

2852/24

I - 2852/2024



अभिषेक पश्चिम बंगाल WEST BENGAL

AF 702600

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

Addl. District Registrar
Behala, South 24 Parganas

20 MAR 2024

Ajit Chatterjee
Rama Chatterjee
Ashwini Chatterjee

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 20th day of March, Two thousand twenty four (2024):

BETWEEN

For SD Construction

Anuabha Saha

Partner

Major Information of the Deed

Deed No :	I-1607-02852/2024	Date of Registration	20/03/2024
Query No / Year	1607-2000685097/2024	Office where deed is registered	
Query Date	12/03/2024 1:37:19 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road,, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status :Solicitor firm		
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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 54,69,885/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

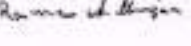
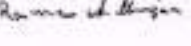
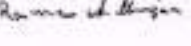
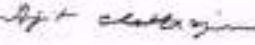
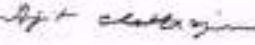
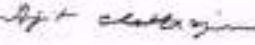
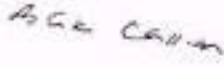
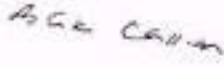
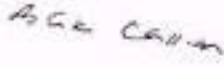
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani – Rest (Ward 124)) , Premises No: 149, , Ward No: 124 Pin Code : 700063

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	6 Katha 9 Chatak	1/-	42,54,885/-	Width of Approach Road: 12 Ft.,
Grand Total :				10.8281Dec	1 /-	42,54,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		0 sq ft	2 /-	12,15,000 /-	

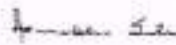
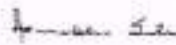
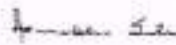
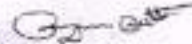
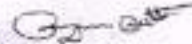
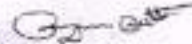
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	S D CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> RAMA CHATTERJEE (Presentant) Wife of Late DASU CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>20/03/2024</td><td></td><td>LTI 20/03/2024</td><td>20/03/2024</td></tr> </tbody> </table> 149, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6C, Aadhaar No: 25xxxxxxxx8780, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Name	Photo	Finger Print	Signature	RAMA CHATTERJEE (Presentant) Wife of Late DASU CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured		20/03/2024		LTI 20/03/2024	20/03/2024
Name	Photo	Finger Print	Signature										
RAMA CHATTERJEE (Presentant) Wife of Late DASU CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured											
20/03/2024		LTI 20/03/2024	20/03/2024										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr AJIT CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>20/03/2024</td><td></td><td>LTI 20/03/2024</td><td>20/03/2024</td></tr> </tbody> </table> 322/1, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx6A, Aadhaar No: 92xxxxxxxx2418, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr AJIT CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured		20/03/2024		LTI 20/03/2024	20/03/2024
Name	Photo	Finger Print	Signature										
Mr AJIT CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured											
20/03/2024		LTI 20/03/2024	20/03/2024										
4	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr ASHOKE CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>20/03/2024</td><td></td><td>LTI 20/03/2024</td><td>20/03/2024</td></tr> </tbody> </table> 131, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx6J, Aadhaar No: 36xxxxxxxx1414, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ASHOKE CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured		20/03/2024		LTI 20/03/2024	20/03/2024
Name	Photo	Finger Print	Signature										
Mr ASHOKE CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured											
20/03/2024		LTI 20/03/2024	20/03/2024										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S D CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:- AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr ARUNABHA SAHA Son of Late BHUPENDRA NATH SAHA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office</td><td> Mar 20 2024 1:27PM</td><td> Captured LTI 20/03/2024</td><td> 20/03/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr ARUNABHA SAHA Son of Late BHUPENDRA NATH SAHA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 Mar 20 2024 1:27PM	 Captured LTI 20/03/2024	 20/03/2024	LF/4, PURBA BARISHA GVT, QUARTER,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx6B, Aadhaar No: 31xxxxxxxx9510 Status : Representative, Representative of : S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr ARUNABHA SAHA Son of Late BHUPENDRA NATH SAHA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 Mar 20 2024 1:27PM	 Captured LTI 20/03/2024	 20/03/2024									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr RUPAK DUTTA Son of Mr DILIP DUTTA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office</td><td> Mar 20 2024 1:28PM</td><td> Captured LTI 20/03/2024</td><td> 20/03/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr RUPAK DUTTA Son of Mr DILIP DUTTA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 Mar 20 2024 1:28PM	 Captured LTI 20/03/2024	 20/03/2024	379, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx6H, Aadhaar No: 96xxxxxxxx3094 Status : Representative, Representative of : S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr RUPAK DUTTA Son of Mr DILIP DUTTA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 Mar 20 2024 1:28PM	 Captured LTI 20/03/2024	 20/03/2024									

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. MD MAHSIN Son of Late SK MD SHAHRIAR 63, PANCH MASJID ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 20/03/2024	 Captured 20/03/2024	 20/03/2024
Identifier Of Mr ARUNABHA SAHA, Mr RUPAK DUTTA, RAMA CHATTERJEE, Mr AJIT CHATTERJEE, Mr ASHOKE CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-2.70703 Dec
2	RAMA CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-125.00000000 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-400.00000000 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft



Endorsement For Deed Number : I - 160702852 / 2024

On 20-03-2024

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 12:18 hrs on 20-03-2024, at the Office of the A.D.S.R. BEHALA by RAMA CHATTERJEE, one of the Executants.

