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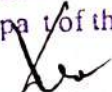
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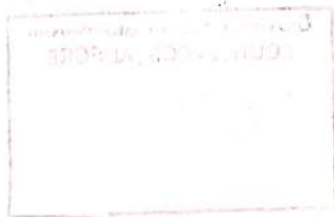
Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.


District Sub-Register-III
Alipore, South 24-parganas
24.11.23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 23rd day of November, Two Thousand and Twenty Two (2023) ;

BETWEEN



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22 NOV 2023

SL. No.....Date.....

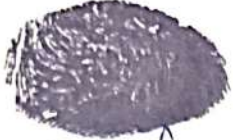
Rs.....

Name..... Amit Bhownick Gohy

Address..... Alipore Judges Court, Kol-27

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27

স্মৃতি/কোর্ট



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স্মৃতি/কোর্ট



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স্মৃতি/কোর্ট



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Roadside Bhattacharya



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Roadside Bhattacharya




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Roadside Bhattacharya



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 NOV 2023

(1) **DIPTI BHATTACHARYA, (PAN-FMEPB1189Q, AADHAAR NO.9872 9202 2730)**, w/o, Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Housewife, by Nationality - Indian, (2) **SRI PRADIP BHATTACHARYA, (PAN-AXRPB4779K, AADHAAR No.4517 1427 2609)**, son of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation- Service, by Nationality- Indian, (3) **SRI KAJAL BHATTACHARYA, (PAN-AHSPB9987C, AADHAAR No.9127 5693 7803)**, son of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Service, by Nationality- Indian, (4) **SRI DIPAK BHATTACHARJEE alias DIPAK BHATTACHARYA, (PAN-BXLPB0131N, AADHAAR No.7722 3578 9448)**, son of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Business, by Nationality- Indian, (5) **SIKHA CHAKRABORTY, (PAN-CMFPC9558J, AADHAAR No. 9305 4715 3134)**, daughter of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Housewife, by Nationality - Indian, (6) **NITA MUKHERJEE, (PAN- DJIPM8996P, AADHAAR No. 6513 1561 2338)**, daughter of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Housewife, by Nationality - Indian, and all are by faith -Hindu and residing at 14, Sarat Bose Colony, Post Office- Haltu, Police Station- Kasba now Garfa, Kolkata- 700078, hereinafter be called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context

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h of Sikkha
Chakraborty
by the pen of
Subrata Mondal

✓

 15500

Identified by me
Subrata Mondal
S/O - Nemai Ch Mondal.
Vill - Dululpur
P.O - Madhoshikpur
P.S - Mazumdar
Pin - 743372
(Clerk)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 NOV 2023

shall be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

M/S. GAYATRI ENTERPRISE, a proprietorship firm having its office at 82, K. P. Roy Lane, P-18, Nazir Bagan, PO – Haltu, PS – Garfa, Kolkata – 700 078, represented by its sole proprietor **MADHABI KOIRI, (PAN – AQEPK4341A, Aadhaar No. 9957 9045 9985)**, wife of Tapan Koiri, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 82, K. P. Roy Lane, P-18, Nazir Bagan, PO – Haltu, PS – Garfa, Kolkata – 700 078, District South 24 Parganas, West Bengal, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include itsheirs, executors, successors-in-office, successors-in-interest, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, son of Late Satish Chandra Bhattacharya got a piece of homestead land by a Deed of Gift admeasuring more or less 2 (two) Cottah 03 (three) Chittacks in Mouza - Kasba, District 24 Parganas (South), comprised in E.P. No. 14, S.P. No. 53, in C.S. Plot No. 2986(P), 2987(P) J.L. No, 13, P.S. Kasba, Sub-Registration Office at Sealdah from Refugee, Relief and Rehabilitation Dept, Govt. of West Bengal and registered at the office of the Addl. District Registrar, Alipur, 24 Parganas (South), and recorded at the Book No. I, Volume No:- 56 pages 165 to 168 Being No. 4317 for the year 1988.

AND WHEREAS said Monoranjan Bhattacharya alias Manaranjan Bhattacharjee had duly recorded his name in the records of the Kolkata Municipal corporation in respect of the said property and the said land had been allotted being Municipal Premises No. 5, Sarat Bose Colony having mailing address 14, Sarat Bose Road (Colony), Kolkata- 700078, District- South 24-Parganas having Assessee no. 31-105-24-0005-7.

AND WHEREAS said Monoranjan Bhattacharya alias Manaranjan Bhattacharjee while seized and possessed of and otherwise well and sufficiently entitled to the said property died intestate on 06.09.1998 leaving behind him, his wife Dipti Bhattacharya, three son namely Pradip Bhattacharya, Kajal Bhattacharya and Sri Dipak Bhattacharjee alias Dipak Bhattacharya, two married daughter namely Sikha Chakraborty and Nita Mukherjee as his legal heirs and successors by virtue of Hindu Succession Act. 1956.

