

6/6/2025

P-6190/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

6/8/25

12:38 PM

I certify that the document is admissible for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

*[Handwritten Signature]*

Addl. District Sub-Registrar  
Bahula, South 24 Parganas

06 AUG 2025

M 010441

2049709/25

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the **6<sup>th</sup>** day of **Aug** Two Thousand Twenty Five (2025)

**BETWEEN**

### Major Information of the Deed

Deed No :	I-1607-06190/2025	Date of Registration	06/08/2025
Query No / Year	1607-2002249709/2025	Office where deed is registered	
Query Date	05/08/2025 7:47:37 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY DAS Allpore Judges Court,Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228663, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 15,39,026/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



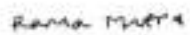


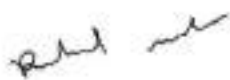


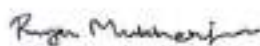
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 46, , Ward No: 126 Pin Code : 700061



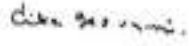
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bestu	3 Katha 13 Sq Ft	1/-	15,09,026/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>4.9798Dec</b>	<b>1 /-</b>	<b>15,09,026 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq FL	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

**Land Lord Details :**



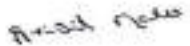


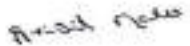


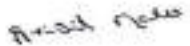
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Rama Mitra</b> Wife of Late Rabi Mitra Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	
	06/08/2025	LTI 06/08/2025	06/08/2025	
Talpukur Road, Saheb Bagan Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bzxxxxxx8d, Aadhaar No: 20xxxxxxxx0916, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office				
2	<b>Name</b> <b>Mr Rahul Mitra (Presentant )</b> Son of Late Rabi Mitra Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	
	06/08/2025	LTI 06/08/2025	06/08/2025	
Talpukur Road, Saheb Bagan Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: bsxxxxxx6n, Aadhaar No: 91xxxxxxxx0748, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office				
3	<b>Name</b> <b>Mrs Riya Mukherjee</b> Wife of Mr Suman Mukherjee Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	
	06/08/2025	LTI 06/08/2025	06/08/2025	
40, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: byxxxxxx1a, Aadhaar No: 82xxxxxxxx3901, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mrs Gita Goswami</b> Wife of Shanti Shekhar Goswami Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office	 06/08/2025	 L1 06/08/2025 Captured	 06/08/2025
14/7, Production Centre Haripur, Ashokenagar Kalyangarh, City:- , P.O:- Haripur, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743223 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: azxxxxxx8e, Aadhaar No: 25xxxxxxxx6623, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JESUS DEVELOPER</b> 273/1, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Date of Incorporation:XX-XX-1XX2 , PAN No.:: dfxxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Avijit Malo</b>            Son of Alul Chandra Malo            Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office         </td> <td>   Aug 8 2025 2:35PM         </td> <td>   L1 06/08/2025 Captured         </td> <td>   06/08/2025         </td> </tr> </tbody> </table> 242, Radha Krishna Pally, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: dfxxxxxx4m, Aadhaar No: 42xxxxxxxx3613 Status : Representative, Representative of : JESUS DEVELOPER (as proprietor)	Name	Photo	Finger Print	Signature	<b>Mr Avijit Malo</b> Son of Alul Chandra Malo Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office	 Aug 8 2025 2:35PM	 L1 06/08/2025 Captured	 06/08/2025
Name	Photo	Finger Print	Signature						
<b>Mr Avijit Malo</b> Son of Alul Chandra Malo Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office	 Aug 8 2025 2:35PM	 L1 06/08/2025 Captured	 06/08/2025						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Joy Prakash Chakraborty</b> Son of Mr Dilip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 06/08/2025	 L1 06/08/2025 Captured	 06/08/2025
Identifier Of Mrs Rama Mitra, Mr Rahul Mitra, Mrs Riya Mukherjee, Mrs Gita Goswami, Mr Avijit Malo			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-1.24495 Dec
2	Mr Rahul Mitra	JESUS DEVELOPER-1.24495 Dec
3	Mrs Riya Mukherjee	JESUS DEVELOPER-1.24495 Dec
4	Mrs Gita Goswami	JESUS DEVELOPER-1.24495 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-25.00000000 Sq Ft
2	Mr Rahul Mitra	JESUS DEVELOPER-25.00000000 Sq Ft
3	Mrs Riya Mukherjee	JESUS DEVELOPER-25.00000000 Sq Ft
4	Mrs Gita Goswami	JESUS DEVELOPER-25.00000000 Sq Ft

**Endorsement For Deed Number : I - 160706190 / 2025**

**On 06-08-2025**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:38 hrs on 06-08-2025, at the Office of the A.D.S.R. BEHALA by Mr Rahul Mitra , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,39,026/-

