

20/12/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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15/12/23  
 6-20073198

I hereby declare that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document

District Sub-Register-III  
 Alipore, South 24-pargana  
 15 DEC 2023

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made on this the 15<sup>th</sup> day of December 2023 (Two Thousand Twenty Three)

**BETWEEN**

**MR SHYAMA PROSAD MUKHERJEE** (PAN-ADXPM4159Q, Aadhaar No. 5648 8504 3902) Son of Late Ananda Prosad Mukherjee, by faith- Hindu, by occupation-Retired Person, residing at 10/53A, Bijoygarh, Post Office- Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called the **LANDOWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his, heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**A N D**

**M/S. S. D. CONSTRUCTION** (PAN-ADSPD8699K) a proprietorship firm having its office at 8/50, Bijoygarh, Police Station -Golf Green, Kolkata- 700032, represented by its sole proprietor **SRI SUBHAS DUTTA**, (PAN-ADSPD8699K, Aadhaar No.6455 7811 6947, Mobile No.9831520973) son of Late Basudev Dutta, by faith- Hindu, by occupation - Business, residing at 3/8A, Bijoygarh, Post Office-Jadavpur University, Police Station- Jadavpur, Kolkata- 700032, hereinafter called the **DEVELOPER** ( which expression shall unless excluded by or repugnant to the context hereto be deemed to mean and include his heirs, executors, administrators, representatives and assigns)of the **OTHER PART**

**WHEREAS** after the partition of India a large number of residents of former East Pakistan now Bangladesh crossed over and came to the territory of the

territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

**AND WHEREAS** a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

**AND WHEREAS** Bhupati Bhusan Mukherjee, the grandfather of the Landowner herein was one of such persons who had come along with his family members to use and occupy a piece and parcel of land measuring more or less 5 (Five) Cottahas 14 (Fourteen) Chittacks, 41 (Forty one) Square feet in C.S. Dag Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39 within the Police Station - Jadavpur, in the District - 24 Parganas.

**AND WHEREAS** said Bhupati Bhusan Mukherjee started to reside there along with his family members after constructing a dwelling house over the said property.

**AND WHEREAS** while thus seized and possessed of the aforesaid property said Bhupati Bhusan Mukherjee died intestate in the month of January

1965 leaving behind his wife Smt Bipin Basini Devi and four sons and three daughters namely Bhabani Prasad Mukherjee, Durga Prasad Mukherjee, Tara Prasad Mukherjee Ananda Prosad Mukherjee, Gouri Rani Devi, Uma Rani Devi and Shib Rani Devi as his heirs and successors to inherit his occupied land with structure.

**AND WHEREAS** after the demise of said Bhupati Bhusan Mukherjee, his wife, sons and daughters jointly inherited the aforesaid property in equal  $1/8^{\text{th}}$  shares each.

**AND WHEREAS** thus being in possession of the aforesaid property said Smt Bipin Basini Devi, Gouri Rani Devi, Uma Rani Devi, and Shib Rani Devi out of love and affection transferred their undivided  $4/8^{\text{th}}$  share or  $1/2$  share in the said property in favour their sons and brothers respectively by a registered deed of Gift dated 10.01.1966 in the office of the Sub-Registrar at Alipore and recorded in Book No.1, Volume No.8, Pages 91 to 96, being No.157 for the year 1966.

**AND WHEREAS** by way of inheritance and by virtue of the said deed of gift said Bhabani Prasad Mukherjee, Durga Prasad Mukherjee, Tara Prasad Mukherjee Ananda Prosad Mukherjee became the joint owners and co sharers in respect of the aforesaid property.

**AND WHEREAS** while thus in possession of the aforesaid property and other properties said Bhabani Prasad Mukherjee, Durga Prasad Mukherjee,

Tara Prasad Mukherjee and Ananda Prosad Mukherjee mutually and amicably partition their joint properties by a registered deed of partition duly executed on 26<sup>th</sup> April 1967 and registered in the office of Sub-Registrar at Alipore and recorded in Book No.1, Volume No.45, pages 271 to 280, being No.2713 for the year 1967.

