



पश्चिम बंगाल WEST BENGAL

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

AG 706936

11.45#
4/3/2022
2000645890

Addl. District Sub-Registrar
Behala, South 24 Parganas

4 MAR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 4th day of March, Two Thousand and Twenty Two A.D. **BETWEEN** (1) **KAKALI DUTTA** (PAN-AWDPD9209P, Aadhaar No. 7642 1077 3898) wife of Goutam Dutta, and daughter of Haran Chandra Dutta, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at 22, Bhattacharjee Para Road, P.O. & P.S. Thakurpukur, Kolkata- 700 063, in the District of South 24-Parganas and (2) **SMT. PIYALI DE** (PAN-BEEPD3163E, Aadhaar No. 7799 6484 3445) wife of Sri Sudip De and daughter of Late Haran Chandra Dutta, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at 6/83A, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata- 700 032, in the District of South 24- Parganas hereinafter jointly called and referred to as

Sl. No. 1372 Date 22 FEB 2022 Rs. 100/-

Name Multihome:

Address 258 M. J. Ghosh Rd, Kol-61.

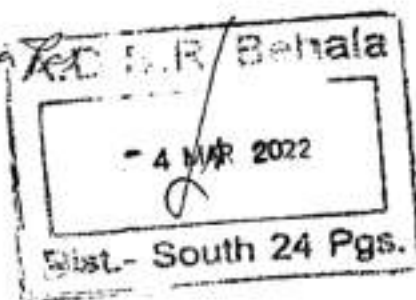
Vendor Swarup Chandra

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

22 FEB 2022



Suit No. 21
S/o Sri Madan Chandra
258, Jodan Ghosh Rd.
P.S. - Thakurpukur
P.O. - Sarkund.
Kol-61.



Major Information of the Deed

Deed No :	I-1607-03247/2022	Date of Registration	04/03/2022
Query No / Year	1607-2000645890/2022	Office where deed is registered	
Query Date	28/02/2022 1:29:36 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH DUTTA ALIPORE JUDGE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748711870, Status : Deed Writer		
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 : 2,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 27,03,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48/g))	Rs. 2,521/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

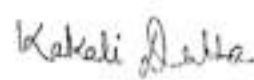
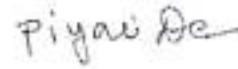
District: South 24-Parganas, P. S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhattacharya Para Road, , Premises No: 20/5, , Ward No: 125 Pin Code : 700063

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	2 Katha 6 Chatak	1/-	25,65,001/-	Property is on Road
Grand Total :				3 9188Dec	1 /-	25,65,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	205 Sq Ft	1/-	1,38,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 205 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		205 sq ft	1 /-	1,38,375 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	KAKALI DUTTA (Presentant) Wife of GOUTAM DUTTA Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LT1	04/03/2022	
22, BHATTACHARJEE 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.: AWxxxxxx9P, Aadhaar No: 76xxxxxxxx3898, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
2	PIYALI DE Wife of SUDIP DE Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			
	04/03/2022	LT1	04/03/2022	
6/83A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BExxxxxx3E, Aadhaar No: 77xxxxxxxx3445, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MULTIHOME 258M, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.: ABxxxxxx8P Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Mar 4 2022 12:07PM	LTI 04/03/2022	04/03/2022
	41, BOSE PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx8L, Aadhaar No: 70xxxxxxx4686 Status : Representative, Representative of : MULTIHOME (as PARTNER)			
2	Name MOUSUMI PAL Wife of SUNIL KUMAR PAL Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Mar 4 2022 12:07PM	LTI 04/03/2022	04/03/2022
	258M, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx1D, Aadhaar No: 82xxxxxxx3771 Status : Representative, Representative of : MULTIHOME (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
SUNIL KUMAR PAL Son of MADAN CHANDRA PAL 258, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061			
	04/03/2022	04/03/2022	04/03/2022
Identifier Of KAKALI DUTTA, PIYALI DE, DEBASISH DUTTA, MOUSUMI PAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KAKALI DUTTA	MULTIHOME-1.95938 Dec
2	PIYALI DE	MULTIHOME-1.95938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	KAKALI DUTTA	MULTIHOME-102.50000000 Sq Ft
2	PIYALI DE	MULTIHOME-102.50000000 Sq Ft

28-02-2022

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 27,03,376/-



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

On 04-03-2022

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 11:45 hrs on 04-03-2022, at the Office of the A.D.S.R. BEHALA by KAKALI DUTTA, one of the Executants.

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

Execution is admitted on 04/03/2022 by 1. KAKALI DUTTA, Wife of GOUTAM DUTTA, 22, BHATTACHARJEE PARA ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. PIYALI DE, Wife of SUDIP DE, 6/83A, BIJOYGARH, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Identified by SUNIL KUMAR PAL, , Son of MADAN CHANDRA PAL, 258, JADAV GHOSH ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

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

Execution is admitted on 04-03-2022 by DEBASISH DUTTA, PARTNER, MULTIHOME (Partnership Firm), 258M, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, P.N:- 700061

Identified by SUNIL KUMAR PAL, , Son of MADAN CHANDRA PAL, 258, JADAV GHOSH ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Execution is admitted on 04-03-2022 by MOUSUMI PAL, PARTNER, MULTIHOME (Partnership Firm), 258M, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by SUNIL KUMAR PAL, , Son of MADAN CHANDRA PAL, 258, JADAV GHOSH ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,521/- (B = Rs 2,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2022 12:38PM with Govt. Ref. No: 192021220197316551 on 03-03-2022, Amount Rs: 2,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BOGSJL1 on 03-03-2022, Head of Account 0030-03-104-001-16

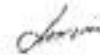
ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, by
Online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 706936, Amount: Rs.100/-, Date of Purchase: 22/02/2022, Vendor name:
SWARUP CHANDRA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2022 12:38PM with Govt. Ref. No: 192021220197316551 on 03-03-2022, Amount Rs: 4,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BOGSJL1 on 03-03-2022, Head of Account 0030-02-103-003-02



Sandip Biswas
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 1607-2022, Page from 118498 to 118553

being No 160703247 for the year 2022.



Digitally signed by SANDIP BISWAS

Date: 2022.03.08 15:45:11 -08:00

Reason: Digital Signing of Deed.