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

Execution is admitted on 06/08/2025 by 1. Mrs Rama Mitra, Wife of Late Rabi Mitra, Talpukur Road, Saheb Bagan Pally, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mr Rahul Mitra, Son of Late Rabi Mitra, Talpukur Road, Saheb Bagan Pally, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 3. Mrs Riya Mukherjee, Wife of Mr Suman Mukherjee, 40, Road: Talpukur Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Mrs Gita Goswami, Wife of Shanti Shekhar Goswami, 14/7, Production Centre Haripur, Ashokenagar Kalyangarh, P.O: Haripur, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743223, by caste Hindu, by Profession House wife

Identified by Mr Joy Prakash Chakraborty, , Son of Mr Dilip Chakraborty, 546, Road: Talpukur Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-08-2025 by Mr Avijit Malo, proprietor, JESUS DEVELOPER, 273/1, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr Joy Prakash Chakraborty, , Son of Mr Dilip Chakraborty, 546, Road: Talpukur Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 600.00/- ( E = Rs 600.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2025 12:10PM with Govt. Ref. No: 192025260198234098 on 06-08-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7624030733956 on 06-08-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34959, Amount: Rs.5,000.00/-, Date of Purchase: 31/07/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2025 12:10PM with Govt. Ref. No: 192025260198234098 on 06-08-2025, Amount Rs: 20/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7624030733956 on 06-08-2025, Head of Account 0030-02-103-003-02



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



(1) **SMT. RAMA MITRA**, PAN- BZIPM5918D, Aadhar No.- 2025 8405 0916, D.O.B.- 01/01/1968, wife of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (2) **SRI. RAHUL MITRA**, PAN- BSUPM3776N, Aadhar No.- 9130 1074 0748, D.O.B.- 11/02/1990, son of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at- Talpukur Road, Saheb Bagan Pally, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (3) **SMT. RIYA MUKHERJEE**, PAN- BYDPM7981A, Aadhar No.- 8256 7808 3901, D.O.B.- 01/01/1994, wife of Sri. Suman Mukherjee and daughter of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (4) **SMT. GITA GOSWAMI**, PAN- AZEPG8378E, Aadhar No.- 2545 6188 6623, D.O.B.- 19/09/1963, wife of Shanti Shekhar Goswami, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 14/7, Production Centre Haripur, Ashokenagar Kalyangarh, Post Office- Haripure, Police Station- Ashoke Nagar, Pin Code- 743223, District- North 24 Parganas, hereinafter referred to and called as the "**LAND OWNERS**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART**.

**AND**

**JESUS DEVELOPER**, a Proprietorship Firm having its office at- 273/1, Dakshin Behala Road, P.O.- Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata- 700 061, District- South 24 Parganas, represented by its sole Proprietor **SRI. AVIJIT MALO**, PAN-DFHPM8644M, AADHAR NO.- 4270 7768 3613, D.O.B.- 19/04/1982, son of Sri Atul Chandra Malo, by Faith- Hindu, by Occupation- Business, residing at- 242, Radha Krishna Pally, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, hereinafter referred to and called as the **"DEVELOPER/VENDOR"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS** by virtue of a registered Deed of Conveyance being dated 9<sup>th</sup> December, 1959 made between Roy Bahadur Mahendra Kumar Ghosh, therein mentioned as the Vendor of the one part and Sri. Rakhil Chandra Mitra, therein mentioned as the Purchaser and for the valuable consideration mentioned therein the said Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser **ALL THAT** piece and parcel of the land measuring an area 3 (Three) Cottahs 13 (Thirteen) Square Feet be the same a little more or

less lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of then South Suburban Municipality at present the Kolkata Municipal Corporation, Kolkata- 700061, under Ward No.- 126, under Police Station- formerly Thakurpukur at present Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas and the said Conveyance was registered in the Office of the Sub-Registrar Alipore Sadar, 24 Parganas and recorded in Book No.- I, Volume No.- 142, Pages from 294 to 296, Being No.- 9774 for the year 1959.

**AND WHEREAS** thus by the strength of the aforesaid purchase deed said Sri. Rakhal Chandra Mitra, became the absolute Owner of the said property and possessing the same by mutating his name before the Kolkata Municipal Corporation and the said property numbered as **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.- 126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Southern side 16' Feet wide common passage and is in occupation and enjoyment of the same without any interruption from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for

the sake of brevity the said property is to be called and referred as **"THE SAID PREMISES"** more fully described and written in the **SCHEDULE- "A"** here under.