AND WHEREAS said Dipti Bhattacharya, Pradip Bhattacharya, Kajal Bhattacharya and Sri Dipak Bhattacharjee alias Dipak Bhattacharya, Sikha Chakraborty and Nita Mukherjee thus became the absolute joint Owners of the said property which is more fully describe in the schedule hereunder written.

AND WHEREAS said joint Owners while seized and possessed of and otherwise well and sufficiently entitled to the said land with the intention of construction of a multi-storied building over the

said plot of land after demolishing the existing structures standing thereon have approached the Developer for undertaking such construction, the Developer being experienced in developing the properties, have agreed to develop the said property, morefully and particularly described in the schedule hereunder written hereinafter called the " SAID PROPERTY" at its own cost and expenses on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

**ARTICLE-I
DEFINITION**

1. OWNERS : (1) DIPTI BHATTACHARYA, (PAN-FMEPB1189Q, AADHAAR NO.9872 9202 2730), w/o, Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Housewife, by Nationality - Indian, (2) SRI PRADIP BHATTACHARYA, (PAN-AXRPB4779K, AADHAAR No.4517 1427 2609), son of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation- Service, by Nationality- Indian, (3) SRI KAJAL BHATTACHARYA, (PAN-AHSPB9987C, AADHAAR No.9127 5693 7803), son of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Service, by Nationality- Indian, (4) SRI DIPAK BHATTACHARJEE alias DIPAK BHATTACHARYA, (PAN-BXLPB0131N, AADHAAR No.7722 3578 9448), son of Late Monoranjan Bhattacharya alias

Manaranjan Bhattacharjee, by Occupation - Business, by Nationality- Indian, (5) **SIKHA CHAKRABORTY, (PAN-CMFPC9558J, AADHAAR No. 9305 4715 3134)**, daughter of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Housewife, by Nationality - Indian, (6) **NITA MUKHERJEE, (PAN- DJIPM8996P, AADHAAR No. 6513 1561 2338)**, daughter of Late Monoranjan Bhattacharya alias Manaranjan Bhattacharjee, by Occupation - Housewife, by Nationality - Indian, and all are by faith -Hindu and residing at 14, Sarat Bose Colony, Post Office- Haltu, Police Station- Kasba now Garfa, Kolkata- 700078.

2. **DEVELOPER : M/S. GAYATRI ENTERPRISE,** a proprietorship firm having its office at 82, K. P. Roy Lane, P-18, Nazir Bagan, PO - Haltu, PS - Garfa, Kolkata - 700 078, represented by its sole proprietor **MADHABI KOIRI, (PAN - AQEPK4341A, Aadhaar No. 9957 9045 9985)**, wife of Tapan Koiri, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 82, K. P. Roy Lane, P-18, Nazir Bagan, PO - Haltu, PS - Garfa, Kolkata - 700 078, District South 24 Parganas, West Bengal.

3. **LAND :** The land described in the schedule hereunder written.

4. **BUILDING :** Means straight Three storied building to be constructed on the schedule property in accordance with the plan to be drawn by the competent authority and sanctioned by Kolkata Municipal Corporation in the name of the Owners and at

the cost of construction charges and expenses of the Developer hereinafter referred to as the said building.

5. **ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer for construction of the proposed building.

6. **BUILDING PLAN** : Plan to be drawn by the competent authority and sanctioned by competent authority.

7. **TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of Flat in multi-storied building to the intending purchaser and/or purchasers thereof.

8. **TRANSFeree** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the Owners or the respective space/flat of the said building and/or otherwise.

9. **TIME** : Shall mean the construction to be completed within 20(twenty) months from the date of sanction of building plan.

10. **COMMENCEMENT** : This Agreement shall be deemed to have commencement with effect from the date of execution of this Agreement.

11. **COVERED AREA** : Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as

shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions /flats /rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.

12. **COMMON AREA** : Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/ flat or for providing free access to such portions/flat for the use of the co-Owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per building plan or plans.

13. **COMMON PORTIONS** : Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common.

14. **COMMON FACILITIES** : Shall include corridors, stair-case, water pump, pump house, over head tank, lift and such other facilities which may be mutually agreed by and between the parties and required for the location free enjoyment, maintenance, up keep and/or proper management of the building including the top floor roof.

15. **SINGULAR** : Shall include the plural and vice versa.

