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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

11-11-24

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made this the  
 ... day of ..November.. Two Thousand Twenty Four (2024)

**BETWEEN**

✓  
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30 OCT 2024

Sl. No. 10116 Date M/S Mitra construction  
Sold to 18/11E Durga Prasanna pasamkansa rd  
M. No. Naktala 101-47  
Rupees 2200/-

*QES*  
Samir Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

10116 & serial no fine mentioned only



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Baneni Keshari Mishra  
S/Olt- Asit Kumar Mishra  
18/11E D. P. P. Row  
kat-47. P. S. Netajind  
*A.R. Basu* (B-85)

A.R. Basu  
Smt. Tarapada Basu  
Alipore Police Court  
Kol-27

**(1) SRI UTTAM KUMAR BASAK**, (PAN: AVMPB1536D, Aadhaar No. 7662 9921 3218, Mobile no. 9674299617), son of Late Baidyanath Basak, by faith Hindu, by occupation Retired Person, by Nationality-Indian, presently residing at 19R, Durga Prasanna Paramahansa Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata 70047, **(2) SRI ASIT KUMAR BASAK** (PAN: ADJPB0922G, Aadhaar No. 3512 3621 0822, Mobile no. 9433743582), son of Late Baidyanath Basak, by faith Hindu, by occupation Retired person, by Nationality-Indian, presently residing at 19R, Durga Prasanna Paramahansa Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata 70047, **(3) SRI AMIT BASAK** (PAN: BIIRB1320H, Aadhaar No. 3006 8612 0713, Mobile no. 8910247326, son of Late Baidyanath Basak, by faith Hindu, by occupation Business by Nationality-Indian, presently residing at 19R, Durga Prasanna Paramahansa Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata 70047 and **(4) SMT. SUMITA BASAK** (PAN: AQYPB8545K, Aadhaar No. 4308 6582 0439, Mobile No. 8777816118, wife of Sri Anjan Basak, daughter of Late Baidyanath Basak, by faith Hindu, by occupation Housewife, by Nationality-Indian, presently residing at 57/1, Simla Street, P.O. Beadon Street, P.S. Girish Park, Kolkata 700006, hereinafter collectively called and referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**A N D**

**M/S MITRA CONSTRUCTION** a Proprietorship Firm having its office at 18/1/1E, Durga Prasanna Paramhansa Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata - 700047, being represented by its proprietor **SRI TARUN KUMAR MITRA** (PAN : AHSPM1443Q, Aadhaar No. 5759 0342 6001, Mobile No. 9831045170), son of Late Ajit Kumar Mitra, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at 18/1/1E, Durga Prasanna Paramhansa Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata - 700047, hereinafter called and referred to as the **"DEVELOPER"** (which

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expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** by a Deed of Conveyance dated 11<sup>th</sup> July 1973 executed between (1) Lalmon Bibi, wife of late Abdul Habib Molla, (2) Sakina Bibi, wife of Majibar Rahaman and daughter of late Abdul Habib Molla, (3) Arjina Khatun, wife of Abdul Kadebar, daughter of late Abdul Habib Molla, (4) Amirunnessa Bibi, wife of Abdul Motaleb Molla, (5) Rahamujan Bibi, wife of Ali Mohammad, (6) Samirunnessa Bibi, wife of late Raosan Mali, daughter of late Abdul Motaleb Molla, (7) Abdul Kader, son of late Abdul Motaleb Molla and (8) Abdul Rahim, son of late Abdul Motaleb Molla, all of above were residants of 19, Naktala Lane, Kolkata 700047, therein described as Vendors of the one part and one Baidyanath Basak, son of Jahor Lal Basak, of Block 6F/7, Ganguly Bagan, Kolkata, therein described as the Purchaser of the other part and registered at the office of the Sub-Registrar at Alipore, District 24 Parganas, now South 24 Parganas in Book No. I, Volume No. 69, Pages 116 to 123, Being no. 3273 for the year 1973, the said Vendors Lalmon Bibi & others for consideration mentioned therein granted transferred and conveyed unto said purchaser Baidyanath Basak ALL THAT the plot of revenue paying land measuring about 3 (three) Cottahs 2 (two) Chhitaks 32 (thirty two) sq. ft. be the a little more or less comprised in C.S. Dag No. 445 under C.S. Khatian No. 101, of Mouza Naktala, J.L. No. 32, now Premises No. 19R, Durga Prasanna Paramahansa Road, P.O. Naktala, Kolkata 700047, Police Station then Jadavpur now Netaji Nagar within Kolkata Municipal Corporation Ward No. 100, in the District South 24 Parganas particularly described in the Schedule there under written free from all encumbrances.