**AND WHEREAS** in terms of the said deed of partition said Bhabani Prasad Mukherjee being the party of the first part got 2(Two) Cottahs 1 (One) Chittack 4(Four) Square feet lying and situate at Mouja - Arakpur, J.L. No.39 within the Police Station - Jadavpur, in the District - 24-Parganas in C.S. Dag Nos.2390 (P), 2392(P) & 2395(P) and being the fourth part said Ananda Prosad Mukherjee got 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead lying and situate at Mouja - Arakpur, J.L. No.39 within the Police Station - Jadavpur, in the District - 24-Parganas in C.S. Dag Nos.2390 (P), 2392(P) & 2395(P) and being the Second and Third part said Durga Prasad Mukherjee, Tara Prasad Mukherjee got other landed properties in the District Nadia.

**AND WHEREAS** said Bhabani Prasad Mukherjee out of his love and affection towards his Nephew, the Landowner herein gifted his 2(Two) Cottahs 1 (One) Chittack 4(Four) Square feet lying and situate at Mouja - Arakpur, J.L. No.39 within the Police Station - Jadavpur, in the District - 24-Parganas in C.S. Dag Nos.2390 (P), 2392(P) & 2395(P) by a registered deed of gift duly executed and registered on 7<sup>th</sup> June 1989 in the office of

the District Sub-Registrar at Alipore and recorded in Book No.1, Pages 220 to 227 being No.7569 for the year 1989.

**AND WHEREAS** said Ananda Prasad Mukherjee being refugees from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot land for his rehabilitation.

**AND WHEREAS** the Government of West Bengal with the intent to Rehabilitated the Refugees from East Pakistan (now Bangladesh) acquired land in C.S. Dag Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39 within the Police Station - Jadavpur, in the District - South 24-Parganas, morfully described in the Schedule 'A' hereunderin the Urban area under the provision of L.D.P. Act, 1981 (L.A. Act 1 of 1894) including the said land in occupation of said Ananda Prasad Mukherjee.

**AND WHEREAS** it was decided by the Government to make a Gift of the said plot of land in favour of said Ananda Prasad Mukherjee so as to confer absolute right, title and interest in the said land where said Ananda Prasad Mukherjee had been residing peacefully for a long time morefully described in the Schedule hereunder written.

**AND WHEREAS** the Hon'ble Governor of the State of West Bengal by a registered indenture duly executed and registered on 22.10.1997 in the office of the Additional District Registrar at Alipore, recorded in Book No.1,

Volume No. VI, Pages 85 to 88, Being No. 397, for the year 1997 conveyed and transferred **ALL THAT** Piece and Parcel of land measuring 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead land in E.P No.784, S.P No.1927, in C.S. Plot Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39, within the Police Station - Jadavpur, in the District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No. 96 morefully described in the Schedule 'A' hereunder in favour of the said Ananda Prosad Mukherjee and being the Donne said Ananda Prosad Mukherjee accepted the said Deed of Gift by endorsing his signature.

**AND WHEREAS** by virtue of the said registered indenture said Ananda Prosad Mukherjee became the absolute Owners and absolutely seized and possessed of and/or well or sufficiently entitled to aforesaid property by mutating his name in the record of Kolkata Municipal Corporation in respect of the aforesaid property and after mutation of his name, the said property known and numbered as 74/10/94, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53, Bijoygarh, Kolkata-700032.

**AND WHEREAS** for better use and enjoyment of the aforesaid property said Ananda Prosad Mukherjee constructed at his cost a three storied building over the said premises No. 74/10/94, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53, Bijoygarh, Kolkata-700032.

**AND WHEREAS** while thus seized and possessed of the aforesaid property said Ananda Prosad Mukherjee died intestate on 19.02.2011 leaving behind his wife Smt Joyasree Mukherjee and two married daughters and one son namely Smt Sima Banerjee, Smt Mukti Chatterjee and Shyama Prosad Mukherjee as his legal heirs and successors to inherit his aforesaid property according to the Hindu Law of Succession.

**AND WHEREAS** by way of inheritance said Smt Joyasree Mukherjee, Smt Sima Banerjee, Smt Mukti Chatterjee and Shyama Prosad Mukherjee became the joint owners and co-sharers having their undivided  $\frac{1}{4}$  share each in respect of the aforesaid property.

**AND WHEREAS** out of natural love and affection towards their son & brother respectively said Smt Joyasree Mukherjee, Smt Sima Banerjee, Smt Mukti Chatterjee gifted & granted their undivided  $\frac{3}{4}$  share in the aforesaid property in favour of Shyama Prosad Mukherjee, the Landowner herein by a Registered Deed of Gift duly in vernacular on 14<sup>th</sup> September 2011 in the office of the District Sub-Registrar-1 and recorded in Book No.-1, CD Volume No.14, Page from 1670 to 1684 being No.02696 for the year 2011 and being the donee, the Land Owner accepted the said gift by endorsing his signature.