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 54,69,885/-

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

Execution is admitted on 20/03/2024 by 1. RAMA CHATTERJEE, Wife of Late DASU CHATTERJEE, 149, DAS PARA ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. Mr AJIT CHATTERJEE, Son of Late NANI GOPAL CHATTERJEE, 322/1, DAS PARA ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person, 3. Mr ASHOKE CHATTERJEE, Son of Late NANI GOPAL CHATTERJEE, 131, DAS PARA ROAD, PURBA BARISHA,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person

Indetified by Sk. MD MAHSIN, ., Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

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

Execution is admitted on 20-03-2024 by Mr ARUNABHA SAHA, PARTNER, S D CONSTRUCTION (Partnership Firm), 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063; PARTNER, S D CONSTRUCTION (Partnership Firm), 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Sk. MD MAHSIN, ., Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

Execution is admitted on 20-03-2024 by Mr RUPAK DUTTA, PARTNER, S D CONSTRUCTION (Partnership Firm), 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063; PARTNER, S D CONSTRUCTION (Partnership Firm), 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Sk. MD MAHSIN, ., Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521.00/- (B = Rs 500.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2024 1:53PM with Govt. Ref. No: 192023240428512388 on 18-03-2024, Amount Rs: 521/-, Bank: SBI EPay (SBIPay), Ref. No. 1787036697935 on 18-03-2024, Head of Account 0030-03-104-001-16

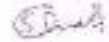
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 702600, Amount: Rs.50.00/-, Date of Purchase: 13/03/2024, Vendor name: Bidyut Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2024 1:53PM with Govt. Ref. No: 192023240428512388 on 18-03-2024, Amount Rs: 6,971/-, Bank SBI EPay (SBIPay), Ref. No. 1787036697935 on 18-03-2024, Head of Account 0030-02-103-003-02



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 84064 to 84103
being No 160702852 for the year 2024.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.04.01 16:24:26 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 01/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.



(1) **SD CONSTRUCTION, (PAN : AEJFS8090K)**, a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station – Haridevpur, Kolkata – 700063, represented by its partners (a) **ARUNABHA SAHA, (PAN : APMP58236B, AADHAAR NO. 3146 0470 9510)**, son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station – Thakurpukur, Kolkata – 700063, (b) **RUPAK DUTTA, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094)**, Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. – Thakurpukur, P.S. Haridevpur, Kolkata – 700063, District South 24-Parganas, (2) **RAMA CHATTERJEE (PAN : AOAPC2806C, AADHAAR NO. 2505 0337 8780)**, wife of Late Dasu Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 149, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, (3) (a) **RAMA CHATTERJEE (PAN : AOAPC2806C, AADHAAR NO. 2505 0337 8780)**, wife of Late Dasu Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 149, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, (b) **MR. AJIT CHATTERJEE, (PAN : ABXPC7636A, AADHAAR NO. 9240 1487 2418)**, son of Late Nani Gopal Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Retired Govt. Service, residing at 322/1, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, and (c) **MR. ASHOKE CHATTERJEE, (PAN : ARGPC0966J, AADHAAR NO. 3666 2742**

*Ajit Chatterjee
Rama Chatterjee*

Ashoke Chatterjee

For SD Construction

Arunabha Saha
Partner

1414), son of Late Nani Gopal Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Retired Govt. Service, residing at 131, Das Para Road, Purba Barisha, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, hereinafter called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives and assigns) of the **FIRST PART**.

*Ajit Chatterjee
Rama Chatterjee*

AND

SD CONSTRUCTION, (PAN : AEJFS8090K), a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station – Haridevpur, Kolkata – 700063, represented by its partners (1) **ARUNABHA SAHA, (PAN : APMPS8236B, AADHAAR NO. 3146 0470 9510)**, son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station – Thakurpukur, Kolkata – 700063, (2) **RUPAK DUTTA, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094)**, Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. – Thakurpukur, P.S. Haridevpur, Kolkata – 700063, District South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

*Arunabha Saha
Rupak Dutta*

WHEREAS originally Smt. Hemoprova Pal, Smt. Surupa Bala Pal and Smt. Anila Bala Pal all jointly by a registered Deed of Conveyance dated 08.12.1949 purchased from

For SD Construction
Arunabha Saha
Partner

Chinibas Poyali **ALL THAT** a piece or parcel of land measuring more or less 40 decimals from Mouza Purba Barisha under Khatian No.538 appertaining to Dag No. 1989.

AND WHEREAS after purchasing the aforesaid property while the said Smt. Hemoprova Pal, Smt. Surupa Bala Pal and Smt. Anila Bala Pal were in possession and enjoyment they faced difficulties in common enjoyment of the property they amicably by a Registered Deed of Partition dated 09.05.1950 partitioned there property by metes and bounds, Deed No. 404, Volume No. 08, Book no.I, pages 129 to 130 and by another partition deed now 405, pages no, 131 to 132, volume no. 8 in the year 1950.