**AND WHEREAS** said Baidyanath Basak mutated his name in the record of the Kolkata Municipal Corporation, vide Assessee No. 211000403111 in Ward No. 100, as Premises No. 19R, Durga Prasanna Paramahansa Road, Kolkata 700047 and he erected dwelling house thereon.



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**AND WHEREAS** said Baidyanath Basak died intestate on 15.11.1996 leaving behind his wife Smt. Basanti Basak, three sons namely **SRI UTTAM KUMAR BASAK, SRI ASIT KUMAR BASAK & SRI AMIT BASAK** and one daughter namely **SMT. SUMITA BASAK** as his only heirs, successors, legal representatives and claimers as per provisions of the Hindu Succession Act, 1956.

**AND WHEREAS** said Smt. Basanti Basak died intestate on 26.04.2024 and said **SRI UTTAM KUMAR BASAK, SRI ASIT KUMAR BASAK , SRI AMIT BASAK & SMT. SUMITA BASAK** being the absolute Owners of the said property, the Owners herein mutated their names in the record of the Kolkata Municipal Corporation and are enjoying the khas possession exclusively free from encumbrances.

**AND WHEREAS** the Owners herein, having felt inconvenience in developing the said premises, have decided to demolish the existing house and develop the same by constructing a new straight III storied building thereon containing several self-contained flats or units and other spaces for which they had started negotiating with the prospective Developer in respect of the said Schedule "A" property.

**AND WHEREAS** the Owners herein, for better use, occupation, enjoyment and development of the said premises intended to develop the land of the said premises through a competent Developer on joint venture basis wherein the Owners and the Developer will be entitled to agreed ratio of the proposed constructed building.

**AND WHEREAS** on the basis of such decision the Owners hereto have approached the Developer herein for undertaking the aforesaid job upon the said premises by constructing, erecting and completing a new straight III storied building on the land of aforesaid premises under certain terms and conditions hereunder appearing and the said Developer being satisfied with the said offer given by the said Owners has accepted the same and enter



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into this agreement for Development on the terms and conditions written hereunder.

**NOW THIS AGREEMENT WITNESSES** that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings:

**ARTICLE: I**

**1.1 OWNERS : SRI UTTAM KUMAR BASAK, SRI ASIT KUMAR BASAK. SRI AMIT BASAK & SMT. SUMITA BASAK.**

**1.2 DEVELOPER : M/S MITRA CONSTRUCTION.**

**1.3 PREMISES :** ALL THAT piece and parcel of land measuring 3 (three) Cottahs 2 (two) Chhitaks 32 (thirty two) sq. ft. be the same a little more or less together with one tile shed house thereon situate and lying at C.S. Dag No. 445 under C.S. Khatian No. 101, of Mouza Naktala, J.L. No. 32 under Police Station- P.S. Netaji Nagar, Sub- Registration Office at Alipore in the District of 24 Parganas with the easement right to use the road of 20' feet wide on the Eastern Side of the said land, being Premises No. 19R, Durga Prasanna Paramahansa Road, Kolkata 700047, P.O. Naktala, P.S. Netaji Nagar, Ward No. 100 under Kolkata Municipal Corporation.

**1.4 NEW BUILDING :** Shall initially means that straight III storied building on the said plot of land to be constructed by the developer.

**1.5 BUILDING PLAN :** Shall mean sanctioned building plan or plans from the Kolkata Municipal Corporation for the proposed building, on the said premises no. 19R, Durga Prasanna Paramahansa Road, Kolkata 700047, under P.S.- Netaji Nagar to be prepared by the cost, source and instruments of the Developer under total verification/observation of the Owners. The building plan shall be made with mutual consent of owner and developer.

**1.6 COMMON SERVICE AREAS :** Corridors, stairways, surrounding open spaces/passages, ways, pump room, over head water tank,



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underground water reservoir, one water pump, septic tank, roof, Lift and all other relevant facilities attached with the new building.