(Sandip Biswas) 2022/03/08 03:45:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, legal representatives, nominees and assigns) of the **ONE PART**,

A N D

M/S. MULTIHOMES, (ABCFM4008P) a partnership firm having its principal place of business at 258M, Jadav Ghosh Road, P.O. Sarsuna, P.S. Thakurpukur now Sarsuna, Kolkata- 700 061, represented by its Partners (1)**SRI DEBASISH DUTTA** (AWQPD7758L, Aadhaar No.7074 9968 4686) son of Late Prafulla Kumar Dutta, by faith Hindu, by occupation Business, by Nationality Indian, residing at 41, Bose Para Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700 008 and (2) **SMT. MOUSUMI PAL** (AQXPP3411D, Aadhaar No.8249 7253 3771) wife of Sri Sunil Kumar Pal, by faith Hindu, by occupation Business, by Nationality Indian, residing at 258M, Jadav Ghosh Road, P.O. Sarsuna, P.S. Thakurpukur now Sarsuna, Kolkata- 700 061 hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs successor-in-office, executor, administrators, legal representatives nominees and assigns) of the **OTHER PART**

WHEREAS at all material point of times and for all intents and purposes one Mahendra Nath Mukhopadhyay of 2, Ishwar Ganguly Street, Calcutta was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area 15 decimals be the same a little more or less lying and situated at Mouza Paschim Barisha, J.L. No. 19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian Nos. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas by way of inheritance.

AND WHEREAS while seized and possessed of the aforesaid property being the absolute Owner, the said Mahendra Nath Mukhopadhyay died intestate as issueless leaving behind his wife Smt. Sushila Bala Debi as his only legal heirs, successors and nominees.

AND WHEREAS while inherited the aforesaid property being the bonafide absolute Owner, the name of the said Smt. Sushila Bala Debi had been finally published in the Revisional Settlement Record as recorded Owner and she paying the rates and taxes regularly to the Authority Concerned.

AND WHEREAS by virtue of a registered Deed of Gift registered on 23.12.1966, registered in the office of the District Registered at Alipore and recored in Book No.1, Volume No. 149, pages from 19 to 23, Being No. 6096 for the year 1966 wherein the said Smt. Sushila Bala Debi gifted unto and in favour of Sri Balai Lal Bandopadhyay in respect of **ALL THAT** piece and parcel of land measuring an area 15 decimals be the same a little more or less lying and situated at Mouza Paschim Barisha, J.L. No. 19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian No. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas.

AND WHEREAS by virtue of a registered Bengali Kowala being dated 2.6.1982 registered in the office of the Sadar Sub- Registrar at Alipore and recorded in Book No. 1, Volume No. 182, pages from 199 to 207 Being No. 7216 for the year 1982 wherein Sri Balai Lal Bandopadhyay therein mentioned as the Kowala Data and Smt. Hena Dutta therein mentioned as the Kowala Grahitri, and by virtue of the aforesaid Deed the Kowala Data sold, conveyed, transferred, assigned and assured unto and in favour of Kowala Grahitri **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 06 Chittaks be the same a little more or less lying and situated at Mouza Paschim Barisha, J.L. No.

19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian Nos. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas.

AND WHEREAS while seized and possessed of the aforesaid property being the Purchased Owner said Smt. Hena Dutta mutated her name in the record of the B.L. & L.R.O and also in the record of the Kolkata Municipal Corporation and the said property is known and numbered as Municipal **Premises No.20/5, Bhattacharjee Para Road**, having its postal premises No. 19/14, Bhattacharjee Para Road, Kolkata- 700 063, under Ward No. 125, Assessee No. 41-125-03-0317-1 and paying the rates and taxes regularly to the Authority Concerned.

AND WHEREAS the aforesaid Smt. Hena Dutta being desirous of developing the said premises by constructing thereupon a new **G + III storied** building upon the said premises consisting of several self contained flats/units, garage and other erection and structures in accordance with the sanctioned building plan to be sanctioned by the Building Department of the Kolkata Municipal Corporation but due to financial stringency and/or paucity of funds, the said Smt. Hena Dutta is unable to start the construction work of the said building and was in search of an efficient Promoter and/or Developer who has sufficient funds and expertise to undertake the responsibility of construction of such building of the said premises.

AND WHEREAS having come to know the intention of the said Smt. Hena Dutta Developer **M/S. MULTIHOME**, proposed and/or requested the Smt. Hena Dutta to allow and develop the said premises by constructing thereupon a new multi storied building in accordance with the sanctioned

building plan to be sanctioned by the Building Department of the Kolkata Municipal Corporation at his own risk, cost and expenses.

AND WHEREAS Smt. Hena Dutta entered into a Registered development agreement on 04.06.2019 with the Developer and also upon terms and conditions mentioned therein and the said development agreement was registered in the office of the A.D.S.R. at Behala and recorded in Book No.1, Volume No. 1607-2019, pages 184670 to 184715, being No. 160705859 for the year 2019.

AND WHEREAS Smt. Hena Dutta executed a registered Development Power of Attorney in favour of the Developer by which the said Smt. Hena Dutta empowered the Developer to Sale, Lease and/or dispose off any part or portion of the said property and the said Development Power of Attorney was registered on 04.06.2019 before the A.D.S.R. at Behala and recorded in Book No.1, Volume No. 1607-2019, pages 185254 to 185278, being No. 160205871 for the year 2019.

AND WHEREAS pursuant to the Development Agreement, the Developer obtained **G+III storied** residential building plan sanctioned by the Kolkata Municipal Corporation bearing **Plan No. 2021160404** dated **11/01/2022**.

AND WHEREAS Smt. Hena Dutta unfortunately breathed her last and died intestate on 05.02.2022 and left for her heavenly abode leaving behind in this material world her two successors namely Smt. Kakali Dutta and Smt. Piyali De who inherited the aforesaid land and building situated at **Municipal Premises No.20/5, Bhattacharjee Para Road**, having its postal premises No. 19/14, Bhattacharjee Para Road, Kolkata- 700 063 within the present limit of

the Kolkata Municipal Corporation, under ward No.125, under Police station Thakurpukur, in the District of South 24- Parganas.

AND WHEREAS after the demise of the said Late Hena Dutta, the present owners jointly seized and possessed of **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 06 Chittaks be the same a little more or less with pucca structure measuring an area 205 sq.ft. lying and situated at Mouza Paschim Barisha, J.L. No. 19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian Nos. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, at **Municipal Premises No.20/5, Bhattacharjee Para Road**, having its postal premises No. 19/14, Bhattacharjee Para Road, **Kolkata-700 063**, under Ward No. 125, Assessee No. 41-125-03-0317-1, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas free from all encumbrances and enjoying the same by paying taxes and outgoings to the appropriate authority, which has specifically described in the **SCHEDULE-'A'** hereunder and hereinafter referred to as the "**said Premises**".