**AND WHEREAS** while thus seized and possessed over the same said Rakhil Chandra Mitra died intestate 09/03/1982 leaving behind his surviving wife Smt. Shefali Mitra, only son Rabi Mitra and one daughter Smt. Gita Goswami, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, each having 1/3<sup>rd</sup> share of the aforesaid property as per Hindu Succession Act, 1956, left by said Rakhil Chandra Mitra (since deceased), subsequently said Shefali Mitra died intestate on 15/09/1988 leaving behind her aforesaid son and daughter as her only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** while in joint enjoyment of the same said Rabi Mitra died intestate 04/07/2019 leaving behind his surviving wife Smt. Rama Mitra, one son namely Sri. Rahul Mitra and one daughter Smt. Riya Mukherjee, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, left by said Rabi Mitra (since deceased).

**AND WHEREAS** in the aforesaid manner said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** situated and lying at- Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road, Kolkata- 700061**, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Southern side 16' Ft. wide common passage and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as **"THE SAID PREMISES"** more fully described and written in the **SCHEDULE- "A"** here under.

**AND WHEREAS** for optimum utilization of the said property and with a view to construct a flat system ownership residential building the

said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami had been planning to develop their said property by constructing a residential building upon the said vacant land measuring more or less 3 (Three) Cottahs 13 (Thirteen) Square Feet by engaging an efficient developer who has sufficient knowledge and experience to do so and thus the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami negotiated with the Developer namely **M/S. STAR BUILDING DEVELOPER**, a Proprietorship Firm, having its Registered Office at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas, represented by its sole proprietor **SRI. SUMAN MUKHERJEE**, son of Atanu Mukherjee, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas.

**AND WHEREAS** the said Developer has proposed the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami to built and develop a residential building upon the said land at the said premises and after a detailed discussion about the prospects of the said project and for furthering the project and after satisfied with the terms and condition the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami have engaged the said Developer by conferring rights upon the Developer to undertake the said

*development job of the said project inconsistency with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation at the costs and expenses of the Developer.*

**AND WHEREAS** *the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami have agreed to the proposal of the Developer herein for development by him of the said premises after satisfying financial stability and soundness also having experience for the construction of the said proposed residential building thereon.*

**AND WHEREAS** *subsequently the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami and the said Developer jointly entered into a Development Agreement on 08<sup>th</sup> day of December, 2023 which was duly registered with the office of the Additional District Sub-Registrar Behala, and recorded in Book No.- 1, Volume No.- 1607-2023, Pages from 408494 to 408541, being No.- 160713746 for the year 2023.*

**AND WHEREAS** *after registered Development Agreement said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami also executed a Development Power of Attorney in favour of **M/S. STAR BUILDING DEVELOPER**, a Proprietorship Firm, having its*

Registered Office at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas, represented by its sole proprietor **SRI. SUMAN MUKHERJEE**, son of Atanu Mukherjee, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas and after execution of the Development Agreement till today the Developer could not able to take any steps or work in connection of the aforesaid Development Agreement for that reason the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami jointly Cancel the said Development Agreement being No.- 160713746 for the year 2023 by executing a Cancellation of Development Agreement on 6<sup>th</sup> Aug , 2025 which was duly registered in the Office of the A.D.S.R. Behala and recorded in Book No.- I, Volume No.- 1607-2025, being No.- 160706188 for the year 2025 and also cancel the said Development Power of Attorney being No.- 160713762 for the year 2023 by executing a Cancellation of Development Power of Attorney on 6<sup>th</sup> Aug , 2025 which was duly registered in the Office of the A.D.SR. Behala and recorded in Book No.- I, Volume No.- 1607-2025, being No.- 160706189 for the year 2025.

**AND WHEREAS** in the aforesaid manner said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami became

JESUS DEVELOPER  
 Proprietor  
 Anil Mabo

JESUS DEVELOPER  
 Proprietor  
 Anil Mabo

the absolute joint Owners of **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** be the same little more or less together with 100 Sq.Ft. R.T. Shed Structure standing thereon, situated and lying at- Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road, Kolkata- 700061,** under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Southern side 16' Ft. wide common passage and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as "**THE SAID PREMISES**" more fully described and written in the **SCHEDULE- "A"** here under.

**AND WHEREAS** thus the present Party of the First Party herein are the absolute joint Owners of the property more fully and particularly described in the **SCHEDULE- "A"** hereunder written and hereinafter

referred to as the "**SAID PROPERTY**" and while thus seized and possessed of the same intended to develop their property by raising a building thereon and is looking for a prospective builder/developer for the same.

**AND WHEREAS** the present Developer herein being aware of such development work has approached the Owners to develop the same under certain terms and conditions, as are appearing hereinafter.

**AND WHEREAS** the present Owners are being agreed with the said proposal of the Developer has this day entered into this Agreement for Development under certain terms and conditions as mutually agreed.

**AND WHEREAS** before execution of this Agreement the Owners have represented and assured the Developer as follows:

- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and that the same is fully occupied by the Owners in respect of the property mentioned in the **SCHEDULE- "A"**.