16. **MASCULINE** : Shall include the feminine and vice versa.
17. **TRANSFEREES** : Shall mean the person, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose as well.
18. **SALEABLE SPACE** : Shall mean the built up area of the multistoried building available for independent use and occupation after making the due provision for common facilities and the space required thereof save and except Allocation.
19. **OWNERS' ALLOCATION** : The Owners shall entitled to get total four number of self contained flats on the back side of the proposed building, out of which three flats measuring 350 Sq. Ft. covered area and one flat measuring 225 Sq. Ft. covered area and out of the said four flats, two flats i.e. one measuring 350 Sq. Ft. covered area and one measuring 250 Sq. Ft. covered area will be on the ground floor, one flat measuring about 350 Sq. Ft. covered area on the first floor and one flat measuring about 350 Sq. Ft. covered area on the second floor together with undivided proportionate share and interest in land and proportionate share of common area, space including roof, staircase, stair landing, easements, sewers, drain, other rights and liabilities including ingress and egress, more fully and particularly mentioned in the Schedule- B hereunder written. Along with forfeit money of Rs.5,00,000/- (Rupees five lac) only payable as per payment schedule mention in the schedule "D" hereunder written.

20. **DEVELOPER'S ALLOCATION:** Shall mean the remaining constructed area of the said proposed multi storied building to be constructed at the said Premises, together with undivided proportionate share and interest in land and proportionate share of common area, space including roof, staircase, stair landing, easements, sewers, drain, other rights and liabilities including ingress and egress, more fully and particularly mentioned and described in the Schedule- C hereunder written.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution and registration of Deed or Deeds of Conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building together with undivided right, title and interest in the land of the said premises.

ARTICLE-III
LANDOWNERS' REPRESENTATION

- (a) The Land Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) None other than the Land Owners and their legal heirs have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- (c) That none other than the Land Owners and their legal heirs i.e. the party of the first part hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.
- (d) That the said property is free from all encumbrances, charges, liens, lispens, attachments, acquisition, requisition whatsoever or howsoever.
- (e) That the Developer hereto being satisfied with the right, title and interest and possession of the Land Owners as mentioned in the Schedule "A" hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- (f) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV
AND OWNERS' RIGHT AND OBLIGATIONS AND
REPRESENTATIONS

- (i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.
- (ii) The Land Owners has absolute right and authority to develop the said plot of land.

ARTICLE-V
DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

- (i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developer' responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including Soil testing, water supply, plumbing, electrical, sanitary fittings and installations.

- (ii) All outgoings including other rates, taxes duties and other impositions by the concern authority or other any competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.
- (iii) All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the Developer.
- (iv) The Developer will be the only and exclusive builder and during subsistence of this agreement/plan shall have the sole authority to sell all the flats of the proposed building/buildings which completely included as Developer' areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities together with the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. That all such payment receivable by the developer from the intending purchaser in respect of developer allocation shall be payable to the developer. The Owners or any person claiming under them shall not interfere, question hinder inject or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation by the Developer towards the Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(v) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the Owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other statutory bodies or otherwise for construction of the proposed new Building provided however that the Developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the Developer in the name of the Land Owners.

(vi) The Developer will complete the construction within 20(twenty) months from the date of sanction of building plan, failing which the Developer will pay a sum of Rs.2,500/- (Rupees two thousand five hundred only) per month to the each Owners. Time factor is the essence of this contract and the Owners will be given possession of their respective portions within the time limit.

(vii) The Developer shall abide by all the safety norms during the construction of the proposed building and observe all statutory and legal norms and keep the Owners indemnified.

(viii) The Developer hereof on completion of the Land Owners' Allocable portion in good and habitable condition in the multi storied Building together with essential service such as uninterrupted supply of water and electricity (power) therein shall put the Land Owners first in undisputed possession thereof together with all right in the common portion and common

amenities and facilities along with all easement and quasi-easements rights within 20 (twenty) months from the date of sanction of building plan. and if the developer fails to complete the building and handover owners' allocation within the stipulated time in that case the developer will pay R.2,500/- per month to the each owners as penalty till completion of the building and handover of owners' allocation.

That the developer will obtain completion certificate from Kolkata Municipal Corporation at her own cost and expenses after completion of the building as per sanction plan over the "A" Schedule land and if the developer fails to obtain the completion certificate after 26 months from the date of sanction plan in that case the developer will pay Rs.2000/- per month to each owners as penalty and/or compensation till obtaining of completion certificate.

(ix) As and from the date of completion of the new building, the Developer and/or its transferees and the Land Owners and/or its transferees shall 'each be liable to pay and bear proportionate charges on account of Wealth Tax and other taxes payable in respect of their allocation.

(x) The Developer shall not part with possession of any portion of the Developer' Allocation to any of it's transferees until and unless the Developer shall make over possession of the Land Owners' Allocation and comply with all other obligations of the Developer to the Land Owners.

(xi) That in case of any accident caused due to the poor construction and due to other ancillary defects of construction and/or for the negligence on the part of the contractor or like manner and all sorts of loss/losses, compensation, damages for the same shall be borne managed/compensated as would be required from time to time by the Developer. The Land Owners therefore in no way shall be responsible/liable for that.