- 1.4 OWNERS' ALLOCATION** : Shall mean two flats of the constructed area together with an amount of Rs. 40,00,000/- . The said two flats shall be distributed in the following manner :- (i) one 2BHK flat on 2<sup>nd</sup> floor at North-East side measuring 50% area of second floor to be delivered to **SRI UTTAM KUMAR BASAK** and (ii) another 2BHK flat on First floor at North-East side measuring 50% area of first floor to be delivered to **SRI AMIT BASAK** and out of said amount of Rs. 40,00,000/- said **SRI ASIT KUMAR BASAK** shall get Rs. 20,00,000/- and said **SMT. SUMITA BASAK** shall get remaining Rs. 20,00,000/- .
- 1.5 DEVELOPER'S ALLOCATION** : Shall mean remaining constructed area which shall be distributed in the III storied building. This obviously mean other than the common spaces of each floor.
- 1.6 ARCHITECT** : The person and/or firm to be appointed by the Developer for planning, designing and supervising the new building.
- 1.7 TRANSFEROR** : The Owner/Developer herein.
- 1.8 TRANSFEREE** : The purchasers who will purchase flats in the new building from the Developer's Allocation.
- 1.9 COMMON FACILITIES AND AMENITIES** : shall include open roof of the building, stair ways, stairway landings passage ways, overhead and underground cemented water tanks, septic tank, water pump, boundary wall and Gate, open Ground spaces, electric meter and electric meter room etc.
- 1.10 MAINTENANCE** : Maintenance of the common facilities and amenities shall be the joint responsibility of the owners and other flat owners, but maintenance of internal facilities in individual flats shall be borne by the respective flat owners.
- 1.11 TIME** : The Developer shall deliver the peaceful vacant physical possession of the owner's allocation within 18 months on and from the date of sanction of the building plan/plans and the delivery of the



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peaceful vacant possession of the said property by the Owners herein to the Developer, the Developer shall provide Completion Certificate to the Owners at the time of delivery of the Owner's allocation. The 18 months for construction time shall subject to the event of natural calamities which may be beyond control of the Developer. In case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended for further 3 (three) months to complete the said building and deliver the Owners' Allocation in habitable condition to the Owners by the Developer as stated in this Development Agreement.

**1.12 PROJECT** : The work of development of the said premises undertaken by the Developer.

**1.13 UNIT** : Any independent flat in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.

**1.14 UNIT OWNER** : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the Owners and the developer for the units held by them from time to time.

**1.15 MANNER OF WORK and SPECIFICATIONS** : The materials and accessories which are to be used for construction of the building (morefully and particularly described in the annexure annexed hereto)

**1.16 MAINTENANCE** : Maintenance of the common facilities and amenities shall be the joint responsibility of the owner and other flat owners, but maintenance of internal facilities in individual flats shall be borne by the respective flat owners.

**1.17 FORFIETED AMOUNT** : The Developer shall pay to **SRI ASIT KUMAR BASAK** and **SMT. SUMITA BASAK** the aforesaid forfeited amount of Rs. 40,00,000/- (Rupees forty Lakh) only in the following manner :-



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- a) At the time of execution of this Agreement - Rs. 12,00,000/- ,
- b) After complete of brick works Rs. 12,00,000/- ,
- c) On the date of the delivery of possession of said two flats of owners' allocation Rs. 16,00,000/- .

**ARTICLE - II : OWNERS' REPRESENTATION :-**

- 2.1. The Owners are the absolute Owners in respect of the said schedule landed property as aforesaid.
- 2.2. There is no other agreement holder in respect of the said premises.
- 2.3. There is no tenant in the said premises.
- 2.4. There are no suits, litigations or legal proceedings in respect of the premises or part thereof.
- 2.5. No person other than the Owners has any right, title and interest of any nature whatsoever in the premises or any part thereof.
- 2.6. The right, title and interest of the Owners in the premises are free from all encumbrances and the Owners has a marketable title thereto.
- 2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- 2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or other public demand.
- 2.9. The Owners have not in any way dealt with the premises whereby the right, title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- 2.10. The Owners will have no difficulty in producing tax clearance certificate or any permission, if required, for completion or transfer the developer's allocation to the developer and/or its nominees and/or otherwise



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in fulfilling their obligations hereunder in which the developer will also co-operate.

2.11. The Owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement. If the Owners expires before the completion of the project and dispose of the units of the Developer's allocation entirely, the heirs of the Owners shall be bound to follow and be entitled all the terms of this agreement without further any claim, otherwise the competent Court shall have option to take necessary steps to relief the Developer.

#### **ARTICLE - III - OWNERS' RIGHT :**

3.1. The Owners shall get the owners' allocation without any hindrance in the proposed new building within 18 months on and from the date of the sanction of building plan by the authority of Kolkata Municipal Corporation and delivery of the peaceful vacant possession of the said land by the Owners to the Developer which shall not become applicable if the developer's project in question faced and hindrances in respect of any kind or legal matters, natural calamities and circumstances beyond control of the Developer, the completion time of the proposed building may be extended for further 3 (three) months to complete the said building however the time is the essence of contract against which the Owners shall transfer the proportionate undivided share/interest of land in the premises attributable to the Developer's allocation without any hindrance.

#### **ARTICLE - IV - OWNERS' OBLIGATION :**

4.1. The Developer shall be entitled to construct and complete the new building strictly in accordance to the building plan without any inheritance or hindrance from the side of the Owner provide that the Developer shall use good quality of materials and good quality of labours as well.