- B. That excepting the present Owners no one else have any right title interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said **SCHEDULE- "A"** below property or any portion thereof.
- D. That the Owners have declare to the Developer that they have good and marketable title in respect of the said property situated thereon without any claim, right title interest of any person thereof or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any or all third party claims, actions and demands whatsoever with regards to the title and ownership of the Owners.
- E. Relying on the aforesaid representations and believing the same to be true and acting on good faith thereof the Developer being desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO as follows:**

**ARTICLE - I:**

**DEFINITIONS**

1. **LAND OWNERS :-**

Shall always mean (1) **SMT. RAMA MITRA**, PAN- BZIPM5918D, Aadhar No.- 2025 8405 0916, D.O.B.- 01/01/1968, wife of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (2) **SRI. RAHUL MITRA**, PAN- BSUPM3776N, Aadhar No.- 9130 1074 0748, D.O.B.- 11/02/1990, son of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at- Talpukur Road, Saheb Bagan Pally, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (3) **SMT. RIYA MUKHERJEE**, PAN- BYDPM7981A, Aadhar No.- 8256 7808 3901, D.O.B.- 01/01/1994, wife of Sri. Suman Mukherjee and daughter of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (4) **SMT. GITA GOSWAMI**, PAN- AZEPG8378E, Aadhar No.- 2545 6188 6623, D.O.B.- 19/09/1963, wife of Shanti Shekhar Goswami, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at-

14/7, Production Centre Haripur, Ashokenagar Kalyangarh, Post Office- Haripure, Police Station- Ashoke Nagar, Pin Code- 743223, District- North 24 Parganas, and their heirs, successors, executors, administrators, legal representatives and/or assigns.

2. **DEVELOPER :-**

Shall mean **JESUS DEVELOPER**, a Proprietorship Firm having its office at- 273/1, Dakshin Behala Road, P.O.- Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata- 700 061, District- South 24 Parganas, represented by its sole Proprietor **SRI. AVIJIT MALO**, PAN- DFHPM8644M, AADHAR NO.- 4270 7768 3613, D.O.B.- 19/04/1982, son of Sri Atul Chandra Malo, by Faith- Hindu, by Occupation- Business, residing at- 242, Radha Krishna Pally, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, and its executors, successors, representatives and assigns.

3. **PROPERTY :-**

Shall mean the property situate and lying at **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** situated and lying at- Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata

Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, more fully described in the **SCHEDULE- "A"** hereunder written.

4. **NEW BUILDING :-**

Shall mean and include the building to be constructed as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.

5. **BUILDING PLAN :-**

Shall mean the Plan which shall be prepared by the Developer duly signed by its authorized agent or Attorney and sanction to be obtained by the Developer from the Kolkata Municipal Corporation for construction of the new building upon the said premises with such additions, alterations, modifications, revised in accordance with the building rules of the Kolkata Municipal Corporation as would be necessary by the Developer. Notwithstanding the Developer will take consent of the Owner in designing the said plan.

6. **COMMON SERVICE AREAS :-**

*Corridors, stairways, surrounding open spaces/passages, ways, pump room, overhead water tank, underground water reservoir, water pump, septic tank, roof and all other facilities attached to the said building.*

7. **SALEABLE SPACES :-**

*All spaces treated/mentioned as Developer's Allocation in the new building available for the independent use and occupation.*

8. **ARCHITECT :-**

*The person and/or the Firm to be appointed by the Developer for planning, designing and supervising the new building.*

9. **ADVOVATE :-**

*Shall mean Mr. Joy Prokash Chakraborty of 546, Talpukur Road, Sarsuna Subhas Nagar, Police Station- Thakurpukur, Kolkata- 700061.*

10. **TRANSFEROR :-**

*The Owners herein.*

11. **TRANSFEEEE :-**

*The Purchaser/s who will purchase flats/spaces in the new building from the Developer and/or Owners.*

**12. TRANSFER :-**

*Transfer of proportionate undivided share/interest of land in the premises by the Owners attributable to the Developer's Allocation.*

**13. OWNERS' ALLOCATION :-**

*On completion of the proposed building, **Smt. Rama Mitra**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **One 1BHK Flat on the Top Floor**, (as per sanction plan) of the proposed Building in finished and complete condition, said **Sri. Rahul Mitra**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **One 2BHK Flat on the Second Floor**, (as per sanction Plan), and **One Shop on the Ground Floor**, of the proposed Building in finished and complete condition, said **Smt. Riya Mukherjee**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **One 1BHK Flat on the Second Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition and said **Smt. Gita Goswami**, the **Owner No.- 4 herein** shall be at the first instance entitled to get **One 2BHK Flat on the Top Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the **Owners' Allocation**. The aforesaid*

allocation will be finalized after registration of partition deed amongst the Owners in future.