**AND WHEREAS** by virtue of the said registered deed of gift the Landowner herein became the sole and absolute owner of **ALL THAT** Piece and Parcel of



land measuring 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead land in E.P No.784, S.P No.1927, in C.S. Plot Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39, within the Police Station - Jadavpur, in the District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No. 96 being KMC Premises No. 74/10/94, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53, Bijoygarh, Kolkata-700032. morefully described in the Schedule 'A' hereunder written.

**AND WHEREAS** thus being in possession of the aforesaid property the Land Owner mutated his name in the record of the Assessment register of the Kolkata Municipal Corporation vide Assessee No. 210960306806 and after mutation of his name, the said property is known and numbered as Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032.

**AND WHEREAS** being thus in possession of the aforesaid property the Landowner has decided to develop the said Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032 morefully and particularly described in the Schedule - 'A' hereunder written and hereinafter called the said property by raising construction of a G+3 storied building according to the sanctioned building plan after demolishing the old structure there from, but having no such experience, requisite fund and workmanship the Landowner has decided to place the responsibility upon a competent developer having

enough knowledge, workmanship and goodwill in the business of development.

**AND WHEREAS** the developer herein is engaged in the business of development for a long time with goodwill and reputation in the locality and on coming to know such intention of the Landowner contacted him and upon going through the proposal of the Landowner has agreed to take the responsibility to raise construction of a G+3 storied building consisting of several self contained flats and car parking spaces at his own costs and responsibility.

**AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS. :-**

(1) The Landowner declares that the Landowner is the absolute owner of **ALL THAT** Piece and Parcel of land measuring 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead land in E.P No.784, S.P No.1927, in C.S. Plot Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39, within the Police Station - Jadavpur, in the District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No. 96 being KMC Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032, morefully described in the Schedule 'A' hereunder written. The Landowner further declares that the Landowner has now good right full power and absolute authority to entire into this

agreement for development with the developer and the said property is not the subject matter of any suits or proceeding, attachment, liens, lispendens, charge, mortgage and tenancy or in any manner whatsoever and the property is free from all encumbrances.

(2) The Landowner upon going through the proposal of the developer, placed the responsibility to raise construction of a G+3 storied building consisting of several self contained flats and car parking spaces and the developer accepted the responsibility so trusted by the Landowner to raise construction of a G+3 storied building at his own cost and responsibility under the terms hereunder contained.

(3) That the Landowner with the execution of this agreement grants license to the developer to entire upon the said property more fully described in the schedule "A" hereunder written and after demolishing the existing old structure by the Landowner shall proceed with the construction of a new G+3 storied building and for the purpose of construction shall appoint engineer, architect, labour, mason, plumber, electrician and all other expert as would be required for the purpose of construction of the building.

(4) The Land Owner undertakes to pay all municipal arrear taxes in respect of the said property till the execution of this Agreement.

(5) The Landowner shall demolish the existing old structure at his own costs and responsibility and shall retain the sale proceeds of the debris without any claim of the Developer.

(6) The developer shall be under obligation to pay all Municipal Rate Bills, Electricity Charges and all other outgoings expenses payable in respect of the said property during the period of construction till the delivery of possession of Owner's allocations.

(7) That the Developer shall complete the construction of the new building in all manners at his own cost and responsibility within 24 months from the date of obtaining sanctioned building plan or vacant possession of the aforesaid premises whichever is later and shall deliver the possession of Owner's allocation completion in all respect at first instance. In spite of due diligence, if the developer is prevented due to natural calamity or act of god such as flood, earthquake and /or civil war, riot, pandemic or any other unnatural acts in completion of the building within the period of 24 months, then in that event the Land owner shall allow extension of time to complete the construction of the building even after 24 months till the normal situation is restored.

(8) The Developer shall also complete the common areas and facilities as would be attached to the said building at his cost.

(9) The Developer shall pay all fee, remuneration, wages, carriage and salary to the contractor, labour, mason, and plumber and the Landowner shall have no liability to pay any such expenses

(10) The Developer shall procure all building materials of good quality at his own choice and discretion and shall pay all cost and dues of such materials without creating any liability upon the Landowner.