AND WHEREAS by virtue of the said amicable partition Smt. Hemoprova Pal obtained executively in her occupation demarcated 5 cottahs of land from Dag No. 1989.

AND WHEREAS while the said Hemoprova Pal was in possession and enjoyment of her demarcated 5 cottahs of land she for her necessities by a registered Deed of Conveyance dated 15.06.1955 and recorded in Book No. I, volume no. 22, being no. 1515, sold conveyed transferred unto and in favour of Smt. Anita Chatterjee her said demarcated 5 cottahs of land. The said Deed of Sale written in Bengali Language registered in the office of the Sub Registrar of Behala for the year 1955, recorded in Book No. I, pages from 32 to 36, being no. 1516.

AND WHEREAS after purchasing the said property Smt. Anita Chatterjee by another Deed of sale dated 15.06.1955 purchased from Smt. Surupa Bala Pal, wife of Nilratan Pal **ALL THAT** demarcated piece of land measuring more or less 5 cotahs from Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian no. 538, appertaining to dag no. 1989. The said Deed of Sale was registered in the office of

For SD Construction

Anubha Saha *Partner*
Partner

Ajit Chatterjee
Rama Chatterjee

Aswini Chatterjee

the Sub Registrar of Behala for the year 1955.

AND WHEREAS in the manner aforesaid Smt. Anita Chatterjee become the owners of 10 Cottahs of land in Mouza Purba Barisha, under khatian no. 538, appertaining to dag no. 1989 and while she was in possession and enjoyment of her aforesaid property.

AND WHEREAS Smt. Anita Chatterjee by a Registered Deed of Sale dated 31.08.1984 recorded in being no. 2596, volume no. 24, pages from 225 to 232, book no. 1, sold Conveyed transferred demarcated 5 cottahs of land to her elder son Dasu Chatterjee and delivered possession of the same to him. The Joint Sub Registrar Alipore being no. 2596 for the year 1984.

AND WHEREAS subsequently Smt. Anita Chatterjee died intestate on 17.04.2001 leaving behind her surviving three sons and two daughters namely Dasu Chatterjee, Ajit Chatterjee, Ashoke Chatterjee and Gita Mukherjee, Purnima Mukherjee who all have become the owners of the property having undivided $1/5^{\text{th}}$ share each of 5 cottahs of land.

AND WHEREAS it is to mention here that subsequently Dasu Chatterjee, the elder son of Anita Chatterjee died intestate on 14.05.2022 leaving behind him surviving his widow Smt. Rama Chatterjee who according to Dayabhaga Law of Hindu Succession Act 1956 has become the owner of undivided $1/5^{\text{th}}$ share of the land measuring more or less 1 Cottah of land.

AND WHEREAS it is further to mention here that the two daughters of Anita Chatterjee namely (i) Gita Mukherjee and (2) Purnima Mukherjee have sold out their undivided $2/5^{\text{th}}$ share measuring more or less 2 cottahs to Mouza- Purba Barisha, J.L. No. 23, under Khatian No. 538, appertaining to Dag no. 1989, to S.D. Construction being municipal premises no. 149, Das Para Road, P.S. Haridevpur, Kolkata- 700063.

For SD Construction
 Humabha Saha
 Partner

Ajit Chatterjee
 Rama Chatterjee

Ashoke Chatterjee

The said Deed of Conveyance was registered in the office of the A.D.S.R. Behala and recorded in Book No.I, Volume No. 1607-2024, Page from 56176 to 56205, being No. 160702200 for the year 2024.

AND WHEREAS after selling out some parts of the Land to Indu Tewari and Nirmal Seal by Mr. Dasu Chatterjee from his 5 Cottahs of land he retained land measuring more or less 1 Cottah 9 Chittacks being municipal Premises No. 149A, Das Para Road, P.S. Haridevpur, Kolkata- 700063, vide Assessee No. 411240404040.

AND WHEREAS after the demise of Dasu Chatterjee his widow Smt. Rama Chaterjee has become the owner of **ALL THAT** piece and parcel of land measuring more or less 1(one) Cottah 9 (nine) Chittacks together with 500 sq.ft R.T shed structure standing thereon in the ground floor lying and situated at Mouza- Purba Barisha, J.L. No. 23, under Khatian No. 538, appertaining to Dag no. 1989, being municipal premises no. 149A, Das Para Road, P.S. Haridevpur, Kolkata- 700063, vide Assessee No. 411240404040.

AND WHEREAS (1) Rama Chatterjee (2) Mr. Ajit Chatterjee (3) Mr. Ashoke Chatterjee are jointly owned and possessed of on otherwise well and sufficiently entitled to **ALL THAT** undivided $3/5^{\text{th}}$ share measuring more or less 3 Cottahs of land situated and lying at Mouza Mouza- Purba Barisha, J.L. No. 23, under Khatian No. 538, appertaining to Dag no. 1989, being municipal Premises No. 149, Das Para Road, P.S. Haridevpur, Kolkata- 700063, under Ward No. 124, vide Assessee No. 411240401476.