AND WHEREAS the Owners is now desirous of developing the said premises by constructing thereupon a new **G+III storied** building upon the said premises consisting of compact flats/ dwelling units mentioned in **Schedule'A** hereunder in accordance with the law of the land in vogue and in accordance with the sanctioned building plan approved by the Kolkata Municipal Corporation for the purpose of making the said flats available for acquisition on Ownership basis .

AND WHEREAS having come to know the intention of the Owners, the Developer herein proposed to the Owners and requested them to allow and develop the said premises as per the intension and preference of the Owners by

constructing the proposed building in accordance with the sanction plan and expenses.

AND WHEREAS on negotiation between the parties, the Owners to allow the Developer to develop the said premises on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO on the following terms and conditions:-

ARTICLE-I DEFINATIONS

- 1.1. **OWNERS** : shall mean **SMT. KAKALI DUTTA, SMT. PIYALI DE** and their respective heirs, executors, administrators, legal representatives and assigns.
- 1.2. **DEVELOPERS** : shall mean **M/S. MULTIHOME**, a partnership firm having its principal place of business at 258M, Jadav Ghosh Road, P.O. Sarsuna, P.S. Thakurpukur now Sarsuna, Kolkata- 700 061, represented by its Partners (1)**SRI DEBASISH DUTTA** son of Late Prafulla Kumar Dutta, by faith Hindu, by occupation Business, by Nationality Indian, residing at 41, Bose Para Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700 008 and (2) **SMT. MOUSUMI PAL** wife of Sri Sunil Kumar Pal, by faith Hindu, by occupation Business, by Nationality Indian, residing at 258M, Jadav Ghosh Road, P.O. & P.S. Sarsuna, Kolkata- 700 061 and include their respective heirs, executors, legal representatives and assigns.
- 1.3. **TITLE DEEDS:-** shall mean all the original documents of title relating to the said premises, the Owners will be bound to hand over the original relevant documents as in possession with her to the Developer. The Developer shall acknowledge it by giving receipt. The Developer shall hand over the Xerox documents to the Owners at the time of completion

of the proposed project and handing over possession of the Owners' allocation.

- 1.4. **PREMISES** : shall mean to **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 06 Chittaks be the same a little more or less along with pucca structure measuring an area 205 sq.ft. lying and situated at Mouza Paschim Barisha, J.L. No. 19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian Nos. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, **at Municipal Premises No.20/5, Bhattacharjee Para Road**, having its postal premises No. 19/14, Bhattacharjee Para Road, **Kolkata- 700 063**, under Ward No. 125, Assessee No. 41-125-03-0317-1, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas together with all right of easements, common facilities and amenities annexed thereto which has been specifically mentioned in **SCHEDULE 'A'** hereunder.
- 1.5. **BUILDINGS** :- shall mean **G+III storied** building to be constructed on the said premises as per sanction plan sanctioned by the Kolkata Municipal Corporation.
- 1.6. **OWNERS' ALLOCATION**:- shall mean and has been mentioned in the **SCHEDULE –'B'** hereunder.
- 1.7. **DEVELOPER'S ALLOCATION** :- shall mean and has been mentioned in the **SCHEDULE –'C'** hereunder.
- 1.8. **COMMON FACILITIES & AMENITIES**:- shall include corridors, hall ways, stair ways, lift, passage way, driveways, common lavatories, pump space, underground water reservoir, overhead water tank, roof, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location,

enjoyment, provisions, maintenance and/ or management of the building and land there under or mutually agreed upon by the Owners units/ floors/ flats/ spaces which has been specifically been mentioned in the **SCHEDULE –'D'** hereunder.

- 1.9. **SALEABLE SPACE** :- shall mean units/ flats/ floors / car parking space/s in the building available for independent use and occupation after making due provisions and handing over of Owners' entire allocation and for common facilities and the space required thereof.
- 1.10. **COMMON EXPENSES** : shall mean and include the purpose of maintaining the said premises and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developers, the Owners and its nominees including the intending Purchaser/s and the common use and enjoyment thereof, which is mentioned in the **SCHEDULE –'E'** hereunder.
- 1.11. **THE ARCHITECT** :- shall mean a company or person who has been appointed by the Developer and shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.
- 1.12. **BUILDING PLAN** :- shall mean such plan prepared by the Architect for the construction of the building and sanctioned by the Kolkata Municipal Corporation vide **B.S No. 2021160404 dated 11.01.2022.**
- 1.13. **BUILT UP AREA** :- shall mean and include the covered area of the flat, external and internal walls, stairs and stairs landing and columns, as specified in the plan Sanctioned by the Kolkata Municipal Corporation.
- 1.14. **TRANSFEROR** :- shall mean the Owners and the Developers who intends to sell the flats and the car parking space and other uses allotted to them respectively to the intending buyer/ buyers together with undivided

proportionate share of the land and right to use the common space in multistoried building.

- 1.15. **TRANSFeree** :- shall mean the person, firm, limited company or an association or persons to whom units/ floors/ flats/ spaces/ car parking spaces and other uses in the Developer's allocation in the building has been transferred by the Developer.
- 1.16. **TRANSFER**:- shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally be deemed to mean a transfer of multistoried building to any interested Purchaser/s thereof.
- 1.17. **ROOF/ TERRACE**:- shall mean the ultimate roof of the said building under section 3(d)(2) of the West Bengal Apartment Ownership Act, 1972 and it should be treated as one of the common areas and facilities.
- 1.18. **COMPLETION TIME** :- The completion time is the essence of this contract. The entire projects will be completed in all respect **within 24 (twenty four) months** from the date of sanction of the building plan.
- 1.19. **NOTICE**:- shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of date of any month of same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1.20. **SINGULAR** :- Shall mean plural and vice versa, masculine shall include feminine and vice versa.

ARTICLE-II COMMENCEMENT

- 2.1.1 This Agreement shall be deemed to have commenced with effect from the date of execution of this agreement thereof and subsequently the Owners also hand over the vacant khas possession of the schedule premises to the Developer herein.