(11) Upon completion of construction of the new building in all manners the Developer shall deliver 50% of the built up areas in the proposed new G+3 storied building to the Landowner which will be allocated in the entire Second floor, 50% of the Third floor Eastern side and 50% of the car parking spaces in the ground floor at first instance and Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand) only out of which Rs 10,75,000/- (Rupees Ten Lakhs Seventy Five Thousand) only with the execution of this Agreement and balance Rs 10,75,000/- (Rupees Ten Lakhs Seventy Five Thousand) only at the time of delivery of vacant possession of the said land morefully described in the Schedule 'B' hereunder..

(12) Save and except the Owner's allocation as stated hereinabove the Developer shall retain the entire First floor, 50% of the Third floor Western side and 50% of the car parking spaces in the ground floor of the new building, the description of which morefully and particularly described in the Schedule - 'C' hereunder written.

(13) The Developer shall have all right and liberty to sell its allocated portion in the newly constructed building to any intending purchaser/s and also collect the consideration money, booking money, earnest money from the prospective purchaser/purchasers without any claim or demand of the Landowner of such booking money, consideration money and earnest money.

(14) The Landowner shall have all right and liberty to sell its allocated portion in the newly constructed building to any intending purchaser/s and

also collect the consideration money, booking money, earnest money from the prospective purchaser/purchasers without any claim or demand of the Developer of such booking money, consideration money and earnest money

(15) The Developer shall have right and liberty to publish any advertisement in the News paper and to fix any board or hoarding at the site to invite the intending purchaser or purchasers to sell the Developer's allocation in the proposed new buildings.

(16) In spite of due diligence in completion of the construction of the building within 24 month (Except force majeure), if the Developer is prevented due to sufficient cause beyond his control in that event the Landowner shall allow or grant an extension of 3 months from the expiry of the period of 24 months, in spite of such extension of three months if the developer fails or neglects to complete the construction of the building in all manners and delivery possession of the Owner's allocation, in that event, the Developer may be allowed a further extension of three months with a penalty of Rs. 20,000/- (Rupees Twenty Thousand ) per month for the said extended three months, in spite of such penal extension, if the Developer fails to complete construction of the proposed building and deliver possession of the owner's allocation in that event, at the option of the Landowner this agreement shall be rescinded or terminated and the Landowner shall have right and liberty to engage or appoint any other agency or contractor to complete the incomplete works of the proposed buildings at the risk and cost of the Developer.

(17) The Landowner undertakes to sign and execute all agreement for sale to be executed by and between the developer and its prospective purchaser / purchasers in respect of Developer's allocation as confirming party with the undertaking to convey the undivided impartible proportionate share of land in favour of the nominee or prospective purchaser or purchasers of the developer and the Landowner further undertakes to execute and register all Deed of Conveyances in favour of the nominee or nominees, purchaser or purchasers of the flats and car parking spaces of the Developer's allocation as Vendor to convey the undivided impartible proportionate share and interest of the land in favour of such nominee/ nominees, purchaser/purchasers of the developer, without any claim or demand of consideration money as would be paid by the purchaser/ purchasers to the Developer and the developer shall join in such Deed of conveyance/conveyances as the Confirming Party to admit and acknowledge the receipt of the consideration money of the Flat/ Flats and car parking spaces of the Developer's allocation.

(18) The Developer shall be entitled to receive, collect appropriator or utilize all booking money, earnest money consideration money from any intending purchaser or purchasers in respect of his allocation in the proposed building without creating any liability upon the Landowner towards the refund of such consideration money or against any third party claim.

(19) The Landowner shall be entitled to receive, collect appropriator or utilize all booking money, earnest money consideration money from any

intending purchaser or purchasers in respect of his allocation in the proposed building without creating any liability upon the Developer towards the refund of such consideration money or against any third party claim.

(21) The Landowner shall sign, execute and register a Development Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also to sell any flat or flats of the Developer's allocation to any intending purchaser/ Purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers in respect of the developer's allocation and also to execute and register necessary Deed of conveyance in favour of the prospective purchaser/ purchasers in respect of the Developer's allocation.

(22) The Landowner shall have right and liberty to use the owner's allocation and the common parts of the building along with other co-owners of the property jointly.

(23) That after completion of the project in all manners and after delivery of possession of the owner's allocation as well as Developer's allocation in the proposed project an Association of owners will be formed to run and maintain the day to day affairs of the said projects.