(xii) It is hereby simultaneously agreed by the Developer that the Developer will not assign its construction work on license of development agreement to any third party till the building construction is not completed in favour of the Owners herein and the Developer will personally construct the said building failing which due to negligence in that case the Development Agreement will at once be treated as cancelled and vitiated and the Owner's herein shall have their option or liberty to take back the possession of the First schedule property and shall refund the adjustable deposit of any togetherwith the actual cost of construction made in the schedule land as per report of the structural engineer appointed by the Land Owners.

(xiii) That the said Developer shall construct the newly proposed straight three storied building strictly with the best quality of materials available in the market under the supervision of qualified person(s) so that no part of the proposed building be unsafe and dangerous for human dwelling or any other propose in respect of the said premises and during

construction period upon the said premises, the land owners or their nominated person(s) shall have right to inspect the procedure work of the construction of the newly proposed building upon the said premises and the Developer shall have no right to raise any objection or obstruction in this regard.

(xiv) The developer shall liable to pay upto date property tax. That the name of the land owners has not been mutated in the record of K.M.C and the same shall be done by the developer as also the developer shall clear up to date G.R. with K.M.C. in respect of the "A" schedule property. That the land owners shall co-operate with the developer for the said work but all the costs and expenses shall be borne by the developer.

ARTICLE-VI
CONSIDERATION

In consideration of the Owners having granted the Developer an exclusive consent to develop the said premises provided herein the Owners, shall have the absolute Ownership of the flats as stated above of the proposed multi-storied building TOGETHERWITH undivided proportionate share or interest in the land including common area, water reservoir, septic tank, drain roof of the building stair and other amenities attach to the said building free of cost. The remaining area of the said building to Developer's allocation. Be it also stated here that any extra work save and except the work as mentioned in the THIRD SCHEDULE i.e. features of the Land Owners' flats will be paid by

the Land Owners by way of advance payment before commencement of extra work by the Developer.

ARTICLE-VII

PROCEDURE

1. The Land Owners shall execute a General Power of Attorney as may be required for the purpose of obtaining sanction of the Plan, all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers, to enter into agreement for sale, to receive consideration money for the Developer's allocated area of the total constructed area only. During continuation of this Agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillments of the Developer' obligation as per this Agreement. The Owners shall have right to check building materials time to time.

2. The Land Owners shall help to obtain mutation of the respective property in the name of the Developer and/or its nominee or nominees and/or in favour of the future flat Owners after the completion of the construction and after transfer or sale of all the flats and to the said future Owners hereof.

3. Immediately after execution of these presents the Land Owners shall handover vacant possession of the land with the existing structure to the Developer and/or his representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owners' allocated flats only as may be determined by the association or society to be formed after construction of the building and sale of all flats. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the Developer till the separation or apportionment of the flats/shops in question among all the concerned purchasers.

ARTICLE-VIII
CONSTRUCTION

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to

fulfillment of all obligations by the Developer as per this Agreement. The Owners shall have right to check building materials time to time.

ARTICLE-IX
POSSESSION

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the Owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed by both the Owners and the Developer.

ARTICLE-X
BUILDING

(a) The Developer will at its own cost and on the basis of specification of work and as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 20 months from the date of sanction of building plan from the K.M.C.

(b) The Developer will install and erect in the said Building at his own costs, pumps, water storage, overhead reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEB until permanent electric connections is obtained, save and except the Security Deposit, the service charges for installation on new connection by CESE Limited/WBSEB in the said Building. The Developer will provide all necessary electric points as per specification to the Owners at his cost but the Owners will only pay the security deposit money and the cost of individual electric connection.

(c) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

(d) The Developer shall be responsible to pay four shifting charges @ Rs.4,500/- only to the land owners of the aforesaid premises and the said rental charges shall be paid by the Developer to the land owners till delivery of owners' allocated portion of the newly constructed straight three storied building upon the said premises.

ARTICLE-XI

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the

Land Owners under this Agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management.

ARTICLE-XV

OWNERSINDEMNITY

The Owners hereby undertakes to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners.

ARTICLE-XVI

TITLE DEEDS

The Land Owners shall handover all original documents and the title deed/deeds to the developer and Certified copy of the title deed/deeds to be made by the Developer, if necessary for their requirements.

ARTICLE-XVII

MISCELLANEOUS

a. The Land Owners and the Developer herein entered into this Agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the Developer and the Owners but as joint venture between the parties hereto.

b. Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land Owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to any other mode of service available, to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the Developer.

c. There is no existing Agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this Agreement have been cancelled and/or being superseded by this Agreement. The Land Owners hereby unanimously and severally declares that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

d. Each terms of this agreement shall be the consideration for the other terms,

e. That the completion of the construction shall mean and include all internal and external full finished work of bed rooms, kitchen toilet, staircase with proper standard fittings temporary water connection from the respective concern authority or authorities (Water Supply Department), Electric wiring, sewerage, sanitary fittings, plumbing works etc. in the newly proposed building in respect of the said premises.