14. **DEVELOPER'S ALLOCATION :-**

The Developer other Part herein shall get remaining portion of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Developer's Allocation.

15. **SUPER BUILT-UP AREA :-**

Super built-up area of the building shall mean the plinth area of the unit or units in the building (which inter alias includes the area under such wall or pillar in such wall or pillars in such unit) and shall include proportionate share of the area of the common areas and installations including service areas.

16. **TIME :-**

The Developer will deliver the peaceful vacant physical possession of the Owners' Allocation within **18 (Eighteen) months** from the date of Sanctioned Building Plan. In case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended as mutually would be agreed upon and by between the parties hereto but in any event the

said extended period shall not exceed 6 (Six) months and in that case a prior notice in writing justifying the cause for such extension shall have to be given to the Owners by the Developer within stipulated period of this Developers' Agreement. If the Developer shall not complete the construction work within the said exceed period of 6 months in that event the Developer shall pay Rs. 15,000/- per month as penalty.

## ARTICLE - II

### OWNERS' RIGHT

On completion of the proposed building, **Smt. Rama Mitra**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **One 1BHK Flat on the Top Floor**, (as per sanction plan) of the proposed Building in finished and complete condition, said **Sri. Rahul Mitra**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **One 2BHK Flat on the Second Floor**, (as per sanction Plan), and **One Shop on the Ground Floor**, of the proposed Building in finished and complete condition, said **Smt. Riya Mukherjee**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **One 1BHK Flat on the Second Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition and said **Smt. Gita Goswami**, the **Owner No.- 4 herein** shall be at the first instance entitled to get **One 2BHK Flat on the**

**Top Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the **Owners' Allocation**. The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.

**ARTICLE - III**

**OWNERS' OBLIGATION:**

1. The Developer shall be entitled to construct and complete the new building strictly in accordance to the building plan without any interference or hindrance from the side of the Owners provided that the Developer shall use good quality of materials and good quality of labours as well.
2. During the continuance of this Agreement the Owners will not let - out, grant, lease and mortgage and/or create any change in respect of the premises or any portion thereof without the consent in writing of the Developer and vice-versa.
3. That the Owners will also allow the said Developer to commercially exploit the strip of land situated at the back side and within the

- boundary of the said property by constructing additional construction as per the sole discretion of the said Developer.
4. The Owners will execute all deeds of conveyance the undivided proportionate share of land relating to the Developer's Allocation in the new building.
5. On completion of the proposed building, **Smt. Rama Mitra**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **One 1BHK Flat on the Top Floor**, (as per sanction plan) of the proposed Building in finished and complete condition, said **Sri. Rahul Mitra**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **One 2BHK Flat on the Second Floor**, (as per sanction Plan), and **One Shop on the Ground Floor**, of the proposed Building in finished and complete condition, said **Smt. Riya Mukherjee**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **One 1BHK Flat on the Second Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition and said **Smt. Gita Goswami**, the **Owner No.- 4 herein** shall be at the first instance entitled to get **One 2BHK Flat on the Top Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the **Owners' Allocation**.

*The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.*

- 6. The Owners will execute a registered General Power of Attorney in favour of the Developer or its nominee authorizing it inter-alia to proceed with the construction as well as to enable the Developer to receive any advance/earnest money from any intending Purchaser/s and also the balance of the purchase money against and to give good, valid receipt and discharge for the same which will protect the Purchaser/s without seeing the application of the money, to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the Developer's Allocation and receive consideration therefore, to present any such conveyance/s for registration, to admit execution and receipt for registration and to admit execution and receipt of consideration before the competent Registration Authority for and to have the said Conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for sale to Purchaser/s and the said Developer shall bear the all cost/expenses for the registration of such Power of Attorney given by the said Owners. Notwithstanding the Developer will execute Deed of Conveyance to any Purchaser/s in respect of the Developer's Allocation of the Owners in complete habitable conditions.*

7. *The Owners if required will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and spaces pertaining to the Developer's Allocation for registration.*
8. *The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building also face and/or handle the local disturbance regarding the construction of the said building at free of cost.*
9. *The Developer will be entitled to deliver the flats and spaces pertaining to the Developer's Allocation to the Purchaser/s only after it deliver the Owners' Allocation to the Owners in complete habitable conditions.*
10. *The Developer will be entitled to transfer the flat/ space along with the undivided proportionate share of land in the premise attributable to the Developer's Allocation on the strength of the Power of Attorney to be given by the Owners.*
11. *The Developer will be entitled to make publicity in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the said building.*

12. *The Developer will have the sole and exclusive right to the debris of the old building.*