ARTICLE-III : OWNERS' RIGHT & REPRESENTATION

- 3.1. The Owners hereto are absolutely seized and possessed of and/ or well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area 02 Cottahs 06 Chittaks be the same a little more or less along with pucca structure measuring an area 205 sq.ft. lying and situated at Mouza Paschim Barisha, J.L. No. 19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian Nos. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, **at Municipal Premises No.20/5, Bhattacharjee Para Road**, having its postal premises No. 19/14, Bhattacharjee Para Road, **Kolkata- 700 063**, under Ward No. 125, Assessee No. 41-125-03-0317-1, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas together with all right of easements, common facilities and amenities annexed thereto which has been specifically mentioned in **SCHEDULE 'A'** hereunder.
- 3.2. Save and except the Owners and their heirs and nominees, nobody else have any right, title, interest, claim and demand whatsoever or howsoever and in respect of the said premises.
- 3.3. The said premises is free from all encumbrances, charges, liens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever.
- 3.4. The Owners have no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.
- 3.5. 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 premises with any other person or persons prior to this

- 4.5. The Developers shall have right to demolish the existing building and sell all the debris in his discretion and have the right to the received all the sale proceeds. The Owners shall have no authority to claim any amount from the Developers for the sale proceeds of the debris.

ARTICLE-V : CONSIDERATION

- 5.1. In consideration of the agreement, the Owners have agreed to grant exclusive right of development of the said premises to the Developer and the Developer agree and/ or undertake to allocated and/ or handover to the Owners and / or the Developer provide to the Owners (a) entire FIRST FLOOR divided into two flats consisting of two bed rooms, one dining-cum-kitchen, one toilet, one W.C, one Verandah each ALONG WITH a non refundable amount of **Rs.8,00,000/-** (Rupees eight lacs) only out of which the Developer had already been paid a total sum of **Rs.2,50,000/-** (Rupees two lacs fifty thousand) only to the previous owner namely Smt. Hena Dutta (memo of which the present owners hereby receipt and acknowledge) and the balance amount of **Rs.5,50,000/-** will be payable by the Developer to the Owners at the time of hand over the possession.
- 5.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said plot or any part thereof to the Developer or in creating any right, title or interest in respect thereof to the Developer, save and except to commercially explore the same in terms hereof by construction of the building on the said premises and to deal with the Developer's Allocation in the building in the manner herein stated, without creating any liability financial or otherwise whatsoever upon the Owners.

ARTICLE-VI : POSSESSION

- 6.1 The Owners shall make over possession of the said premises simultaneously on execution of the Agreement to the Developer.

ARTICLE-VII : PROCEDURE

- 7.1. The Owners shall also grant proper authority to the Developer by giving a registered **Development Power of Attorney** as may be required by the Developer for the purpose of selling out the flats of his share together with undivided proportionate share of the land to the intending Purchaser/s through deed of conveyance/s and to enter into Agreement for sale/s and sign in respect of Developer's allocation only and lawfully execute all necessary papers, deeds, documents, plans etc. for the purpose of development of the said premises and represent the Owners for all lawful purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owners.
- 7.2. Apart from the Registered Development Power of Attorney, the Owners do hereby undertake that they shall execute as and when necessary all papers, deeds, documents, plans etc. for the purpose of development of the said premises to the developer in original.
- 7.3. The Developer shall deliver to the Owners one copy each of all the sanctioned plans and drawings certified by the Developer to be true copy along with one of the original copy each and also deliver to the Owners copies of all papers and documents that are to be submitted by the Developer to the Kolkata Municipal Corporation or any other authority for the purpose of development and construction of the building.
- 7.4. The Developer shall execute and register the Agreement for sale and Deed of Conveyance in respect his allocated portion of the Developer in favour of his intending Purchaser/ nominee selected by the Developer, on the basis of the registered Power of Attorney.

ARTICLE-VIII : DEALINGS OF SPACES IN THE BUILDING

- 8.1. The Developer shall on completion of the building hand over the Owners' allocation complete in every respect and also handing over possession of the flat/ flats of Developer's allocation to the intending purchaser/ purchasers in the proposed new building to be selected by the Developer.
- 8.2. The Owners will be entitled to transfer or otherwise deal with their allocated flat or flats in the building and the Owners shall have no right, title interest and/ or authority to deal with Developer's allocation only of the proposed building.
- 8.3. That save and except the flats, as mentioned in the **SCHEDULE-B**, land and common areas and facilities will be the exclusive **DEVELOPER'S ALLOCATION** as per **Schedule -"C"** with the exclusive right to dispose off the same in any manners.
- 8.4. The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/ floors/ flats/ car parking spaces together with undivided proportionate share of land excluding the allocations provided for the Owners under Owners' allocation, as mentioned hereinbefore of the said proposed building on the said premises with any prospective buyer/s on or before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developers shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owners' herein will have no right and share and will not be entitled to any portion thereof.
- 8.5. The Developer shall be entitled to enter into agreement for sale or transfer in respect of Developer's allocation on the basis of the Registered

General Power of Attorney and entitled to sign all necessary documents on behalf of the Owners. However that such dealing shall not in any manner fastens or creates any financial and legal liability upon the Owners.

- 8.6. The Developer shall execute the Agreement for sale/s, deed of Conveyance /s in favour of the intending Purchaser/s of the Developer's allocation of the building/s on behalf of the Owners, save and except the Owners' allocation, on the strength of the Registered General Power of Attorney. The costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers thereof.

ARTICLE-IX : BUILDING

- 9.1. The Developer shall at its own costs construct erect and complete the building at the said premises in accordance with the sanction plans with such materials and with such specification as are mentioned in the **SCHEDULE-F** hereunder written and as may be recommended by the Architect from time to time.
- 9.2. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are inferior to the standard as mentioned in the Corporation Building Laws.
- 9.3. The Developer shall install erect in the said buildings at the Developer's own costs standard new pump set, water storage tanks, overhead reservoirs, electric wiring fittings and all other facilities as are required to be provided in a building having self contained units/ floors/ flats/ car parking space/ spaces and constructed for sale of units/ floors/ flats/ car parking spaces herein on Ownership basis and as mutually agreed.

- 9.4. The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, all types of steels, bricks other building materials and accessories allocable to the Owners for the construction of the building and similarly to apply for and obtain temporary and permanent connections of water, drainage, sewerage and/ or other facilities, if any available to the new building and other inputs and facilities required for the construction of enjoyment of the buildings.
- 9.5. The Developer shall at its own costs and expenses and without creating any financial or other liability to the Owners, construct and complete the said proposed buildings in its various units/floors/ flats/ spaces therein in accordance with the sanction building plans. The Owners shall have no responsibility/ liability towards payment of any dues, liabilities, costs, charges and expenses of whatever nature.
- 9.6. All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the Owners will have no responsibility in this context to the Architect.
- 9.7. In the event of any loss/ injury/ damages of any nature/ manner whatsoever to any person/ persons/ property/ any loss of life etc. the Developer shall be solely liable and responsible for the same and consequences thereof in all respect at all point of time without any responsibility of the Owners for the same. It is specifically agreed and understood that the Owners shall not be responsible/ liable either for any act or mode or manner of construction/ defects/ deviation/ damages or any proceedings arising out of erection, construction or completion of the proposed building and any part thereof. All actions, suits, claims, proceedings and consequences therefrom shall be attended to, defended prosecuted and complied with and faced by the Developer at his own

costs and expenses and shall keep the Owners indemnified from all or any loss, damages, costs and consequences, suffered and incurred therefrom. All laborers, workers, supervisors and employees deputed by the Developer for this entire project will be Developer's employee and the Owners shall not be responsible and liable for any obligations therefore of any nature, any claim, damages, payments, costs and consequences, suffered or incurred therefrom.