(f) That the owners shall not held responsible regarding the financial assistant taken by the Developer for completion of the newly proposed straight three storied building upon the aforesaid property.

(g) That simultaneously with the execution of this Agreement the said owner shall be liable to handover original of all necessary deeds and documents of the said premises to the said developer.

h) Be it further mentioned that the all original documents relating to the premises to be hand over by the owners to the developer subject to execute a Supplementary Agreement regarding the original documents of the premises be made between the parties hereto and the said original documents shall be return back by the Developer to the owners after completion of the newly proposed multi storied building within the stipulated period upon the said premises after selling out of developer's allocation.

i) If further more agreed by and between the parties hereto that the developer shall be responsible to obtain the completion certificate from the Kolkata Municipal Corporation within the aforesaid stipulated period as mentioned herein before on or before delivery of owners' allocated portion of the newly constructed straight three storied building upon the said premises.

ARTICLE-XVIII

FORCE MAJEURE

1. Force Majeure is herein defined as :
 - (a) Any cause which is beyond the control of the Developer.
 - (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
 - (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
 - (d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/ or Owners mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE - XIX

JURISDICTION

Courts of South 24-Parganas alone shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XX

ARBITRATION

All disputes and differences arising between the parties to this Agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXI
GENERAL CONDITIONS

(a) All appendices in this Agreement are integral parts of this Agreement.

(b) All amendments and/or addition to this Agreement are valid only if made in writing and sign by both the parties.

Be it noted that by this Development Agreement and the related development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/ Final Document for Transfer of property as per provisions laid down in the said documents as a Developer without getting any Ownership of any part of the property under Schedule. This development Agreement and the related development power of Attorney shall never be treated as the Agreement / Final Document for transfer of property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT the land measuring less 2 (two) Cottah 03 (three) Chittacks along with 200 Sq. Ft. RTS structure standing thereon in Mouza -Kasba, District 24-Parganas (South), comprised in E.P. No. 14, S.P. No. 53, in C.S. Plot No. 2986(P), 2987(P) J.L. No. 13, P.S. Kasba now Garfa, being Municipal Premises No. 5,

Sarat Bose Colony having mailing address 14, Sarat Bose Road (Colony), Kolkata- 700078, District- South 24-Parganas having Asseessee no. 31-105-24-0005-7 within the jurisdiction of Kolkata Municipal Corporation, ward-105, ADSR- Sealdah, 24 Parganas South, together with easements and quasi easement right which is butted and bounded as under.

BOUNDARIES:-

ON THE NORTH: By 15' feet wide Colony Road. ✓
ON THE SOUTH : By Plot No. SP-58.
ON THE EAST : By Plot No. EP 15.
ON THE WEST : By Plot No. EP No. 13. ✓

SCHEDULE "B" ABOVE REFERRED TO

(Land Owners' Allocation)

The Owners shall entitled to get total four number of self contained flats on the back side of the proposed building, out of which three flats measuring 350 Sq. Ft. covered area and one flat measuring 225 Sq. Ft. covered area and out of the said four flats, two flats i.e. one measuring 350 Sq. Ft. covered area and one measuring 250 Sq. Ft. covered area will be on the ground floor, one flat measuring about 350 Sq. Ft. covered area on the first floor and one flat measuring about 350 Sq. Ft. covered area on the second floor together with undivided proportionate share and interest in land and proportionate share of common area, space including roof, staircase, stair landing, easements, sewers, drain, other rights and liabilities including ingress and egress, more fully and particularly mentioned in the

Schedule- B hereunder written. Along with forfeit money of Rs.5,00,000/- (Rupees five lac) only payable as per payment schedule mention in the schedule "D" hereunder written.

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

Shall mean the remaining constructed area of the said proposed multi storied building to be constructed at the said Premises, together with undivided proportionate share and interest in land and proportionate share of common area, space including roof, staircase, stair landing, easements, sewers, drain, other rights and liabilities including ingress and egress.