4.2. During the continuance of this Agreement the Owners shall not let out, grant, lease, mortgage and/or create any charge in respect of the



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premises or any portion thereof without the consent in writing of the Developer and vice versa.

4.3. The Owners will execute solely or by her constituted attorney all deeds of conveyance for conveying the undivided proportionate share of land relating to the Developer's allocation in the new building.

4.4. The Owners will execute a registered development power of attorney in favour of the Developer or its nominee in respect of the developer's allocation as stated herein.

4.5. 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.

4.6. The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building free of cost.

4.7. The Developer shall be entitled to deliver the flats pertaining to the Developer's allocation to the purchaser only after it delivers the Owners' Allocation to the Owners in complete habitable conditions.

4.8. The Developer shall be entitled to transfer the flats along with the undivided proportionate share of land in the premises attributable to the Developer's allocation on the strength of the Power of Attorney to be given by the Owners.

4.9. The Developer shall be entitled to make publicity in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the said building.

4.10. The Owners at the time of execution of this Agreement shall be liable to keep all original documents such as the Title Deeds, paid K.M.C. Tax Bills up-to-date, Mutation Certificate and any other documents regarding the title ship/Ownership of the said landed property with the said Developer, against



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a valid receipt for the requirement in respect of the plan and/or any other reasonable purpose during the construction of the building. The said original documents will be returned to the owners' association of the said proposed building after delivery of the whole building by the Developer.

4.11. The Developer shall have the sole and exclusive right to appropriate the building materials to be fetched from the old building.

4.12 That the Owners are exclusively liable to pay the entire tax outstanding before the Kolkata Municipal Corporation in respect of any pending Property Tax, General Revaluation Outstanding, if any till the date of execution of the instant Development Agreement.

#### **ARTICLE - V : DEVELOPER'S OBLIGATION :**

5.1. The Developer shall bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C, Land and Revenue Department of West Bengal and any other statutory or Govt. bodies time to time during the construction period and up to the delivery of the said building to the Owner and the other purchasers.

5.2. The Developer shall demolish the existing house of the Owners and the Owners will shift two accommodations to said **SRI UTTAM KUMAR BASAK** and **SRI AMIT BASAK**, during construction periods and the Developer shall pay the amount of rent of such accommodations of two owners till the notice of delivery of owners' accommodation.

5.3. That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc. if any and the Developer shall keep the Owners saved harmless and indemnified against any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owners will not be responsible in any manner whatsoever and similarly the Owners will keep the Developer saved harmless and indemnified against any other claims over



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and in respect of the Ownership the said premises in so far as it relates to the Developer's Allocation in the building

5.4. That the Developer shall arrange Electricity connection of the main service for the entire new building. The Owners will bear proportionate amount of deposits and expenses for main service line including main meter as would be required from the CESC for the common electricity meter in the building and also bear costs & charges for the individual meters for their owners' allocated flats in the said new building at the said premises.

5.5 That the Developer shall pay the said Forfeited amount of Rs. 40,00,000/- to said **SRI ASIT KUMAR BASAK** and **SMT. SUMITA BASAK** as stated in the above clause 1.17 under Article -I in the following manner :-

- a) At the time of execution of this Agreement - Rs. 12,00,000/- ,
- b) After complete of brick works Rs. 12,00,000/-,
- c) On the date of the delivery of possession of said two flats of owners' allocation Rs. 16,00,000/-.

#### **ARTICLE - VI : OWNERS' INDEMNITY :**

6.1. The Owners declare that the premises is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this agreement with the Developer.

6.2. The Owners declare that save and except the Owners herein no other person has any right title and interest on the premises.

6.3. The Owners declare that there is no defect in the title of the premises.

6.4. The Owners declare that no other agreement whatsoever subsists in respect of the premises.

#### **ARTICLE VII : DEVELOPER'S INDEMNITY :**

7.1. The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection



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with the construction of the new building and/or accepting money from the intending purchaser in respect of the Developer's Allocation excepting giving suggestions regarding construction of the building in general and owners' allocation in particulars and keeping in view the standard of people obtaining in the area as well.

**ARTICLE VIII : COMMON RESTRICTIONS :**

8.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the new building.

8.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the new building.

8.3. Both parties shall abide by all laws, bye-laws, rules and regulations authority in enjoying the occupation of the new building.

8.4. Both the Owners and purchasers of the flats will jointly form association and/or common body to look after the maintenance of the new building.

8.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing which may be detrimental to the free ingress and egress to the new building or part thereof.

8.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the new building upon giving notice in writing.

8.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allotments.

8.8. Both the parties herein also agree that built-up/covered area of all floors should be made according to floor plan drawing.