(24) The Landowner with execution of these presents handover to the Developer all Original Deeds and documents in respect of the said property on acknowledgement from Developer. The Developer will produce all



original, if require, for all booking money, earnest money, consideration money from any intending Purchaser/sin respect of sell of Landowner's allocation.

(25) All expenses for Architect, Engineer for preparing drawing and all expenses for sanctioning the plan from the Kolkata Municipal Corporation and getting completion Certificate to be made by the Developer.

**SCHEDULE "A" REFERRED TO**

**ALL THAT** Piece and Parcel of land measuring 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead land together with two storied building measuring more or less 2000 square feet in E.P No.784, S.P No.1927, in C.S. Plot Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39, within the Police Station - Jadavpur, in the District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No. 96 being KMC Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032. Which is butted and bounded by:-

**ON THE NORTH :** 6 wide Colony Road

**ON THE SOUTH :** E.P.No.785

**ON THE EAST :** 15.09' feet wide KMC Road

**ON THE WEST :** E.P. No.784/A,

**SCHEDULE "B" REFERRED TO****(LAND OWNER'S ALLOCATION)**

ALL THAT 50% of the built up areas in favour of Landowner which will be allocated in the entire Second floor, 50% of the Third floor Eastern side and 50% of the car parking spaces in the ground floor at first instance of the new G+3 storied building together with the Undivided proportionate share & interest in the land underneath the said Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032 and Rs.21,50,000/-(Rupees Twenty One Lakhs Fifty Thousand) only out of which Rs 10,75,000/-(Rupees Ten Lakhs Seventy Five Thousand) only with the execution of this Agreement and balance Rs 10,75,000/-(Rupees Ten Lakhs Seventy Five Thousand) only at the time of delivery of vacant possession of the said land.

**SCHEDULE "C" REFERREED TO****(DEVELOPER'S ALLOCATION)**

ALL THAT the 50% constructed area of the building (save and except the owner's allocation as mentioned in the Schedule B) which will be allocated in the entire First floor, 50% of the Third floor Western side and 50% of the car parking spaces in the ground floor together with undivided

proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032.

**SCHEDULE "D" REFERRED TO**

**(COMMON AREAS & FACILITIES)**

**ALL THAT** the following portions shall be treated as common areas and facilities:-

- 1.Stair, Staircase, Stair landings on all the floors and stair room:
- 2.Common Passage
- 3.Drainage system.
- 4.Roof of the said building and roof parapet.
- 5.Under ground Water reservoir and overhead tanks, water pipes & submersible pump and other common plumbing installation including water meters if any and all electrical installation.
- 6.Sewerage system with fittings.
- 7.Boundary wall and entrance gate.

8. Such other common parts, equipments, installations, fixtures, and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.

9. The foundation, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.

10. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, eclectic connection, C.C T.V connection and telephone connection to the premises.

11. Reservoir in the Ground Floor and the Top Floor of the building, pump, motor, pipes.

12. Lift capacity 272kg 4 Persons, its landing, its all fittings with motor and lift room at roof.



**IN WITNESS WHEREOF** the parties hereunto put their respective hands on the day, month and year first above written.

**SIGNED. SEALED & DELIVERED**

In the Presence of:

**WITNESSES:**

1. Jayanta Mondal  
Alipore Judges Court.  
Kolkata-700027.

2. Gobinda Baichya  
Alipore Judge Court  
Kolkata-27

Shyama Prasad Mukherjee  
**SIGNATURE OF THE LANDOWNER**

Sabhas Das

**SIGNATURE OF THE DEVELOPER**

**Drafted by**

Debnath Saha  
WB/103/1597

**Debnath Saha**

Advocate

Alipore Judges' Court,

Kolkata-700027

### SPECIFICATION

#### General

: The Building shall be R.C.C, Framed structure as per the design of the Architect and engineer, (Diploma/Degree Holder). All R.C.C will be of M20 Grade all rods will be of Eligent or similar brand.

#### Excavation :

Earth work in excavation of foundation trenches or drains in all sorts of soil including removing, spreading or stacking the spoils as directed and including trimming the sides of trenches, leveling, dressing and ramming the bottom, bailing out water etc. as required complete. Septic Tank will be done as per design.

#### Foundation Bedding

: P.C.C( 1:3:6) 3" thick in leveling course for foundation bedding over brick flat soiling.