#### **ARTICLE - IV**

##### **DEVELOPER'S OBLIGATION**

1. *The Developer will bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C., K.M.D.A., Land and Revenue Department of West Bengal and any other statutory or Government bodies time to time during the construction period and up to the delivery of the said building to the Owners and the other purchaser/s.*
2. *That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc. if any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the ownership of the said premises in so far as it relates to the Developer's Allocation in the building.*
3. *The Developer other Part herein after handed over the owners' allocation shall get remaining portion of the proposed New Building*

*together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.*

4. *That the Developer shall arrange Electricity connection of the 440 Volts service for the entire new building. The Purchaser/s shall bear and pay proportionately for the total amount of deposits and expenses as would be required to obtain the said 440 Volts service from the CESC Ltd. for the common electricity meter in the new building in respect of their respective portions/flats in the said new building at the said premises. The Developer shall provide electric meter in the names of the Owners as the cost and expenses borne by the Developer.*
  
5. *That the Developer/the Party of the Other Part shall demolish the old structure of the above mentioned property for construction a New building upon the said property and the Party of the other Part shall also arrange the alternative accommodation for the Owners the Party of the One part and shall bear the expenses i.e. Rs. 5000/- per month for sifting charges.*

**ARTICLE - V****OWNERS' INDEMNITY**

1. *The Owners declare that the premise is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.*
2. *The Owners declare that save and except the Owners herein no other person has any right title and interest over the said premises.*
3. *The Owners declare that there is no defect in the title of the said premises.*
4. *The Owners declare that no other agreement whatsoever subsist in respect of the said premises.*

**ARTICLE - VI****DEVELOPER'S INDEMNITY**

1. *The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the said new building and/or accepting money from the intending purchaser in respect of the Developer's Allocation except giving suggestions regarding construction of the said building in general and Owners' Allocation in particular and keeping in view the standard of people obtaining in the area as well.*

**ARTICLE-VII****BUILDING**

1. *The Developer shall at its own cost will construct the new proposed building as per sanctioned plan permitted and/or approved by the Kolkata Municipal Corporation and/or by the approval of any other competent authority.*
2. *That the design and the nature of the building and the materials to be used shall be according to the standard quality and specifications.*
3. *That the developer shall be authorized by the Owner to apply for and obtain temporary and also permanent connection of water, electricity, telephone and other input and facilities required for the building.*
4. *All costs, charges and expenses including Architect's fees shall be discharged by the Developer and the owner shall have no responsibility in this context.*
5. *The aforesaid construction until and unless transferred to the transferees and/or allocated as provided therein, shall be held by the Developer.*

**ARTICLE VIII****RATES AND TAXES**

*That till completion of the new building the Developer of this agreement shall be responsible for payment of all Kolkata Municipal Corporation rates and taxes but prior to the date of agreement if any dues are outstanding for payment the Developer shall be fully and solely responsible for the same and will be bound to pay the same within 10 days from the date of demand raised and in respect of Income Tax liability, for transferring any allocations the respective party shall be responsible for collection of Income Tax clearance certificate under Section 230A(I) of the Income Tax Act by the cost and expenses of such respective parties.*

**ARTICLE - IX****COMMON RESTRICTIONS**

- 1. Neither party shall use or permit to use of their respective allocations or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupants of the entire new building.*
  
- 2. Neither Party shall demolish or permit demolition of any wall or make any structural alteration to the new building.*

3. *Both the Parties shall abide by all law, byelaws, rules & regulations of the competent authority in enjoying the occupation of the new building.*
4. *Each party will jointly form association and/or common body to look after the maintenance of the new building.*
5. *Neither party shall use or permit to use of their respective Allocations or any portions of the new building for storing articles which may be detrimental to the free ingress and egress to the new building or part thereof.*
6. *Both parties will allow the said association or the common person to enter into their respective Allocations for maintenance of the new building upon giving notice in writing.*
7. *Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allotments.*

#### **ARTICLE- X**

#### **COMMENCEMENT**

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

**ARTICLE - XI**

**PROCEDURE**

1. That the building plan for the aforesaid construction of the building to be constructed on and upon the **SCHEDULE- "A"** referred land shall be obtained by the Developer by the cost and expenses his own fund but it would be in the name of the Owners herein from the proper authority of the Kolkata Municipal Corporation.
2. That until completion of the new building the Developer shall hold possession of the said Property on behalf of the Owners and both the Owners and the Developer shall be entitled to deal with their respective allocation as Owners thereof.

**ARTICLE - XII**

**MISCELLANEOUS**

1. The Owners and the Developer have entered into this Agreement purely as a contract and nothing herein shall deem to construct a Partnership between the parties in any manner whatsoever.