SCHEDULE "D" ABOVE REFERRED TO

That the Developer shall pay **Rs.5,00,000.00 (Rupees five lakhs) only** non refundable to the Owners herein in the following manner:-

1. Rs.5,00,000/- (Rupees five lakh only) at the time of execution and registration of this agreement.

SCHEDULE "E" ABOVE REFERRED TO
(Specification of work)

a. **NUMBER OF FLOOR** : Ground floor plus III, the building shall be of R. C. C framed structure as per drawing and specification.

b. **Brick Wall** :All exterior brick wall shall be 0'.5"/0' thick with and sand cement mortar 1:6. All partition wall shall be 0'-3" thick with sand cement mortar 1:4. Brick, sand and Iron and cement and other materials shall be in number one quality. Inside and out side plaster shall be shall be 1/2 inches thick with sand cement mortar 1:6. Ceiling Plaster shall be 1/4 inches thick with sand cement mortar 1:4. The sunset of the all windows shall be one feet long.

c. **WATER ARRANGEMENT** :Pumping arrangement to over head reservoir measuring about 1000 (500x2) liter from underground reservoir measuring about 3000 liter water and the Developer will provide pump of Municipal Water for the benefit of the Land Owners and the other fiat Owners.

d. **FLOORING SKIRTING** :All rooms excluding toilets, kitchen and verandahs made with Vitrified tiles 2'feet x 2'feet to floor and skirting of 4" inch, height and floor of toilet, Kitchen and Verandah will be provided by floor tiles (12" x 12") local made, in toilets glazed tiles will be provided upto a height of 6'ft. around all wall areas and in kitchen ceramic glazed tiles will be provided upto 2' ft. height over the cooking table.

e. **TOILETS AND SANITARY AND PLUMBING** :All pipe lines in toilets and kitchen will be semi-concealed with PVC Pipes sanitary water of white porcelain of the approved made. Sanitary fittings are of brass C.P. finish kitchens are provided with Black stone/Stainless Steel sink.

e. **DOORS & WINDOWS** :Main door will be good quality wooden door (40 mm thick) and all other doors will be flash door (30 mm thick) and all windows will be Alluminum with fitted with good quality glass. M.S. Grill to be provided for windows and balcony.

f. **INTERIOR FINISH OF WALL AND CEILING** :All interiors will be finished with plaster of paris. Including kitchen and toilet.

g. **ROOF & TERRACE FINISH** :Net cement finish.

h. **ELECTRICAL WORKS** :All bed rooms, living spaces, dining space etc. are provided with three light point, one fan point and one Calling bell point and one 5 Amps, plug point will be provided in dining space for the use of refrigerator in dining space to be provided without electrical fixture only. For kitchen one light point is provided TOGETHER WITH a 15 Amps point and one Exhausts point. All verandah are provided with a ceiling light point with out fixtures only and in toilet and W.C. will be provided with one light point and one exhaust fan point. Cable T.V. point also will be provide. The Developer will provide some extra electrical points as per request of the Land Owners in future.

Individual meter of each and every flat shall be provided in meter room along with one common meter for the common services at ground floor, cost of individual meter and cost of infrastructure will be borne by the Purchaser and the land Owners exclusively.

IN WITNESSES WHEREOF the parties hereto affixed their respective signature and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata, in the presence of

WITNESSES:-

- 1. Ramkrishna DAS
5/10/2011 NOLINI DAS
- 4. Ghosh Pooja Po-Hel
P.S. Gurgaon KOL-78
- 2. Tapan Koini,
Renu Deep Koini
K.P. Ray Lane,
KOL-78

- 1. [Signature]
- 2. Pradip Bhattacharya
- 3. Kail Bhattacharya
- 4. Dipak Bhattacharya
S of Sanku Chakrabarty
- 5. [Seal] By the son of
Subrata Mondal
- 6. [Signature]

SIGNATURE OF THE OWNERS

GAYATRI ENTERPRISE
[Signature]
Proprietor

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my chamber according to the documents supplied to me and as per the instructions of the parties herein

Amit Bhowmick

(AMIT BHOWMICK)

Advocate

Alipore Judges' Court,
Kolkata - 700 027.

Enrolment No. F/1394/961/2011



MEMO OF CONSIDERATION

RECEIVED a forfeit amount of **Rs.5,00,000/- (Rupees five lakhs)** only by the above named Owners from the within named Developer. As per memo below.

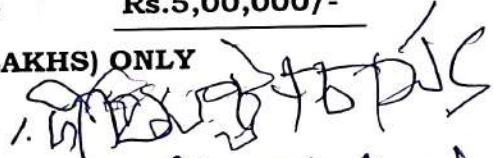

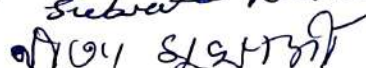
MODE OF PAYMENT

- | | |
|--|---------------|
| 1. By Cash on 23/11/2023 | Rs.2,00,000/- |
| 2. By Cash ^{Cheque} drawn on Bandhan Bank, Dhakuria Branch Being no. 000007... dated. 23.11.23 | Rs. 48,000/- |
| 3. By Cash ^{Cheque} drawn on Bandhan Bank, Dhakuria Branch Being no. 000008... dated. 23.11.23 | Rs. 48,000/- |
| 4. By Cheque drawn on Bandhan Bank, Dhakuria Branch Being no. 000010... dated. 23.11.23 | Rs. 68,000/- |
| 5. By Cheque drawn on Bandhan Bank, Dhakuria Branch Being no. 000012... dated. 23.11.23 | Rs. 68,000/- |
| 6. By Cheque drawn on Bandhan Bank, Dhakuria Branch Being no. 000013... dated. 23.11.23 | Rs. 68,000/- |