AND WHEREAS Owners No. (1) S.D. Construction (2) Rama Chatterjee 3.(a) Rama Chatterjee (b) Mr. Ajit Chatterjee (c) Mr. Ashoke Chatterjee, all together their lands with structure get merged/amalgamation, i.e altogether land measuring more

For SD Construction

Arunabha Saha *Arunabha Saha*
Partner

Ajit Chatterjee
Rama Chatterjee

Ashoke Chatterjee

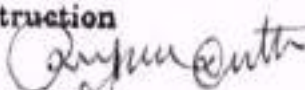
or less 6 Cottahs 9 Chittacks. The said Deed of Merger/Demerger/Amalgamation was registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Being No. ²⁸⁵¹ 2851, for the year 2024.

AND WHEREAS it is to mention here that as the principal Premises Number of the entire property is 149, Das Para Road hence presumably after amalgamation of all the properties the number of the amalgamated premises will be 149, Das Para Road.

ANDWHEREAS being desirous of developing the said property the owners decided to erect/construct a multistoried building upon their said property as described in **SCHEDULE "A"** for development and while the owners were in search of a good developer, they came across with the developer herein and on the basis of the discussions had between the parties, and after perusal of all the documents of the title of the owners herein and having been primarily satisfied thereof, the developer has accepted the proposal of the Owners to develop the said property on the terms and conditions herein below stated.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-

1. **OWNERS : (1) SD CONSTRUCTION, (PAN : AEJFS8090K),** a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station – Haridevpur, Kolkata – 700063, represented by its partners (a) **ARUNABHA SAHA, (PAN : APMPS8236B, AADHAAR NO. 3146 0470 9510),** son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station – Thakurpukur, Kolkata – 700063, (b) **RUPAK DUTTA, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094),** Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. –

For SD Construction
Arunabha Saha 
Partner

Ajit Chatterjee
Rama Chatterjee

Ashoke Chatterjee

Thakurpukur, P.S. Haridevpur, Kolkata - 700063, District South 24-Parganas, (2) **RAMA CHATTERJEE (PAN : AOAPC2806C, AADHAAR NO. 2505 0337 8780)**, wife of Late Dasu Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 149, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, (3) (a) **RAMA CHATTERJEE (PAN : AOAPC2806C, AADHAAR NO. 2505 0337 8780)**, wife of Late Dasu Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 149, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, (b) **MR. AJIT CHATTERJEE, (PAN : ABXPC7636A, AADHAAR NO. 9240 1487 2418)**, son of Late Nani Gopal Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Retired Govt. Service, residing at 322/1, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, and (c) **MR. ASHOKE CHATTERJEE, (PAN : ARGPC0966J, AADHAAR NO. 3666 2742 1414)**, son of Late Nani Gopal Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Retired Govt. Service, residing at 131, Das Para Road, Purba Barisha, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas.

2. **DEVELOPER : SD CONSTRUCTION, (PAN : AEJFS8090K)**, a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station - Haridevpur, Kolkata - 700063, represented by its partners (1) **ARUNABHA SAHA, (PAN : APMP58236B, AADHAAR NO. 3146 0470 9510)**, son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station - Thakurpukur, Kolkata - 700063, (2)

For SD Construction

Arunabha Saha
Partner

Ajit Chatterjee
Rama Chatterjee

Ashoke Chatterjee

RUPAK DUTTA, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094), Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. – Thakurpukur, P.S. Haridevpur, Kolkata – 700063, District South 24-Parganas.

3. THE SAID PROPERTY: Shall mean **ALL THAT** piece or parcel of land together with structure standing thereon measuring more or less 6 Cottahs 9 Chittacks togetherwith on the 1st floor measuring 800 sq.ft. and ground floor measuring 800 sq.ft. and 500 sq.ft R.T shed structure on the ground floor standing thereon lying and situated at Mouza- Purba Barisha, J.L. No. 23, now new J.L. No. 123, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 538, appertaining to Dag no. 1989, being municipal Premises No. 149, Das Para Road, P.S. Haridevpur, Kolkata- 700063, as hereinafter called and referred to as the said property and morefully described in the **SCHEDULE "A"** hereunder below.

4. BUILDING :Shall mean and include the building to be constructed at the premises mentioned in earlier paragraphs.

5. COMMON FACILITIES: Shall mean and include main entrance gate, side space, back space, front space, provided by the developer, water facilities which will be provided by the developer in the new building from K.M.C. water supply, Roof, Lift, Staircase, drainage and Sewerage and all the facility and amenities available therein.

6. SALEABLE SPACE: Shall mean the space in the new building available for independent use and occupation by the developer after making due provisions for common facilities and space required and after giving possession of the owners' allocation, the developer shall be able to execute and register the final deed of conveyance in favour of the purchaser/ purchasers in respect of their allocation in the new building. However the developer shall be able to enter into agreement/agreements

For SD Construction
Rupak Dutta
Partner

Ajit Chatterjee
Rama Chatterjee

Aswini Chatterjee

with the intending purchaser/purchasers of their allocation and shall be able to receive all earnest money and consideration money.