**ARTICLE IX : MISCELLANEOUS :**



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9.1. 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.

9.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

**ARTICLE X : FORCE MAJURE :**

10.1 The Developer will obtain plan and complete the owners' allocation within the stipulated period unless it is prevented by the circumstances like natural calamities which may be found beyond control of the developer.

**ARTICLE XI : JURISDICTION:**

11.1. The Court at Alipore, South 24 Parganas and the High Court at Calcutta will have the exclusive jurisdiction over this agreement.

**SCHEDULE "A" ABOVE REFERRED TO**  
**(Entire Premises)**

**ALL THAT** piece and parcel of revenue paying land measuring 3 (three) Cottahs 2 (two) Chhitaks 32 (thirty two) sq. ft. be the a little more or less together with a tiled shed structure thereon (500 sq. ft. approx.) situate and lying at and being portion of C.S. Dag No. 445 under C.S. Khatian No. 101 of Mouza Naktala, J.L. No. 32, Premises No. 19R, Durga Prasanna Paramahansa Road, Kolkata 700047, Assessee No. 211000403111, Ward No. 100, Borough X of the Kolkata Municipal Corporation, under Police Station- Netaji Nagar, Sub- Registration Office at Alipore in the District of 24 Parganas with the easement right to use 12' feet wide road on the Northern side of the premises, the land is butted and bounded by:-



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**On the North** : By 12' ft. wide Road ,

**On the South** : By portion of C.S. Dag No. 444,

**On the East** : By remaining land of C.S. Dag No. 445

**On the West** : by portion of C.S. Dag No. 444.

**SCHEDULE "B" ABOVE REFERRED TO**

**(Owner's Allocation)**

The two self-contained Flats which shall be distributed in the following manner :- (i) the 2 BHK flat on 2<sup>nd</sup> floor at North-East side measuring 50% of second floor area shall be owned and possessed and (ii) the 2BHK flat on First floor floor at North-East side measuring 50% of first floor area shall be owned and possessed. This obviously mean other than the common spaces of each floor. and (iii) said **SRI ASIT KUMAR BASAK** shall get or receive Rs. 20,00,000/- in lieu of his undivided share of thr property and (iv) said **SMT. SUMITA BASAK** shall get or receive Rs. 20,00,000/- in lieu of her undivided share of the property. Save and except said amounts **SRI ASIT KUMAR BASAK** and **SMT. SUMITA BASAK** will have no claim or demand to the Developer or his two brothers i.e. **SRI UTTAM KUMAR BASAK** and **SRI AMIT BASAK**. Said **SRI ASIT KUMAR BASAK** and **SMT. SUMITA BASAK** will be bound to sign and execute necessary partition deed or gift deed in favour of **SRI UTTAM KUMAR BASAK** and **SRI AMIT BASAK** in respect of their aforesaid two flats without any further claim or demand.

**SCHEDULE "C" ABOVE REFERRED TO**

**(Developer's Allocation)**

The remaining constructed area. This obviously mean other than the common spaces of each floor.



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**SCHEDULE "D" ABOVE REFERRED TO**

**(Specification of Works)**

**FOUNDATION :** The building designed as R.C.C. foundation pillars, beams and also slabs as per standard domestic civil norms of corporation.

**WALLS:** All external walls shall be 200 mm thick brick wall with cement plaster the partition walls shall be 125 mm and 75 mm thick.

**FLOORING :** All the flooring shall be made with cut piece 2' x 2' marble or 2' X 2' vitrified tiles.

**INTERNAL FINISHED TO WALL :** All internal Walls and ceiling shall be finished with cement and plaster of putty of flat areas.

**DOORS AND WINDOWS:** All door shall be flush door and PVC door in toilet, window shall be alluminium sliding along with mild steel designer covered structure

**EXTERNAL WALLS:** All external walls will be painted with weather coat.

**WATER SUPPLY :** Each Flat will be provided water supply line from overhead water tank which will be filled up by water pump from semi underground cemented water reservoir. Water for all flats will be supplied from the Corporation Water Supply.

**KITCHEN :** Kitchen Platform will be made of Granite and the kitchen sink (24 inches) will be of steel sink.

Kitchen dado over slab will be 2'-0' high designer glazed tiles.

**TOILET :** Toilet dado will be 6'-0' high designer glazed tiles. Toilet will be provided with decorative Chromium plated fittings, sanitary fitting will be white fitting. Poreccelin Hand wash basin will be provided in one toilet.

**VERANDAH :**

Verandah will be covered with Steel railing upto height of 36 inch.