ARTICLE-X : COMMON FACILITIES

- 10.1. The Developer shall pay and bear all property taxes and other dues and out goings in respect of the building accruing due and as and from the date of execution of the Development Agreement subject to handing over peaceful khas possession of the premises and deeds and documents of the said premises to the Developer. It is herein mentioned that all the dues (Taxes) regarding the schedule property will be paid by the owners before execution of this Development Agreement. If the owners fails to pay the dues taxes, then the Developer will pay the same and will deduct from non-refundable security deposit.
- 10.2. As soon as the building is completed, the Developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' allocation in the building. Then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates , duties dues and other public out goings and impositions whatsoever (thereinafter for the sake of brevity referred to as " the said rates) payable in respect of the Owners' allocations, the said rates to be apportioned pro-rata with reference to the saleable space in the building/s if any are levied on the building as a whole.

- 10.3. The Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.
- 10.4. Both the Developer and Owners herein shall enjoy their respective allocations/ portions in the said building under their respective allocations/ portions in the said building under their occupation forever with absolute right of alienation, transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

ARTICLE-XI : COMMON RESTRICTION

The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building/s which shall include the followings:-

- 11.1 Neither party shall use or be permitted to the use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 11.2 Neither party shall demolish or be permitted to demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without the previous consent of the other in this behalf.
- 11.3 Neither party shall transfer or permit or transfer of their respective allocations or any portion thereof unless:-
- a) Such party shall have to be observed and performed all terms and conditions on their respective part to be observed and/ or performed.

- b) The Proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area of each of their respective possession.
- 11.4 Both parties shall abide by all law, bye- laws, rules and regulations of the Government, Statutory bodies and/ or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/ or breach of any of the said laws, bye laws, rules and regulations.
- 11.5 The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/ or the occupiers of the building indemnified or against any consequence of any breach.
- 11.6 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 11.7 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.
- 11.8 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to the throne or accumulated in or about the building

or in the compounds, corridors or any other portion or portions of the building.

- 11.9 Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any of the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining building cleaning lighting and keeping in order and good conditions any common facilities and/ or for the purpose of pulling down maintaining repairing and testing drains gas line and water pipes and electric wires and for any similar purpose.

ARTICLE- XII : OWNERS'S OBLIGATIONS

- 12.1 The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said buildings at the said premises by the Developer. If any unreasonable interference or hindrance is caused by the Owners or their agents servants representatives causing hindrance or impediment to such construction the Owners will be liable for damages.
- 12.2 The Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/ floors/ flats/ spaces and other uses in the said building/s. The Owners further gives undertaking for and on behalf of his agents, servants, representatives for similar act at their own liability and responsibility.
- 12.3 The Owners doth hereby agreed and covenant with the Developer not to let out, grant, lease. Mortgage and/ or charge or part with possession of the said premises or any portion thereof before the construction is

completed without the consent in writing of the Developer on and from the date of execution of this Deed/ Agreement

- 12.4 The Owners herein will have no right, authority and power to terminate and/ or determine this agreement within the stipulated period of construction and sale of flats & car parking space and other uses of the said building. It is recorded herein that the completion period of the proposed building by the **Developer shall be only 24(twenty four) months** from the date of sanction of the building plan. Be it herein mentioned that the Developer shall bound to construct the building according to the specification mentioned in the SCHEDULE 'E' hereunder written otherwise the Owners shall have every right to stop the construction work of the building or to sue against the Developer for the cancellation of this Development agreement.
- 12.5 The Owners herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/ lands or any portion thereof at any time during the subsistence of this agreement.
- 12.6 The Owners hereto without being influenced or provoked by anybody to hereby categorically avoid that as the Developer start the construction of the said proposed building exclusively at its own cost arrangement and risk in as much as without having an financial participation and/ or involvement on the part of the Owners thereto, the Owners henceforth for all times to come shall not raise any claim and/ or press for any extra benefits and/ or amount in terms of the **DEVELOPMENT Power of Attorney** although otherwise mentioned thereof and the Developer shall be at liberty to receive any amount from any Purchaser/s in its own name and to appropriate the said sale proceeds of the units/ floors/ flats/ car

parking spaces and other uses of the building at its sole discretion without having any attachment and/ or share the con of the Owners hereto.

- 12.7 The Owners do hereby agree with the Developer, that if any disputes and/ or litigation arise in respect of the said premises, during the period of Agreement, the time for completion of construction of the building should be excluded till the disputes and/ or litigation are sorted out.

ARTICLE-XIII : DEVELOPER'S OBLIGATIONS

- 13.1. After sanction of building plans by the Kolkata Municipal Corporation and before demolition of existing structure. The developer shall provide an alternative suitable accommodation around the locality of the premises, acceptable and agreeable to the Owners to enable the Owners to vacate the existing premises for subsequent demolition by the Developer. The rent of this accommodation shall be exclusively paid by the Developer at its own cost and expenses until such time, the Owners's entire/ total allocation is completed in all respect to the satisfaction of the Owners and physical possession made over to the Owners, and peaceful handover of the entire Owners' allocation to the Owners.
- 13.2. The Developer doth hereby agrees and covenants with the Ownerss to complete the entire project in all respect **within 24 (twenty four) months** from the date of execution of this Development Agreement.
- 13.3. The Developer hereby agrees and covenants with the Owners not to do any act deed or things whereby the Owners is prevented from enjoying selling assigning and/ or disposing of any of the Owners' allocations in the building at the said premises.
- 13.4. The Developer hereby agrees covenant with the Owners not to violet or contravenes any of the provisions of rules applicable to the construction of the said building.

ARTICLE XIV: OWNERS'S INDEMNITY

- 14.1. The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owners provided the Developer performs and fulfills all the terms and conditions herein contained and/ or in its part to be observed and performed. The Owners hereby undertakes to keep to Developer indemnified against all claims actions, suits, costs and proceedings if any arise and of this property, prior to this agreement and handing over to the Developer only for construction.