7. OWNERS ALLOCATION:

On completion of the building Land owners no.2 & 3(a) Mrs. Rama Chatterjee shall be entitled to get Flat area 750 sq.ft. super built up area, South-West side of 1st floor (back side) consisting of two bed rooms, one common toilet, one W.C. Dining cum sitting and small balcony and shifting charges Rs.4,500/- per month. The developer has paid as advance to the owner Rs.50,000/- (Rupees fifty thousand) only by A/c Payee cheque no. 187292, dated 11.08.2023 drawn on SBI and another sum of Rs.50,000/- (Rupees fifty thousand) only shall be paid after the execution of the Development Power of Attorney and the balance amount of Rs.4,00,000/- (Rupees four lakhs) only, shall be paid after completion of the entire project, i.e in total Rs. 5,00,000/-(Rupees Five Lakh) only.

Land owners no.3(b) Mr. Ajit Chatterjee shall be entitled to get Flat area 750 sq.ft. super built up area, North-West side of 1st floor (front side) consisting of two bed rooms, one common toilet, one W.C. Dining cum sitting and small balcony and shifting charges Rs.4,500/- per month and one garage space on the North-West side.

Land owners no.3 (c) Mr. Ashoke Chatterjee shall be entitled to get Flat area 750 sq.ft. super built up area, North-East side (Front Facing) of 1st floor consisting of two bed rooms, one common toilet, one W.C. Dining cum sitting and small balcony and shifting charges Rs.4,500/- per month and one garage space on the North-East side.

For SD Construction
 Anurabha Saha Partner

Ajit Chatterjee
 Rama Chatterjee

Ashoke Chatterjee

As the Developer firm is also owner of the portion o the property under agreement hence the Developer shall as owner of the said property get all that one garage space/car parking on the ground floor of the newly constructed building.

It is mention here that though the owners have amicably settled their aforesaid allocation as will be receivable by them from the developer but ultimately after receiving the same they will execute and register a Deed of Partition amongst themselves.

8. DEVELOPER'S ALLOCATION :

Shall mean remaining available F.A.R. of the new building including the common facilities after handing over to the owners' allocation as aforesaid and together with the absolute right on the part of the Developer in dealing with the same with the prospective buyer/buyers and intending transferee/ transferees, in respect of their allocated area. The owners shall have no responsibility towards the amount received by the developer in their own account for sale of developer's allocation. That the amount received by the developer shall always be treated as developers' in court.

9. **THE ARCHITECT:** Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the new building.

10. **BUILDING PLAN:** Will mean such plan that will be prepared by the Developer for the land described in **SCHEDULE - "A"** and shall be sanctioned by the K.M.C.

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 Anurag Saha Partner
 Anurag Saha

Ajit Chatterjee
 Rama Chatterjee

Ashu Chatterjee

11. **TRANSFER:** With its grammatical variations shall include transfer by possession for effecting what is understood as a transfer of space in the building to purchasers thereof although the same will be without causing in any manner inconvenience or disturbance to the owners.

12. **TRANSFeree:** Shall mean a person firm, limited company, association of persons to whom any space in the building will be transferred.

13. **TIME:** Shall mean the construction shall be completed positively within 24 (twenty four) months from the date of sanction of building plan from K.M.C. and in case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended as mutually agreed upon by the parties here to but in any case the said extended period shall not exceed 6 (six) months.

WORDS : Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders.

COMMENCEMENT:

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

OWNERS RIGHT AND REPRESENTATION

1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property.

For SD Construction
 Anurabha Saha Partner
 (Signature)

Ajit Chatterjee
 Rama Chatterjee

Ashoke Chatterjee

2. None other than the owners except the legal heirs has any claim, right, title and/or demand over and in respect of the said property 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. Save and except the Owners and legal heirs, nobody else have any right, title, interest, claim, and demand whatsoever or howsoever and in respect of the said property.
5. The Owners have not sold, entered into any Agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said property prior to execution of this Agreement.
6. The said premises are not subject to any notice of acquisition or requisition.

Adit Chatterjee
Rama Chatterjee

Ashwina Chatterjee

DEVELOPER'S RIGHT

1. The owners herein grant, subject to what has been hereunder provided exclusive right to the Developer to erect upon and to exploit commercially the said properties and shall be able to construct the new building thereon.
2. All application, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authority of K.M.C shall be prepared and submitted by the Developer on behalf of the

For SD Construction
Amables Saha *Signature*
For

owners at their own costs and expenses, and the Developer shall pay charges and bear all fees including architects fees required to be paid or deposited for exploitation of the said property provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said property or any part thereof the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the entire allocation in the new building in the manner herein after stated.

4. That the developer shall own cost and risk either to evict the two tenants or to reinstate them in the new building from their allocation.

CONSIDERATION:

1. In consideration of the owners having agreed to permit the developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the plan which will be sanctioned and in accordance with the specification and materials, description of which are stated in details in Schedule-"C" below.

POSSESSION:

1. The Owners shall handover vacant unencumbered possession of the said property to the Developer for proper implementation and fulfillment of the proposed project within 15 days from the date of service/verbal intimation of the developer to the owners.

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 Anubha Saha Partner
 Anubha Saha

Ajit Chatterjee
 Rama Chatterjee

Asheer Chatterjee

2. The Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

3. In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the owners for which purpose the owners undertake to give the developer a registered power of attorney in a form and manner as will be required by the developer to deal with the prospective buyers of the developer's allocation and for receiving all earnest money, booking money and for execution and registration of all deed of conveyances on receipt of the consideration money from the buyers of the developer's allocation and to do all allied jobs for registration but those sale deeds shall only be executed after handing over owners allocation. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owners nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

4. That the owners shall execute the deed of conveyance in favour of the Developer or its nominee in respect of such part or parts of the developer's allocation in the new building as shall be required by the Developer. All costs and all expenses for that purpose will be borne and paid by the Developer.

