	 07/06/2024
54B ISHWAR GANGULY STREET, City:- Not Specified, P.O:- KLAIGHAT, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AHxxxxxx8B, Aadhaar No: 66xxxxxxxx1263, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE LAXMI DEVELOPERS 4 HUME ROAD, City:- Not Specified, 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 Late SHYAM LAL KHATIK Date of Execution - 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office </td> <td>  Jan 7 2024 2:39PM </td> <td>  LTI 07/06/2024 </td> <td>  07/06/2024 </td> </tr> </tbody> </table> 4 HUME ROAD, City:- Not Specified, 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)	Name	Photo	Finger Print	Signature	Mr RAVI KHATIK (Presentant) Son of Late SHYAM LAL KHATIK Date of Execution - 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office	 Jan 7 2024 2:39PM	 LTI 07/06/2024	 07/06/2024
Name	Photo	Finger Print	Signature						
Mr RAVI KHATIK (Presentant) Son of Late SHYAM LAL KHATIK Date of Execution - 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office	 Jan 7 2024 2:39PM	 LTI 07/06/2024	 07/06/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARAMESWAR DAS Son of Mr NABA KUMAR DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 07/06/2024	 LTI 07/06/2024	 07/06/2024

Identifier Of Mr SAMIR BANERJEE, Mr SUSANTA BANERJEE, Mr SWARUP BANERJEE, Smt NIRMALA HALDER, Mr RAVI KHATIK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR BANERJEE	SHREE LAXMI DEVELOPERS-0.655417 Dec
2	Mr SUSANTA BANERJEE	SHREE LAXMI DEVELOPERS-0.655417 Dec
3	Mr SWARUP BANERJEE	SHREE LAXMI DEVELOPERS-0.655417 Dec
4	Smt NIRMALA HALDER	SHREE LAXMI DEVELOPERS-0.655417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR BANERJEE	SHREE LAXMI DEVELOPERS-312.50000000 Sq Ft
2	Mr SUSANTA BANERJEE	SHREE LAXMI DEVELOPERS-312.50000000 Sq Ft
3	Mr SWARUP BANERJEE	SHREE LAXMI DEVELOPERS-312.50000000 Sq Ft
4	Smt NIRMALA HALDER	SHREE LAXMI DEVELOPERS-312.50000000 Sq Ft

Endorsement For Deed Number : I - 160208010 / 2024

On 07-06-2024

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 13:38 hrs on 07-06-2024, at the Office of the D.S.R. - I 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 38,66,050/-

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

Execution is admitted on 07/06/2024 by 1. Mr SAMIR BANERJEE, Son of Late RABINDRA NATH BANERJEE, 84 COMMINT PARK, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person, 2. Mr SUSANTA BANERJEE, Son of Late JITENDRA NATH BANERJEE, SIROMONIPUR, P.O: GOPIKANTA, Thana: Sonamukhi, , Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by Profession Service, 3. Mr SWARUP BANERJEE, Son of Late NRIPENDRA NATH BANERJEE, SHIROMONIPUR, P.O: GOPIKANTAPUR, Thana: Sonamukhi, , Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by Profession Business, 4. Smt NIRMALA HALDER, Wife of Mr PRADYUT HALDER, 54B ISHWAR GANGULY STREET, P.O: KLAIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr PARAMESWAR DAS, , Son of Mr NABA KUMAR 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 07-06-2024 by Mr RAVI KHATIK, PROPRIETOR, SHREE LAXMI DEVELOPERS (Sole Proprietorship), 4 HUME ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr PARAMESWAR DAS, , Son of Mr NABA KUMAR 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 1,553.00/- (B = Rs 1,500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2024 1:26PM with Govt. Ref. No: 192024250070872748 on 07-06-2024, Amount Rs: 1,521/-, Bank: SBI EPay (SBlePay), Ref. No. 5025231871336 on 07-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 596580, Amount: Rs.500.00/-, Date of Purchase: 07/06/2024, Vendor name: WASHIM GAZI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2024 1:26PM with Govt. Ref. No: 192024250070872748 on 07-06-2024, Amount Rs: 6,521/-, Bank: SBI EPay (SBlePay), Ref. No. 5025231871336 on 07-06-2024, Head of Account 0030-02-103-003-02

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