ARTICLE -XVI: DEVELOPER'S INDEMNIFY

- 15.1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of the any sort of act or accident or omission or commission of the Developer in relation to the making of construction of the said building/s and the Developer also fully responsible if the construction falls down due to inferiority of the materials and other patent defects thereto.
- 15.2. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims 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 said building and/ or for any defect there in.

ARTICLE -XVI : MISCELLANEOUS

- 16.1. The Owners and the Developer have entered into the Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and/ or associations or persons in between the Owners and the Developer.

- 16.2. Immediately after possession of premises, be given by the Owners, the Developer shall be entitled to start construction of the said building at the said premises in accordance with the sanctioned building plan.
- 16.3. The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
- 16.4. As and from the date of completion of the building the Developer and/ or its transferees and the Owners and/ or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.
- 16.5. The proposed building to be constructed by the Developer shall be made in accordance with the specifications carefully and particularly mentioned and described in **SCHEDULE -'F'** hereunder written.
- 16.6. That it is herein mentioned that if there is any due of taxes in respect of the schedule mentioned property and the Owners herein fails to pay the said dues taxes to the authority concerned, then the Developer will pay the said due tax in the name of the Owners and the same shall be deduct from the non refundable security deposit of **Rs.8,00,000/-**.
- 16.7. The developer shall provide an alternate accommodations to the Owners to enable the Owners to vacate the existing premises for subsequent demolition by the Developer. The rent of this accommodation shall be exclusively paid by the Developer at its own cost and expenses until such time, the Owners' entire/ total allocation is completed in all respect to the satisfaction of the Owners and physical possession made over to the

Owners and peaceful handover of the entire Owners' allocation to the Owners.

ARTICLE-XVII : FORCE MAJEURE

- 17.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "*Force Majeure*" and shall be suspended from the obligation during the duration of the "*Force Majeure*".
- 17.2. "Force Majeure" shall mean, flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/ or any other act or commission beyond the control of the parties hereto.

ARTICLE-XVIII : JURISDICTION

- 19.1. The Courts (Civil & Criminal) of Alipore shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' ABOVE REFERRED TO (Description of the said premises)

ALL THAT piece and parcel of land measuring an area 02 Cottahs 06 Chittaks be the same a little more or less along with pucca structure measuring an area 205 sq.ft. lying and situated at Mouza Paschim Barisha, J.L. No. 19, Pargana Khaspur, R.S. No. 43, Touzi No. 1-4, 6, 8-10, 12-16, under C.S. Khatian Nos. 2146, under R.S. Khatian Nos. 3108 & 3730, in C. S. & R.S. Dag No. 3264, within the present limit of the Kolkata Municipal Corporation, at **Municipal Premises No.20/5, Bhattacharjee Para Road**, having its postal premises No. 19/14, Bhattacharjee Para Road, **Kolkata- 700 063**, under Ward No. 125, Assessee No. 41-125-03-0317-1, under Police Station Behala now Thakurpukur, ADSR Behala, in the District of South 24- Parganas and the said land is butted and bounded by:-

ON THE NORTH: Bhattacharjee Para Road;
 ON THE SOUTH: Land part of C.S. Dag No. 3264;
 ON THE EAST : 12 ft. wide common passage;
 ON THE WEST : Land part of C.S. Dag No. 3264

THE SCHEDULE 'B' ABOVE REFERRED TO
(Owners' allocation)

On completion of the proposed **G+III storied** building in all respect by the Developer at his own cost and expenses in lieu of the land of the said premises, the Developer shall allocate and handover to the **Owners** and / or the Developer provide to the **Owners** (a) entire **FIRST FLOOR**, divided into two flats consisting of two bed rooms, one dining-cum-kitchen, one toilet, one W.C, one Verandah each **ALONG WITH** a non refundable amount of **Rs.8,00,000/-** (Rupees eight lacs) only out of which the Developer had already been paid a total sum of **Rs.2,50,000/-** (Rupees two lacs fifty thousand) only to the previous owner namely Smt. Hena Dutta (memo of which the present owners hereby receipt and acknowledge) and the balance amount of **Rs.5,50,000/-** will be payable by the Developer to the Owners at the time of hand over the possession. **TOGETHER WITH** the Developer will payable the shifting charges to the Owners from the date of hand over the vacant khas possession of the said premises to the Developer until the developer will hand over the Owners' allocation in the newly constructed **G+III storied** building at the said premises.

THE SCHEDULE 'C' ABOVE REFERRED TO
(Developer's Allocation)

Save and except Owners' Allocations, the Developer is entitled to get the remaining area/portion of the proposed building together with all easements rights, facilities and amenities annexed to the proposed building along with undivided impartible proportionate share of the land underneath as per sanction

plan to be sanctioned by the Kolkata Municipal Corporation upon the land mentioned in the **SCHEDULE-A** premises as hereinabove mentioned.

THE SCHEDULE 'D' ABOVE REFERRED TO
(Common Areas/ Portions)

1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Roof Top of the proposed building.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any flat and/ or exclusively for its use).
5. Space underneath the stairs of the ground floor where meters, pumps & motors will be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat and/ or exclusively for its use).
6. Water supply system water pump & motor, water reservoir together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any unit) in the said Building.
7. Land underneath of the proposed building.
8. Septic Tank.
9. Lift, lift lobby and lift room on the Top and lift installations in the building.

THE SCHEDULE 'E' ABOVE REFERRED TO
(Common expenses)

On completion of the building, the Owners, the Developer and their nominees including the intending Purchasers shall regularly and punctually pay proportionate share of the common expenses as fully described herein below:-

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the said building including the outer and external walls of the said building.
- b) The salary of all persons employed for the common purposes including security personnel, sweepers etc.
- c) All charges and deposits for supplies of common utilities to the co-Owners in common.
- d) Municipal Tax water tax and other levies in respect of the said premises and the proposed building save those separately assessed on the Purchasers.
- e) Costs of formation and operating the Association.
- f) Costs of running maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Lift, Liftman's wages and maintenance of the lift.
- h) Electricity charges for the electricity energy consumed for the operation of common services; All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co- Owners in common.

THE SCHEDULE 'F' ABOVE REFERRED TO
(Work schedule/ specification)

Pest control Treatment has to be done.

A. CONCRETE WORK

1. R.C.C. framed structure as per design.(cement will be used by branded). TMT bars will be used Durgapur Steel or equivalent.

B. BRICK WORK

1. All external walls to be 200 mm. thick with 1:6 cement sand ratio properly cured.
2. All internal walls 125 mm. thick with 1 :6 cement sand ratio properly cured.