COMMON FACILITIES:

i) The developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building from the date of handing over the vacant possession of the

For SD Construction
 Anubha Saha Partner
 Anubha Saha

Ajit Chatterjee
 Rama Chatterjee

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said property by the Owners to the developer. If there are any dues of property remaining unpaid taxes or any other taxes regarding the said property before the date of handing over the same to the Developer, that would be borne by the owners.

ii) The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from completion of construction of the said building.

COMMON RESTRICTION

a) The Developer shall not use or permit to be used of the Owners allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners/Occupiers of the new building. 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 activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners of the new building.

b) Both the parties shall abide by the laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.

c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.

For SD Construction
Anuska Saha
 Partner

Apit Chatterjee
Rama Chatterjee

Asheem Chatterjee

d) Neither party shall throw/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 agree and covenant with the Developer not to cause any interference of hindrance in the construction of the building at the said property by the Developer.
2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby 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 save and except the undivided share of land of the owners allocation .
3. The Owners hereby agree and covenant with the developer not to let out grant, lease, mortgage and/or charges the allocated portion of the Developer but shall have all right to let out grant, lease, mortgage and/or charges, her allocated portion to any person/ persons, company/ companies.
4. The Owners shall hand over to the Developer all original deeds and documents, muniments, papers, etc. and the same will remain in the custody of Developer till handing over possession of the Owners allocation in the new building but ultimately the

Ajit Chatterjee
Rama Chatterjee

Aswini Chatterjee

For SD Construction
Anubha Saha Partner
Anubha Saha Partner

original document shall be handed over to the Owners association of the proposed building for its protection preservation and for future reference.

DEVELOPER'S OBLIGATION

THE DEVELOPER HEREBY AGREES AND COVENANT WITH THE OWNERS:-

- a) The Developer shall complete the construction of the new building within 24 (Twenty four) months from the date of sanction of the building plan or receiving vacant possession whichever will be later.
- b) Not to violate or contravene any of the provisions or rules application for construction of the building.
- c) The Developer shall complete the construction of the building within 24 (Twenty four) months from the date of sanction of the building plan or from the date of receiving vacant possession of the said from the Owners unless prevented by any circumstances, beyond their control including force majeure, the Developer shall handover the possession of the habitable flats and other common areas, facilities etc, under the Owners' allocation to the Owners within the aforesaid stipulated period.
- d) The Developer shall not transfer or assign their right to construct the said building under this agreement to any other person or persons or firm or company.

OWNERS INDEMNITY:

- a) The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or

For SD Construction
 Soumitra Saha Partner
 [Signature]

Ajit Chatterjee
 Rama Chatterjee

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disturbance provided the Developer's performance and fulfillment of all the terms and conditions herein contained and/or its part to be observed and performed.

b) Both the parties shall abide by the laws, rules and regulation of Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.

c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.

d) Neither party shall throw/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 of any other portions of the new building.

OWNERSS OBLIGATION:

1. The owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the building at the said property by the Developer.
2. The owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/ or disposing of any portion or portions of the Developer's allotted portion in the building or of the said property save and except the undivided share of land of the owners allocation.
3. The owners hereby agree and covenant with the developer not to let out grant, lease, mortgage and/or charges the allocated portion of the developer.
4. The owners have further agreed to present before the Registrar of any registration authority and to put/ execute all acts, deeds and things as will be necessary time to time.

For SD Construction
Aswathi Saha
 Partner

Ajit Chatterjee
Rama Chatterjee

Aswathi Chatterjee

DEVELOPERS INDEMNIFY:

1. The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the owners indemnified against all action suits costs proceedings and claim that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

Ajit Chatterjee
Rama Chatterjee

MISCELLANEOUS:

1. The Owners and the Developer have entered into the agreement surely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owners. The parties hereto can proceed with this agreement.
2. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the developer or as creating any right title and interest in respect thereof in the developer 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 owners of effecting and their estate shall not be encumber and/or be liable for payment of any dues of such bank or banks and for that purpose the developer shall keep the owners' indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.

Aswini Chatterjee

FORCE MAJURE:

For SD Construction
Anurag Salia *Anurag Salia*
 Partner

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration of such majeure,

2. Force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and or any other act or commission beyond the control of the parties hereto.

JOINT OBLIGATION:

The Developer shall develop and construct a multi storeyed building on the said land as per Corporation as per present rules in vogue.

The Owners will lend their name and signature in all papers, plans, documents and deeds those may come on the way of the developer for successful implementation of the project since the project will be promoted in the owners name and under the owners allocation.