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**ELECTRIFICATION :**

1. All bed rooms will be provided with 2 light points, 3 plug points, 1 fan point, 1 AC point for each bed room.
2. Living dining room will be provided with 2 light points, 2 fan points, 3 plug points and 2 power supply points for TV and Dish connection.
3. Kitchen will be provided with 1 light point, 1 exhaust/Chimney point, 1 power point and 1 plug point for Aqua Guard.
4. Toilet will be provided with 1 light point, 1 exhaust point and one toilet will have 1 Geyser point.
5. MCB for Havells make will be provided.

PVC rain supreme water pipe for roof water disposal.

**SCHEDULE "E" ABOVE REFERRED TO****(Common area and facilities)**

1. Foundation, beams vertical and lateral supports, main walls , common walls, boundary walls, main entrance/Gate of the said building.
2. Main Gate of the premises.
3. Stairs, stair room and all stair landings and ultimate roof or terrace.,
4. Installation common service viz. electricity water, pipes and sewerage, rain water pipes.
5. Water pump with motor and pump room.
6. Reservoir on the roof and underground.
7. 24 hours water supply from overhead tank to the respective flats.
8. Common staircases, landings, lobbies etc..
9. Common meter box.
10. Open space surrounding the said building.
11. Lightning in the common space, passages, staircase including fixtures and fittings.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
1-1 NOV 2024

Roof of the building.PVC rain supreme water pipe for roof water disposal.

12. All other parts of the said building the necessary for its existence, maintenance and safety for normally in common use of the owners of the respective flats.

**SCHEDULE - 'D' ABOVE REFERRED TO**  
**COMMON FACILITIES AND AMENITIES :**

- 1) Staircase on all the floors.
- 2) Staircase landings on all the floors and the staircase room on the roof.
- 3) Roof, common passages on the ground floor, passage leading to the stair case from the maintenance gate.
- 4) Water pump-motor - 1 No, water tanks on the roof and cemented water reservoir in the ground floor, water pipes outside the flats and other common plumbing installations in the building, rain water pipe and the septic tank.
- 5) Electrical wirings in all common place outside flats and all electrical fittings excluding those installed for any particular unit.
- 6) Drainage and sewer lines outside the flats.
- 7) Pump, room, electric meter room or the place actually where the electric meters and the pump have been installed.
- 8) Boundary walls, main gate, parapet walls.
- 9) All other place, installations fittings and equipments herein not specifically mentioned but the use of which is meant for the benefit



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
11 NOV 2024

and enjoyment of all the flat owners and / or majority of the flat owners.

- 10) Such other common areas, equipments, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the flats and maintenance of the common service facilities after construction of the building.

**SCHEDULE "F" ABOVE REFERRED TO**

**(Common Expenses)**

1. The expenses of maintain and repairing the main structure, main walls top floor roof and in particular the main water pipes, waste water pipes, water lines, water tanks etc. of the building and also electric lines for common lights and pump.
2. The cost of cleaning and light, top floor roof etc. and other parts of the building used by the buyers in common with owner and occupier of the other flats and spaces.
3. Reasonable salaries of a sweeper and darwan for the common parts.
4. The cost of maintaining , servicing, substituting repairing and working of common lights.
5. All expenses of common service and in connection with common area and facilities as mentioned above.
6. All litigation expenses incurred for th e common purpose are relating to common use and enjoyment of the common portions.
7. All other expenses and/or outgoing as are incurred by the owner and/or service organization for the common purpose



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
11 NOV 2024

**IN WITNESS WHEREOF** the Parties herein concerned set and subscribe their respective hands and signature on these presents on the day month and year first above-written.

Signed and delivered in presence of the

Following witnesses:

**WITNESS:**

1. Somalika Das  
30/3, Ram Krishna Sarani  
Behala - Kolkata - 700060

Atanu Kumar Basak  
Asit Kumar Basak

Anirban Basak

Sumita Basak.

**SIGNATURES OF THE OWNERS**

2. Pralim Jy  
alipore police cant  
Kolkata - 27

MITRA CONSTRUCTION  
Tarun Kumar Mitra  
PROPRIETOR

**SIGNATURE OF THE DEVELOPER**

Drafted by me &

Printed in my office :-

Alak Ranjan Basu  
**ALAK RANJAN BASU**  
Dad West L. No - 123  
Allpur Panch. Centre  
Kolkata-97



DISTRICT SUB REGISTRAR-III  
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11 NOV 2024

**MEMO OF THE PART OF FORFIETED MONEY**

i) Received by Cheque No. 000147 , dated 11-11-2024

Issued on ICICI Bank , Branch : Naktala, Rs. 6,00,000/- (Rupees Six Lakh)  
only in name of **SRI ASIT KUMAR BASAK.**

ii) Received by Cheque No. 000148 , dated 11-11-2024 .