**ARTICLE - XIII**

**FORCE MAJEURE**

1. The parties hereto shall not be consideration to be liable for any obligations hereunder to the extent that the performance of the

*relative obligations are prevented by the existence of a force majeure.*

2. *Force Majeure shall mea flood, earth quake, war, stream, tempest, civil commotion, and/or other act of god beyond control of particular hereto.*

#### **ARTICLE-XIV**

#### **ARBITRATION**

*In case of any dispute, differences or questions arising between the parties hereto with regard to this agreement the same shall be referred to an Arbitrator. In addition to Arbitration it may be settled through proceedings of Civil Court or any other proceedings.*

#### **ARTICLE - XV**

#### **JURISDICTION**

*The Court of Calcutta the courts having territorial and pecuniary jurisdiction over the said property along alone 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 Property of the Owners)*

**ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** be the same a little more or less together with 100 Square Feet R.T. Shed structure standing thereon, situate and lying at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, A.D.S.R. Office - Behala, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

ON THE NORTH : Property of Chandra Kumar Metia;

ON THE SOUTH : 16' Feet wide Talpukur Road;

ON THE EAST : Property of Ganesh Paul;

ON THE WEST : Property of Narayan Chandra Das;

**:: THE SCHEDULE- "B" ABOVE REFERRED TO ::**

**ALL THAT** the new proposed building consisting of several self contained flats, to be constructed as per sanctioned plan to be obtained from the Kolkata Municipal Corporation by the Developer for consideration of a new proposed building on and upon the **SCHEDULE- "A"** referred land.

**:: THE SCHEDULE- "C" ABOVE REFERRED TO ::**

(Owners' Allocation)

On completion of the proposed building, **Smt. Rama Mitra**, the Owner **No.- 1 herein** shall be at the first instance entitled to get **One 1BHK Flat** on the **Top Floor**, (as per sanction plan) of the proposed Building in finished and complete condition, said **Sri. Rahul Mitra**, the Owner **No.- 2 herein** shall be at the first instance entitled to get **One 2BHK Flat** on the **Second Floor**, (as per sanction Plan), and **One Shop** on the **Ground Floor**, of the proposed Building in finished and complete condition, said **Smt. Riya Mukherjee**, the Owner **No.- 3 herein** shall be at the first instance entitled to get **One 1BHK Flat** on the **Second Floor**, (as per sanction Plan), of the proposed Building in finished and complete condition and said **Smt. Gita Goswami**, the Owner **No.- 4 herein** shall be at the first instance entitled to get **One 2BHK Flat** on the **Top Floor**, (as per sanction Plan), of the proposed Building in

*finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the **Owners' Allocation**. The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.*

**:: THE SCHEDULE- "D" ABOVE REFERRED TO ::**

*(Developer's Allocation)*

**SAVE AND EXCEPT** the Owners' Allocation the entire rest area of the said proposed new building along with undivided proportionate share of land at **Premises No.- 46, Talpukur Road, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, attributable thereto including the right of common user of all the common areas, common walls, lobbies, staircases, ultimate roof and facilities, amenities and advantages attached thereto together with right on the part of the Developer to enter into Agreement/s for Sale and/or transfer, lease or in any way deal with the same as the Constituted Attorney or Agent of the Owners in the manner hereinafter provided however after obtaining the sanctioned building Plan from the Kolkata Municipal Corporation.**

**:: THE SCHEDULE- "E" ABOVE REFERRED TO ::**

*(Common Portions)*

1. *Entrance and Exit.*
2. *Boundary Wall and main gate.*
3. *Drainage and sewerage lines and other installations of the same.*
4. *Electric Wirings and other fittings.*
5. *Water Supply system.*
6. *Roof of the building.*
7. *Water pump, water reservoir together with all common plumbing installations for carriage of water.*
8. *Such other common parts, common area, equipments, installations, fittings, fixtures and spaces in and around the land and the building as are necessary for passage to and/or user of the units in common by the co-owners.*
9. *All costs of maintenance operating replacing repairing whitewashing painting decorating redecorating rebuilding reconstruction lighting the common portion and the common areas of the proposed building including outer walls.*

**:: THE SCHEDULE- "F" ABOVE REFERRED TO ::**

*(Common Expenses)*

1. *The salary of all persons employed for the common purpose including guards, darwans, sweepers, plumbers electricians.*
2. *Insurance premium for insuring the building (if any).*
3. *All charges deposit, subscriptions, required for the purpose of common utilities to the co-owners in common.*
4. *Taxes, Rates including water and other levies in respect of the land and the proposed building save those separately assessed.*
5. *Costs of formation and operation of the Association and/or society of the proposed building.*

**:: THE SCHEDULE- "G" ABOVE REFERRED TO ::**

*(Specifications)*

1. **GENERAL** :- *The Building shall be R.C.C Column structure as per design of the consulting Engineer.*
2. **BRICK WORK** :- *Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.*