SCHEDULE -"A" ABOVE REFERRED TO

ALL THAT piece or parcel of land together with structure standing thereon measuring more or less 6 Cottahs 9 Chittacks togetherwith on the 1st floor measuring 800 sq.ft. and ground floor measuring 800 sq.ft. and 500 sq.ft R.T shed structure on the ground floor standing thereon lying and situated at Mouza- Purba Barisha, J.L. No. 23, now new J.L. No. 123, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 538, appertaining to Dag no. 1989, being municipal Premises No. 149, Das Para Road, P.S. Haridevpur, Kolkata- 700063, and the said premises is butted and bounded as follows :-

For SD Construction

Prakash Saha
Partner

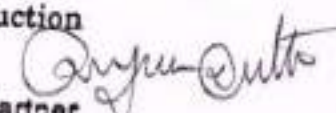
Ajit Chatterjee
Rama Chatterjee

ON THE NORTH	:	12'-0" wide K.M.C. Road
ON THE EAST	:	Property of Mr. Soubhagya Sarkar & Achintya Sarkar;
ON THE SOUTH	:	Property of Mr. Jiban Chakraborty;
ON THE WEST	:	Property of Indu Tewari;

SCHEDULE- "B" ABOVE REFERRED TO
(OWNERS ALLOCATION)

On completion of the building Land owners no.2 & 3(a) Mrs. Rama Chatterjee shall be entitled to get Flat area 750 sq.ft. super built up area, South-West side of 1st floor (back side) consisting of two bed rooms, one common toilet, one W.C. Dining cum sitting and small balcony and shifting charges Rs.4,500/- per month. The developer has paid as advance to the owner Rs.50,000/- (Rupees fifty thousand) only by A/c Payee cheque no. 187292, dated 11.08.2023 drawn on SBI and another sum of Rs.50,000/- (Rupees fifty thousand) only shall be paid after the execution of the Development Power of Attorney and the balance amount of Rs.4,00,000/- (Rupees four lakhs) only, shall be paid after completion of the entire project, i.e in total Rs. 5,00,000/- (Rupees Five Lakh) only.

Land owners no.3(b) Mr. Ajit Chatterjee shall be entitled to get Flat area 750 sq.ft. super built up area, North-West side of 1st floor (front side) consisting of two bed rooms, one common toilet, one W.C. Dining cum sitting and small balcony and shifting charges Rs.4,500/- per month and one garage space on the North-West side.

For SD Construction
Anusabina Saha 
Partner

Ajit Chatterjee
Rama Chatterjee

Anusabina Chatterjee

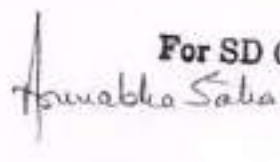
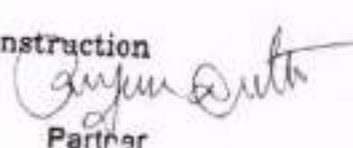
Land owners no.3 (c) Mr. Ashoke Chatterjee shall be entitled to get Flat area 750 sq.ft. super built up area, North-East side (Front Facing) of 1st floor consisting of two bed rooms, one common toilet, one W.C. Dining cum sitting and small balcony and shifting charges Rs.4,500/- per month and one garage space. On the North - East side.

As the Developer firm is also owner of the portion o the property under agreement hence the Developer shall as owner of the said property get all that one garage space/car parking on the ground floor of the newly constructed building.

It is mention here that though the owners have amicably settled their aforesaid allocation as will be receivable by them from the developer but ultimately after receiving the same they will execute and register a Deed of Partition amongst themselves.

SCHEDULE- "C" ABOVE REFERRED TO :
SPECIFICATION

1. **Structure:** R.C.C. (1:1-1/2:3) frame structure with isolated column footing foundation or as per design requirement.
2. **Brick work:** Brick work with good quality bricks. Outer wall 8" bricks work in C.M. (1:5). Inner partition wall 3" Brick in C.M. (1:4) with H.B. netting. Partition wall between two flats 5" Brick work in C.M. (1:5) with H.B. Netting.
3. **Flooring:** Drawing Room, Bed Room, kitchen, toilets and balcony Good quality Vitrified Tiles. All window sils with marble.
4. **Door:** 5" x 2-1/2" sal wooden door frame for main door, 4" x 2"-1/2" sal wooden door frame for bed rooms, drawings cum dining, 4" x 2" wooden door frame for verandah, Toilet and Kitchen, P.V.C Door Frame 1-1/2" thick commercial flush door for all inside door and main door. PVC laminated door in toilets.