TOTAL**Rs.5,00,000/-****(RUPEES FIVE LAKHS) ONLY****WITNESSES:**

1) Ramkrishna DAS

2) Tapan Kumar
S/o Ram. Kumar

1. 
 2. Radip Bhattacharya
 3. Nil Bhattacharya
 4. Dr. Ank Bhattacharya
 5.  of Sanku Chakrabarty
 by the pen of
 Subrata Mondal
 6. 

SIGNATURE OF THE OWNERS



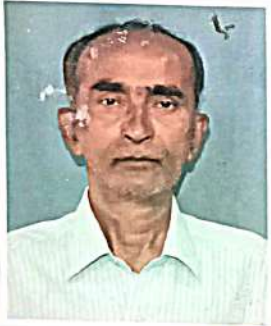
	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name DIPTI BHATTACHARYA
 Signature [Handwritten Signature]



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

Name PRADIP BHATTACHARYA
 Signature [Handwritten Signature]



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

Name KAJAL BHATTACHARYA
 Signature [Handwritten Signature]



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

Name DIPAK BHATTACHARYA
 Signature [Handwritten Signature]



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SIKHA CHAKRABORTY

Signature [Signature]
*1 of SIKHA CHAKRABORTY
by the pen of
Subrata Mondal*



Thumb

1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name NITA MUKHERJEE

Signature [Signature]



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MADHURI KOTRI

Signature [Signature]



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBRATA MONDAL

Signature Subrata Mondal



ভারত সরকার

Unique Identification Authority of India
Government of India

টালিকাঙ্কিত আই ডি / Enrollment No. : 1190/00348/09453

23/09/2014

To
Subrata Mondal
সুব্রত মন্ডল
S/O: Nema Chandra Mondal
DULALPUR
Ramchandranagar
Madhya Shibpur, South 24 Parganas,
West Bengal - 743372



KH032956075FT
3295607



আপনার আধার সংখ্যা / Your Aadhaar No. :

9995 0689 7969

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুব্রত মন্ডল
Subrata Mondal

জন্মতারিখ / DOB: 07/01/1983
পুত্র / Male

9995 0689 7969



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-18049/2023	Date of Registration	24/11/2023
Query No / Year	1603-2002864491/2023	Office where deed is registered	
Query Date	22/11/2023 11:38:31 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMIT BHOWMIK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240827209, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,60,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



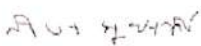
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Bose Road(Colony), , Premises No: 5, , Ward No: 105 Pin Code : 700078

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 3 Chatak	1/-	59,06,251/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :				3.6094Dec	1 /-	59,06,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Ms DIPTI BHATTACHARYA Wife of Late Monoranjan BHATTACHARYA 14 SARAT BOSE COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FMxxxxxx9Q, Aadhaar No: 98xxxxxxxx2730, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence</p>			
2	<p>Mr PRADIP BHATTACHARYA Son of Late MONORANJAN BHATTACHARYA 14 SARAT BOSE COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx9K, Aadhaar No: 45xxxxxxxx2609, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence</p>			
3	<p>Mr KAJAL BHATTACHARYA Son of Late MONORANJAN BHATTACHARYA 14 SARAT BOSE COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx7C, Aadhaar No: 91xxxxxxxx7803, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence</p>			
4	<p>Mr DIPAK BHATTACHARYA Son of Late MONORANJAN BHATTACHARYA 14 SARAT BOSE COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxxx1N, Aadhaar No: 77xxxxxxxx9448, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence</p>			
5	<p>Ms SIKHA CHAKRABORTY Daughter of Late MONORANJAN BHATTACHARYA 14 SARAT BOSE COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMxxxxxx8J, Aadhaar No: 93xxxxxxxx3134, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Pvt. Residence</p>			
6	<p>Name</p> <p>Ms NITA MUKHERJEE Daughter of Late MONORANJAN BHATTACHARYA Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office</p>	<p>Photo</p>  <p>24/11/2023</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 24/11/2023</p>	<p>Signature</p>  <p>24/11/2023</p>