3. No 1 Bricks (Picket) should be supplied by Promoter.

C. PLASTERING AND FINISHING:

1. All external plaster to be 20 mm thick in 1 :6 cement sand ratio properly cured.
2. All internal plaster to be 12 mm thick. In 1:6 cement sand ratio properly cured.

D. DOORS :

1. All door frame to be made of Sal wood properly seasoned.
2. All doors should be of flush door type, with all fitting fixing complete.
4. Toilet door will be P.V.C Door.

E. WINDOWS:-

1. All windows is of Aluminum made with glass panels (sliding) with M/S. grill will be square bar.

F. FLOORING:-

1. **Marble/ Tiles** flooring to be laid on all rooms, kitchen toilets/ bath rooms and to dado 6" height.

G. PAINTINGS AND DECORATION :-

1. Putty finishes on all internal walls over plaster.
2. Two coated white snowcem paint in garage space.
3. One coat of primer & two coat paint for, windows, grills.
4. Weather coat base paint to outside of building.

H. SANITARY & PLUMBING:-

1. PVC Pipes with Supreme brand and C.P. bib cocks and stop cocks local made (ESSCO, DESONS)).
2. Each toilet & Kitchen is to be provided with:-
 - a) In the main toilet & in the drawing/dinning a white porcelain stand wash basin, with C.P. waster fittings P.V.C, white commode, commode shower, head shower will be provided and in W.Cone whitecommode, one commode shower and one tap.
 - b) One Geyser point in the toilet & one Aquaguard point will be provided in the kitchen.
 - c) Colour tiles 6 'height in toilet.

3. E.T.W.C. White porcelain including approved seat cover and P.V.E. low down cistern with all fitting fixtures complete.
4. The water Reservoir on the roof should be of concrete made which would be protect with a boundary wall around it.

I. **KITCHEN:-**

1. PVC consil with branded and C.P. Connector, C.P. stop and Bib cock, sink cock etc.(Essco, Desons)
2. Kitchen counter with be provided with black stone and finished with glazed tile of 3'-0" high from kitchen table along with steel sink on the adjacent wall.

J. **ELECTRICITY:-**

1. All electric concealed wire and cable will be of copper and all specification and workmanship as per I.S. rules (Finolex or Havels wire).
2. Electric points in each room will be provided two light point, one fan point, two 5 amp plug, one cable point, one night lamp on lower side of the wall and two A.C. point and in drawing/dinning two light point, two fan point, one cable point, two 5 amp plug point, one telephone point washing machine point, Refrigerator point will be provided. In kitchen Aquaguard point, Micro oven point, chimni point and one Calling bell point will be provided.
2. Building is to be provided with earthing.
3. Good quality switches (ancher/ Prity) with fittings.
4. Separate Meter for each and a common meter will be installed by the Developer. For separate meter, flat Owners has to deposit security amount at actual to CESC against their demand.

K. **LIFT : one Lift.**

EXTRA WORK : In addition to the above items if the Owners wants to provide additional items or want to change the specification of any item be allowed after getting the permission from the consulting Engineer if he fulfils the following. An estimate for additional work or the change of item, shall be worked out for the change item, shall be supplied by the Developer and the Owners has to pay the total amount in advance to carry out these additional/ changed items.

IN WITNESS WHEREOF the parties have put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the
Within named parties at Kolkata
in the presence of:-

Lakshmi Dutta

1. Swati Pal
258, Jodan Ghosh St.
KBEI.

Piyali De.
Piyali De.
(OWNERS)

2. Bidipta Dutta
22, Bhattacharjee Para Road
Kolkata - 63

M/S. MULTIHOME
D. Dutta
Moumita Pal
Partner
(DEVELOPER)

3.

Drafted by me,
Nabakumar Mukhopadhyay
Advocate
Alipore Police Court, Kolkata- 27
Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer a total sum of Rs.2,50,000/- (Rupees Two lacs fifty thousand) only as non-refundable security deposit as per memo given below:-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
07.06.2019	326881	UBI	Rs.1,00,000/-
11.08.2019	326883	UBI	Rs.1,00,000/-
03.01.2020	326891	UBI	Rs. 50,000/-
Total.....			<u>Rs.2,50,000/-</u>

WITNESSES:-

1. *Smit M Patel*
258, Jodan Ghosh Rd.
KSEB I.

Kakali Dutta
Piyali De

(Signature of the Owners)

2. *Bidipta Dutta*
21, Bhattacharjee para Road
Kolkata-63



Name

Signature *Kakali Dutta*

Signature of the Director/Deputy Director

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



Name

Signature *Piyali De*

Signature of the Director/Deputy Director

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



Name

Signature *D. Dutta*

Signature of the Director/Deputy Director

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



Name

Signature *Mouzumi Pal*

Signature of the Director/Deputy Director

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAKALI DUTTA

NARESH CHANDRA

31/10/1975

Permanent Account Number

AWDPD9209P

Kakali Dutta

Signature



इस कार्ड के लोप / खोने पर प्रत्यक्ष सूचित करें / inform
आयकर विभाग, नया दिल्ली, एवं इस की प्रत
संगत नज्दीक, सम्बन्धित कार्ड,
सर्वे सविधान संरक्षण के अन्तर्गत,
बोम्बे, पुणे - 411 005

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Service Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bazar Telephone Exchange,
Bombay, Pune - 411 005

Tel: 91-20-2722 8080, Fax: 91-20-2722 8981
e-mail: nsdl@nsdl.co.in

Kakali Dutta



ভারতীয় শিল্পকলায় পরিচালিত প্রাথমিক

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুমতিসংখ্যা আইডি : Enrollment No. : 1040/19929/32132

To
Kakali Dutta
মাকালি দুতা
22
BHATTACHARJEE PARA ROAD
Paschim Barisha
Thakurpukur, South Twenty Four Parganas
West Bengal - 700053



KL2673791420F
20737014



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7642 1077 3898

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মাকালি দুতা
Kakali Dutta
পিতা : হারান চন্দ্র দুতা
Father : HARAN CHANDRA DUTTA

জন্ম/Year of Birth: 1975
সঙ্গ/Partials

7642 1077 3898



আধার - সাধারণ মানুষের অধিকার

Kakali Dutta

आयकर विभाग
INCOME TAX DEPARTMENT
PIYALI DE
HARAN CHANDRA DUTTA



भारत सरकार
GOVT. OF INDIA



17/04/1978

Basic/Current Account Number

BEED3163E

Signature



Piyali De

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 1, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड के खोने/प्राप्त होने का सूचना मुझे मिले/वापस :
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. 1, सेक्टर 11, एन सी डी बेलपुर,
नवी मुंबई-400 614.