For SD Construction
 Anubha Saha

 Partner

Ajit Chatterjee
Rama Chatterjee

Ashoke Chatterjee

5. **Windows:** Ornamental Grill with Good quality Aluminum sliding in all Bedrooms, Drawing- Dining Room & Kitchen. Integrated Steel window with grill in Toilets.
6. **Doors and windows fittings:** Good quality Aluminum Tower Bolts, Hedge bolts (Heavy) for all bed room doors & verandah doors. One No. godrej Night Latch & One No. ornamental Handel for main door.
7. **Wall finishing:** Cement plastered wall with putty, finish inside plaster with cement mortar 1: 5 and outside plaster with cement mortar (1:5).
8. **Outside Paints:** Cement base paints for exterior walls.
9. **Electricals:** Concealed wiring with 2 lights, one point, one plug point for all rooms, 3 light, 2 fans, 2 plug points each of 15 amps for drawing cum dining hall one light point for main entry and one AC point for Master Bed Room.
10. **Toilet:** dado 7"-0" Height good quality white Glazed tiles, one white European commode, with white PVC cistern, one white wash basin, Two nos C.P.Tap, one shower, no. Geizer point at Common Toilet only.
11. **Kitchen:** One R.C. cooking platform with Granita finish upto 14 sq.ft. with one steel sink, two C.P. taps, plain white glazed tiles on dado over platform.
12. **Water supply:** K.M.C water will be arranged.
13. **Power supply:** Individual meter for each flat to be arranged by individual purchaser at his own cost.
14. **Changes:** No external changes are allowed internal changes may be allowed with prior approval and payment of additional cost before taking up the modifications.
15. **Stair case:** Marble steps and steel railing/M.S. Grill.
16. **Roof:** Water proofing (chemical) treatment on roof.
17. **Door and Window Painting:** 2 Coat wooden primer finish all the doors except Toilet. All the grills one coat primer & Two coat enamel paint finish.
18. **LIFT:** Lift with all accessories.

Ajit Chatterjee
Rama Chatterjee

Praveen Chatterjee

For SD Construction
Praveen Saha Partner

IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of :-

WITNESSES

1. Anusha Chatterjee
Add- 131, Das Pasa
Road, Thakurpukur,
Kolkata-700 063

2. Sr. Mr. Mohan
63, Park Road
Kolkata-700 063

For SD Construction

Anusha Saha Partner

Ashoke Chatterjee
Ajit Chatterjee

Rama Chatterjee

Signature of the OWNERS

For SD Construction

Anusha Saha Partner

Signature of the DEVELOPER

Drafted by me :

A. K. Choudhury

Advocate
Alipore Judges Court
Kolkata-700027

RECEIVED of and from within named Developer the within mentioned sum of **Rs.50,000/-(Rupees fifty thousand)** only, has been received by the Owners No. 2 of this deed as per memo below :-

By A/c Payee cheque no. 187292,
dated 11.08.2023 drawn on SBI

Rs. 50,000/-

Total

Rs. 50,000/-

WITNESSES :

1. Anushka Chatterjee

2. Rama Chatterjee

Rama Chatterjee
Rama Chatterjee

SIGNATURE OF THE OWNER



RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

Asunabhai Saha



RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

Rupma Dutta



RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

Rama Chatterjee



RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

Ajit Chatterjee



RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	RING	MIDDLE	1ST	THUMB	

NAME.....

SIGNATURE.....

B. Shoke Chatterjee

RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000685097/2024	Office where deed will be registered
Query Date	12/03/2024 1:37:19 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road,,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status :Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
Rs. 3/-	Rs. 54,69,885/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani -- Rest (Ward 124)) , , Premises No: 149, , Ward No: 124, Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 9 Chatak	1/-	42,54,885/-	Width of Approach Road: 12 Ft.,
Grand Total :				10.8281Dec	1 /-	42,54,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					



Query No: 2000685097 of 2024, Printed On : Mar 12 2024 1:39AM, Generated from wregistration.gov.in

S3	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total : 0 sq ft		2/-	12,15,000 /-		

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	S D CONSTRUCTION (Partnership Firm) .379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. AExxxxxx0K, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
2	RAMA CHATTERJEE Wife of Late DASU CHATTERJEE,149, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AOxxxxxx6C, Aadhaar No.: 25xxxxxxx8780,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr AJIT CHATTERJEE Son of Late NANI GOPAL CHATTERJEE,322/1, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ABxxxxxx6A, Aadhaar No.: 92xxxxxxx2418,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr ASHOKE CHATTERJEE Son of Late NANI GOPAL CHATTERJEE,131, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ARxxxxxx6J, Aadhaar No.: 36xxxxxxx1414,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	S D CONSTRUCTION (Partnership Firm) .379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. AExxxxxx0K, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

Sl No	Name & Address	Representative of
1	Mr ARUNABHA SAHA Son of Late BHUPENDRA NATH SAHALF/4, PURBA BARISHA GVT, QUARTER., City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APxxxxxx6B , Aadhaar No.: 31xxxxxxxx9510	S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)
2	Mr RUPAK DUTTA Son of Mr DILIP DUTTA379, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Axxxxxx6H , Aadhaar No.: 96xxxxxxxx3094	S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Sk. MD MAHSIN Son of Late SK MD SHAHRIAR 63, PANCH MASJID ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Mr ARUNABHA SAHA, Mr RUPAK DUTTA, RAMA CHATTERJEE, , ,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-2.70703 Dec
2	RAMA CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-2.70703 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-125 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-125 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-125 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-125 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-400 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-400 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-400 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-400 Sq Ft



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Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411240401476 Premises No. : 149 Ward No. : 124 Street Name : DAS PARA ROAD	Reference Deed No. : I-1607-02200 Date of Registration : Mar 05, 2024 Office Where Registered : ADSRBEHALA	Owner Name : RAMA CHATTERJEE, AJIT CHATTERJEE, ASHOKE CHATTERJEE, SD CONSTRUCTION Owner Address : 149, DAS PARA ROAD , THAKURPUKUR, KOLKATA Pin No. : 700063	Character of Premises: Constructed Building Total Area of Land: 5 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-04-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-04-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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