14 SARAT BOSE COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DJxxxxxx6P, Aadhaar No: 65xxxxxxxx2338, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS GAYATRI ENTERPRISE 82 KP ROY LANE, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AQxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms MADHABI KOIRI (Presentant) Wife of Mr TAPAN KOIRI 82 KP ROY LANE, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx1A, Aadhaar No: 99xxxxxxxx9985 Status : Representative, Representative of : MS GAYATRI ENTERPRISE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRAT MONDAL Son of Mr NEMAI CHANDRA MONDAL VILLAGE - DULALPUR, City:- , P.O:- MADHYA SHIBPUR, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN.- 743372			
Identifier Of Ms DIPTI BHATTACHARYA, Mr PRADIP BHATTACHARYA, Mr KAJAL BHATTACHARYA, Mr DIPAK BHATTACHARYA, Ms SIKHA CHAKRABORTY, Ms NITA MUKHERJEE, Ms MADHABI KOIRI			
Mr Subrata Mondal Son of Mr Nemaï Chandra Mondal Village - Dulalpur, City:- , P.O:- Madhyashibpur, P.S:-Magrahat, District:- South 24-Parganas, West Bengal, India, PIN:- 743372		 Captured	
	24/11/2023	24/11/2023	24/11/2023
Identifier Of Ms NITA MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ms DIPTI BHATTACHARYA	MS GAYATRI ENTERPRISE-0.601563 Dec
2	Mr PRADIP BHATTACHARYA	MS GAYATRI ENTERPRISE-0.601563 Dec
3	Mr KAJAL BHATTACHARYA	MS GAYATRI ENTERPRISE-0.601563 Dec
4	Mr DIPAK BHATTACHARYA	MS GAYATRI ENTERPRISE-0.601563 Dec
5	Ms SIKHA CHAKRABORTY	MS GAYATRI ENTERPRISE-0.601563 Dec
6	Ms NITA MUKHERJEE	MS GAYATRI ENTERPRISE-0.601563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ms DIPTI BHATTACHARYA	MS GAYATRI ENTERPRISE-33.33333300 Sq Ft
2	Mr PRADIP BHATTACHARYA	MS GAYATRI ENTERPRISE-33.33333300 Sq Ft
3	Mr KAJAL BHATTACHARYA	MS GAYATRI ENTERPRISE-33.33333300 Sq Ft
4	Mr DIPAK BHATTACHARYA	MS GAYATRI ENTERPRISE-33.33333300 Sq Ft
5	Ms SIKHA CHAKRABORTY	MS GAYATRI ENTERPRISE-33.33333300 Sq Ft
6	Ms NITA MUKHERJEE	MS GAYATRI ENTERPRISE-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160318049 / 2023

On 22-11-2023

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 59,60,251/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-11-2023

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

Presented for registration at 18:20 hrs on 23-11-2023, at the Private residence by Ms MADHABI KOIRI ..

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

Execution is admitted on 23/11/2023 by 1. Ms DIPTI BHATTACHARYA, Wife of Late Monoranjan BHATTACHARYA, 14 SARAT BOSE COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Mr PRADIP BHATTACHARYA, Son of Late MONORANJAN BHATTACHARYA, 14 SARAT BOSE COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 3. Mr KAJAL BHATTACHARYA, Son of Late MONORANJAN BHATTACHARYA, 14 SARAT BOSE COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 4. Mr DIPAK BHATTACHARYA, Son of Late MONORANJAN BHATTACHARYA, 14 SARAT BOSE COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 5. Ms SIKHA CHAKRABORTY, Daughter of Late MONORANJAN BHATTACHARYA, 14 SARAT BOSE COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife
Indetified by Mr SUBRAT MONDAL, , , Son of Mr NEMAI CHANDRA MONDAL, VILLAGE - DULALPUR, P.O: MADHYA SHIBPUR, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Others

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

Execution is admitted on 23-11-2023 by Ms MADHABI KOIRI, Proprietor, MS GAYATRI ENTERPRISE (Sole Proprietorship), 82 KP ROY LANE, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr SUBRAT MONDAL, , , Son of Mr NEMAI CHANDRA MONDAL, VILLAGE - DULALPUR, P.O: MADHYA SHIBPUR, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Others



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 24-11-2023

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.

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

Execution is admitted on 24/11/2023 by Ms NITA MUKHERJEE, Daughter of Late MONORANJAN BHATTACHARYA, 14 SARAT BOSE COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife
Indetified by Mr Subrata Mondal, . . Son of Mr Nemai Chandra Mondal, Village - Dulalpur, P.O: Madhyashibpur, Thana: Magrahat. . South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2023 2:29PM with Govt. Ref. No: 192023240291511781 on 22-11-2023, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY7413892 on 22-11-2023, 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 100.00/-, by online = Rs 6,921/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 63419, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: S B Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2023 2:29PM with Govt. Ref. No: 192023240291511781 on 22-11-2023, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY7413892 on 22-11-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160318049 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.07 11:57:54 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 07/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**