Piyali De



ভারত সরকার
Government of India

নিত্যী দেবী
Nitya Devi
পিতা : শ্রীমান দেবী
Father : Shri Manoj Deb
জন্ম তারিখ : ০১ জানুয়ারি ১৯৮৫
জন্মস্থান : কলকাতা



7799 6484 3445

স্বাক্ষর - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা:
৫/৪১০, বিজয়গড়, কলকাতা
বিশ্ববিদ্যালয়, কলকাতা, পশ্চিমবঙ্গ
৭০০০৩২

৫৪১০, বিজয়গড়, কলকাতা
বিশ্ববিদ্যালয়, কলকাতা, পশ্চিমবঙ্গ
৭০০০৩২

7799 6484 3445



आयकर विभाग
INCOME TAX DEPARTMENT

MULTIHOMER

02/02/2018

Permanent Address: Noida

ABCFM4008P

भारत सरकार
GOVT. OF INDIA



02/02/2018

आयकर विभाग
INCOME TAX DEPARTMENT

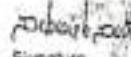


भारत सरकार
GOVT. OF INDIA

DEBASISH DUTTA
PROFULLA KUMAR DUTTA
07/06/1985

Permanent Account Number

AWQPD7758L


Signature





भारत सरकार
Government of India

Enrollment No. : 0638/11071/72964

To
Debasish Dutta

4033013

41
BOGE PARA ROAD
Purba Bardhaman
Bardhaman, South Twenty Four Parganas,
West Bengal - 700 001
9745711870

4033013



KA032833180.FM



आपका क्रमांक / Your Activation No. :

7074 9968 4686

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Debasish Dutta
DOB: 01/01/1975
Male

7074 9968 4686

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOUSUMI PAL

MUKUL BISWAS

15/08/1981

Permanent Account Number
AQXPP3411D

Mousumi Pal
Signature



Mousumi pal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. 2730/03399/15920

To
Mousumi Pal
258 AL JADID GARDH ROAD
VTC, Sarum,
District: South Tyneside, Gateshead,
State: West Durham
PIN Code: 100001
Mobile: 9874419215
ME902313400F11



आपका अकाउंट क्रमांक / Your Account No. :

8249 7253 3771

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Mousumi Pal
DOB : 15/06/1981
Female



8249 7253 3771

मेरा आधार, मेरी पहचान

Mousumi pal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MOUSUMI PAL
MUKUL BISWAS

15/06/1981
Permanent Account Number
AQXPP3411D

Mousumi Pal
Signature





भारत सरकार
GOVERNMENT OF INDIA



भारतीय
नागरिकता

Enrollment No.: 2730/00477/09703

30/06/2013
191180007

To
Sunil Kumar Pal
258 M. JADAV GHOSH ROAD,
VTC: Sarsuna,
District: South Twenty Four Parganas,
State: West Bengal,
PIN Code: 700051,
Mobile: 9830160521
ME911800075FH



आपका आधार क्रमांक / Your Aadhaar No. :

7873 2222 0779

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



Sunil Kumar Pal
DOB : 24/05/1969
Male

30/06/2013

7873 2222 0779

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNIL KUMAR PAL
MADAN CHANDRA PAL
24/05/1969
Permanent Account Number
ALJPP2265J

Sunil Kumar Pal



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

GRN Details

GRN: 192021220197316551
GRN Date: 03/03/2022 12:36:49
BRN: IK0BOGSJL1
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 03/03/2022 12:03:12
Payment Ref. No: 2000645890/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DEBASISH DUTTA
Address: 41, BOSE PARA ROAD THAKURPUKUR KOLKATA 700008
Mobile: 9748711870
Depositor Status: Attorney of Claimant
Query No: 2000645890
Applicant's Name: Mr DEBASISH DUTTA
Identification No: 2000645890/4/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000645890/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2000645890/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	2521
Total				7442

IN WORDS: SEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.



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

Query No / Year	2000645890/2022	Office where deed will be registered
Query Date	28/02/2022 1:29:36 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DEBASISH DUTTA ALIPORE JUDGE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748711870, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,50,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 27,03,376/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 2,521/- (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. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhattacharya Para Road, , Premises No: 20/5, , Ward No: 125, Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 6 Chatak	1/-	25,65,001/-	Property is on Road
Grand Total :				3.9188Dec	1 /-	25,65,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	205 Sq Ft.	1/-	1,38,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 205 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		205 sq ft	1 /-	1,38,375 /-	



Query No: 2000645890 of 2022, Printed On : Feb 28 2022 1:29PM, Generated from wbregistration.gov.in

Land Details :

	Name & address	Status	Execution Admission Details :
1	KAKALI DUTTA Wife of GOUTAM DUTTA 22, BHATTACHARJEE 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.: AWxxxxxx9P, Aadhaar No: 75xxxxxxxx3898, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	PIYALI DE Wife of SUDIP DEB/83A, BUJOYGARH, City:- , P.O - JADAVPUR UNIVERSITY, P.S - Jadavpur, District - South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BExxxxxx3E, Aadhaar No: 77xxxxxxxx3445, 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	MULTIHOME 258A, JADAV GHOSH ROAD, City:- , P.O - SANSUNA, P.S - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700061 PAN No.: ABxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA 1, BOSE PARA ROAD, City:- , P.O - BARISHA, P.S - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AWxxxxxxBL, Aadhaar No: 70xxxxxxxx60M	MULTIHOME (as PARTNER)
2	MOUSUMI PAL Wife of SUNG KUMAR PAL 258A, JADAV GHOSH ROAD, City:- , P.O - SANSUNA, P.S - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AQxxxxxx1D, Aadhaar No: 62xxxxxxxx3771	MULTIHOME (as PARTNER)

Identifier Details :

Name & address
SUNG KUMAR PAL Son of MADAN CHANDRA PAL 258, JADAV GHOSH ROAD, City:- , P.O - SANSUNA, P.S - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of KAKALI DUTTA, PIYALI DE, DEBASISH DUTTA, MOUSUMI PAL

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	KAKALI DUTTA	MS MULTIHOM-1.95938 Dec
2	PIYALI DE	MS MULTIHOM-1.95938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	KAKALI DUTTA	MS MULTIHOM-102.5 Sq Ft
2	PIYALI DE	MS MULTIHOM-102.5 Sq Ft

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 30-03-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 30-03-2022).
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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



Query No: 2000645890 of 2022, Printed On: Feb 28 2022 1:29PM, Generated from wbregistration.gov.in