Issued on: ICICI Bank , Branch : Naktala, Rs. 6,00,000/- (Rupees Six Lakh)  
only in name of **SMT. SUMITA BASAK.**

*Asit Kumar Basak*

*Sumita Basak.*

---

**SIGNATURE OF TWO OWNERS**












WITNESSES :

1. *Somaleha Das.*  
*29/3 Ram Krishna Sarani*  
*Behala . Kolkata - 700060*

2. *Tannoy Mitra*  
*18/1/E D.P.P Road*  
*Kolkata - 700047*














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SOUTH 24 PGS., ALIPORE  
1.1. NOV 2024  
1

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name.....

Signature..... *Uttam Kumar Basak*

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....

Signature..... *Amit Kumar Basak*

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name..... AMIT BASAK

Signature..... *Amit Basak*














DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

11 NOV 2024

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature Sumita Basak.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature Taxun Kumar.....

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
11 NOV 2024



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



192024250260944958

GRN Details

GRN:	192024250260944958	Payment Mode:	SBI Epay
GRN Date:	30/10/2024 12:25:12	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9916459100537	BRN Date:	30/10/2024 12:25:25
Gateway Ref ID:	IGASAGRZZ1	Method:	State Bank of India NB
GRIPS Payment ID:	301020242026094494	Payment Init. Date:	30/10/2024 12:25:12
Payment Status:	Successful	Payment Ref. No:	2002770103/2/2024

[Entry No. \* (Amt) Total]

Depositor Details

Depositor's Name:	Mr TARUN KUMAR MITRA
Address:	18/1/1E, D P P ROAD, KOL 47
Mobile:	9830169673
Period From (dd/mm/yyyy):	30/10/2024
Period To (dd/mm/yyyy):	30/10/2024
Payment Ref ID:	2002770103/2/2024
Dept Ref ID/DRN:	2002770103/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002770103/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002770103/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	12021
			<b>Total</b>	<b>17042</b>

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1603-18502/2024		Date of Registration	11/11/2024
Query No / Year	1603-2002770103/2024		Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas
Query Date	29/10/2024 3:50:21 PM			
Applicant Name, Address & Other Details	A R BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830169673, Status : Deed Writer			
Transaction	[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4211] Other than Immovable Property, Receipt [Rs : 12,00,000/-]
Set Forth value	Rs. 2/-		Market Value	Rs. 72,81,248/-
Stamp duty Paid(SD)	Rs. 10,021/- (Article:48(g))		Registration Fee Paid	Rs. 12,053/- (Article:E, E, B)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)			

### Land Details :









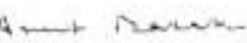
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road :Durga Prasanna Paramhansa Road, , Premises No: 19R, , Ward No: 100 Pin Code : 700047

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	3 Katha 2 Chatak 32 Sq Ft	1/-	71,31,248/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>				<b>5.2296Dec</b>	<b>1/-</b>	<b>71,31,248 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1/-</b>	<b>1,50,000 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>UTTAM KUMAR BASAK</b> Son of Late BAIDYANATH BASAK Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office	<b>Photo</b>  11/11/2024	<b>Finger Print</b>  Captured 11/11/2024	<b>Signature</b>  11/11/2024
	19R, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India Date of Birth:XX-XX-2XX4 , PAN No.:: AVxxxxxx6D, Aadhaar No: 76xxxxxxxx3218, Status :Individual, Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office			
2	<b>Name</b> <b>ASIT KUMAR BASAK</b> Son of Late BAIDYANATH BASAK Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office	<b>Photo</b>  11/11/2024	<b>Finger Print</b>  Captured 11/11/2024	<b>Signature</b>  11/11/2024
	19R, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India Date of Birth:XX-XX-2XX4 , PAN No.:: ADxxxxxx2G, Aadhaar No: 35xxxxxxxx0822, Status :Individual, Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office			
3	<b>Name</b> <b>AMIT BASAK</b> Son of Late BAIDYANATH BASAK Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office	<b>Photo</b>  11/11/2024	<b>Finger Print</b>  Captured 11/11/2024	<b>Signature</b>  11/11/2024
	19R, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India Date of Birth:XX-XX-2XX4 , PAN No.:: B1xxxxxx0H, Aadhaar No: 30xxxxxxxx0713, Status :Individual, Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office			










Name	Photo	Finger Print	Signature
<b>SUMITA BASAK</b> Daughter of Late <b>BAIDYANATH BASAK</b> Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office	 11/11/2024	 Captured LTI 11/11/2024	 11/11/2024