3. **PLASTERING** :- All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.
4. **FLOORING & SKIRTING** :- Flooring with Marble (Developer's Choice) for the Owners only.
5. **PAINTING** :- All internal walls cement plaster with Putty finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.
6. **DOOR** :- Flush doors with commercial ply and Sal wood frame of standard thickness.
7. **WINDOWS** :- Fully glazed windows with steel frames and integrated guard bars.
8. **ELECTRIC WORKS** :-
  - i) Concealed wiring and board with piano switches.
  - ii) In each bedroom- 2 light pts, 1 fan pt & 1 plug pt,
  - iii) In living-dining room - 2 light pts, 2 fan pts, 1 plug pt, and 1 TV pt.
  - iv) In kitchen - 1 light pt, 1 exhaust fan pt & 1 power pt.

v) In Toilet – 1 light pt, & 1 plug pt.

vi) In Veranda – 1 light pt, only.

vii) Water pump connected with starter switch, security light in common passage and 1 light pt, at each stair landing will be provided (All electrical switch in good quality).

9. **WATER SUPPLY & SANITARY** :- Water supply will be through necessary fittings from overhead water tank with necessary Pump fittings, All the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage.
10. **TOILET** :- Each Toilet with 6' feet high Glaze Tiles good quality on wall with marble flooring good quality and commode (Colour) matching with wall, PVC white cistern & wash basin with fittings of standard size and good quality.
11. **KITCHEN** :- Grenades on top platform with washing sink, space for shelf with 2+1 feet tiled wall above the cooking platform, Flooring good quality Marble. All fittings to be installed by the Developer.
12. **ROOF** :- Pittston with net Cement Finished.

**IN WITNESS WHEREOF** the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**WITNESSES :-**

1) Nabee Kumar Das  
109 Tel Pukur Road  
Kol-6

2) Joy Prakash Chakraborty  
Alipore Judges Court  
Kol-27

Ram Mitra  
Gita Goswami  
Riya Mukherjee  
Rohit Mishra

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Signature of the **LAND OWNERS**

DEVELOPER  
Anil Malo  
Proprietor

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Signature of the **DEVELOPER**

Drafted by me:-

Joy Prakash Chakraborty

**JOY PROKASH CHAKRABORTY**

Advocate

EN. NO.- F/1108/2007.

Alipore Judges Court, Kol -27.












Typed by me:-



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature *Arijit Malu*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Rama Mitra*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature *Gita Goswami*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Riya Mukherjee*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Rekha Mishra*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



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

Query No / Year	2002249709/2025	Office where deed will be registered
Query Date	05/08/2025 7:47:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228663, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 15,39,026/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,020/- (Article:48(g))	Rs. 600/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 46, , Ward No: 126, Pin Code : 700061

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	3 Katha 13 Sq Ft	1/-	15,09,026/-	Width of Approach Road: 16 Ft.
Grand Total :				4.9798Dec	1/-	15,09,026 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total : 100 sq ft			1/-	30,000 /-	



Query No: 2002249709 of 2025, Printed On: Aug 5 2025, 7:47 PM, Generated from: wregis@dn.gov.in

**Identifier Details :**

Name & address
Mr Joy Prakash Chakraborty Son of Mr Dilip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:-700061, Sex: Male, By Casta: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Rama Mitra, Mr Rahul Mitra, Mrs Riya Mukherjee, Mrs Gita Goswami, Mr Avjit Malo

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-1.24495 Dec
2	Mr Rahul Mitra	JESUS DEVELOPER-1.24495 Dec
3	Mrs Riya Mukherjee	JESUS DEVELOPER-1.24495 Dec
4	Mrs Gita Goswami	JESUS DEVELOPER-1.24495 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-25 Sq Ft
2	Mr Rahul Mitra	JESUS DEVELOPER-25 Sq Ft
3	Mrs Riya Mukherjee	JESUS DEVELOPER-25 Sq Ft
4	Mrs Gita Goswami	JESUS DEVELOPER-25 Sq Ft

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411262000465 Premises No. : 46 Ward No. : 126 Street Name : TALPUKUR ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : GITA GOSWAMI,RAMA MITRA , RAHUL MITRA,RIYA MUKHERJEE Owner Address : 46, TALPUKUR ROAD , KOLKATA Pin No. : 700061	Character of Premises: Constructed Building Total Area of Land: 3 Cottah,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-09-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 04-09-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No: 2002240768 of 2025. Printed On : Aug 5 2025 7:47PM, Generated from utregistration.gov.in

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1951). 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

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: 202249709 of 2025, Printed On: Aug 5 2025 7:47PM, Generated from: registration.gov.in