57/1, SIMLA STREET, City:- , P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.:: AQxxxxxx5K, Aadhaar No: 43xxxxxxxx0439, Status :Individual, Executed by: Self, Date of Execution: 11/11/2024 , Admitted by: Self, Date of Admission: 11/11/2024 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MITRA CONSTRUCTION</b> 18/1/1E, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India PIN:- 700047 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AHxxxxxx3Q,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>TARUN KUMAR MITRA</b>  <b>(Presentant )</b>            Son of Late AJIT KUMAR            MITRA            Date of Execution -            11/11/2024, , Admitted by:            Self, Date of Admission:            11/11/2024, Place of            Admission of Execution: Office         </td> <td>             Nov 11 2024 1:29PM         </td> <td>             Captured            LTI            11/11/2024         </td> <td>             11/11/2024         </td> </tr> </tbody> </table> <p>18/1/1E, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: AHxxxxxx3Q, Aadhaar No: 57xxxxxxxx6001 Status : Representative            Representative of : MITRA CONSTRUCTION (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>TARUN KUMAR MITRA</b> <b>(Presentant )</b> Son of Late AJIT KUMAR MITRA Date of Execution - 11/11/2024, , Admitted by: Self, Date of Admission: 11/11/2024, Place of Admission of Execution: Office	 Nov 11 2024 1:29PM	 Captured LTI 11/11/2024	 11/11/2024
Name	Photo	Finger Print	Signature						
<b>TARUN KUMAR MITRA</b> <b>(Presentant )</b> Son of Late AJIT KUMAR MITRA Date of Execution - 11/11/2024, , Admitted by: Self, Date of Admission: 11/11/2024, Place of Admission of Execution: Office	 Nov 11 2024 1:29PM	 Captured LTI 11/11/2024	 11/11/2024						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>BARUN KUMAR MITRA</b> Son of AJIT KUMAR MITRA 18/1/1E, D. P. P. ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 11/11/2024	 Captured 11/11/2024	 11/11/2024

Identifier Of UTTAM KUMAR BASAK, ASIT KUMAR BASAK, AMIT BASAK, SUMITA BASAK, TARUN KUMAR MITRA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	UTTAM KUMAR BASAK	MITRA CONSTRUCTION-1.3074 Dec
2	ASIT KUMAR BASAK	MITRA CONSTRUCTION-1.3074 Dec
3	AMIT BASAK	MITRA CONSTRUCTION-1.3074 Dec
4	SUMITA BASAK	MITRA CONSTRUCTION-1.3074 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	UTTAM KUMAR BASAK	MITRA CONSTRUCTION-125.00000000 Sq Ft
2	ASIT KUMAR BASAK	MITRA CONSTRUCTION-125.00000000 Sq Ft
3	AMIT BASAK	MITRA CONSTRUCTION-125.00000000 Sq Ft
4	SUMITA BASAK	MITRA CONSTRUCTION-125.00000000 Sq Ft

Endorsement For Deed Number : I - 160318502 / 2024

On 11-11-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 43 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:57 hrs on 11-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by TARUN KUMAR MITRA ,

**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 72,81,248/-

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

Execution is admitted on 11/11/2024 by 1. UTTAM KUMAR BASAK, Son of Late BAIDYANATH BASAK, 19R, D P P ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. ASIT KUMAR BASAK, Son of Late BAIDYANATH BASAK, 19R, D P P ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. AMIT BASAK, Son of Late BAIDYANATH BASAK, 19R, D P P ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 4. SUMITA BASAK, Daughter of Late BAIDYANATH BASAK, 57/1, SIMLA STREET, P.O: BEADON STREET, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Identified by BARUN KUMAR MITRA, , Son of AJIT KUMAR MITRA, 18/1/1E, D. P. P. ROAD, P.O: NAKTALA Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Others

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

Execution is admitted on 11-11-2024 by TARUN KUMAR MITRA, PROPRIETOR, MITRA CONSTRUCTION (Sole Proprietorship), 18/1/1E, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by BARUN KUMAR MITRA, , Son of AJIT KUMAR MITRA, 18/1/1E, D. P. P. ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 12,053.00/- ( B = Rs 12,000.00/- , 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 12,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2024 12:25PM with Govt. Ref. No: 192024250260944958 on 30-10-2024, Amount Rs: 12,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9916459100537 on 30-10-2024, Head of Account 0030-03-104-001-13

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 10116, Amount: Rs.5,000.00/-. Date of Purchase: 30/10/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2024 12:25PM with Govt. Ref. No: 192024250260944958 on 30-10-2024, Amount Rs: 5,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9916459100537 on 30-10-2024, 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

Volume number 1603-2024, Page from 499518 to 499548

being No 160318502 for the year 2024.



Digitally signed by Debasish Dhar  
Date: 2024.11.25 12:31:05 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 25/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.