#### R.C.C. Work

: Providing and laying concrete mix (1:1½ : 3/ M20 with reinforcement as per design in foundation, tie-beams, lintels, columns floor beams,

floor slabs, stair case, Chajja, drop wall etc.

### Brick Wall

: All exterior brick work shall be 8" thick with bricks of approved quality No.1 pick and C.M. (1:5). All partition walls shall be 3" thick with bricks and C.M (1:4), Flooring bedding: 4" thick P.C.C (1: 3: 6) over 3" brick flat soling at ground floor.

### Floor Finish, Skirting,

: 1. Marble/Tiles floor -- 4'x2'-4'x3' floor and 4" high skirting in all the rooms. Minimum 3 feet high glazed tiles of size 2'x1' will be provided over cooking platform in kitchen  
 a) In toilets floor water tight will be anti skedd tiles or marble with 6'-0"high glazed tiles of 2'x1'size.

### Plaster

The outside of the building will have plaster  $\frac{3}{4}$ "thick [average] whereas the inside plaster will be  $\frac{1}{2}$ " thick [average] with wall putty finishing. All casting, brick work,plastering and roof will be as per Engineers instruction and advice.

## Door and Windows

1) Main entrance door of each flat will be made of teak wood and will be polished from both sides.

a) All wooden door frames will be of sal wood as approved by the Architect/ Engineer. Wall side of door frame will be coated with tar and creosote oil.

b) 8" long aluminum tower bolt from inside

c) Telescopic peephole - one no.

d) Electric calling bell point.

e) Two handle (one ornamental & one plain from outside and inside

f) 3 Nos. 4" hinge.

2) Other Doors:

a) Water proof BWP Bore & Termit. flush door of Century proof or similar make, primer with paints both sides.

b) Sal wood frame as per the design of the Architect wall side of door frame will be coated with tar and creosote oil

c) Aluminum tower bolt 6" long from inside.

d) Two nos hatch bolt in both side.

### 3. Windows:-

a) Aluminum panel window.



White wash & colour wash

Toilet & Kitchen

2) Kitchen:-

b) All windows shall have tinted glass of minimum mm.

c) The windows of toilets shall have transience glass.

d) All out side windows will be provided with Box type M.S. Grill 10/12 mm square bar

: The building shall be painted externally with weather coat. The inside of the building shall have putty on surface.

: 1) One common toilet:-

a) One European type hanging commode.

b) One shower with mixture.

c) One 24'x18' white basin.

d) Two taps. One hand shower, one jet (to be fitted with commode)

e) Geyser Line & Sanitary will be Parry ware or Mark and fittings will be of Jagur make.

a) One kitchen sinks with fittings of Aqua guard and told able tap.

b) One cooking slab with granite stone backed Marble will be provided as per drawing by the Architect/ Engineer.

## Roof

c) Steel sink of heavy gage.

: 1) I.P. of approved quality will be providing over the roof (minimum 1½ with sika.

2) 4' high 5" thick with 10" pillar parapet wall will be provided all around the roof. Corner of parapet wall & roof to be rounded off to avoid seepage of water

3) P.V.C. rain water pipe for proper drainage of water from roof.

## Electrical Installation

: 1) Separate electric meter for each flat [own cost] I.S.I mark.

2) Necessary electrical lines for A.C, Geyser, Exhaust fan, T.V, Aqua Guard Refrigerators, Washing Machine, Door Bell (both way) Micro Oven, Mixer, Induction Oven and necessary light & fan, plug point to be provided all switch & plug will be moduler system and Havels make. All wire will be finolex make.

## Water Supply

: 1.R.C.C. over head reservoir of capacity 3000 liter will be provided at the stair roof as per design Suitable electrical


submersible pump with motor will be installed at ground floor to deliver water to overhead reservoir from the underground reservoir connected with corporation water line. Stair & Verandah railings will be of stainless steel.

#### LIFT

4Persons lift will be provided with Stainless Steel by Leaser Elevators Pvt. Ltd. or similar manufacture.

#### Shed on Roof












Tin shed will be provided on entire roof including Lift room. All materials will be provided by Land Owner and erection charges will be paid by the Developer. All pillares will be casted upto a height of 2' from roof 4 Nos foundation Bolt to be grouted on each pillar for holding M.S.Structure for shed.



		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 *Shyama Prasad Mukherjee*

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name .....

Signature *Subhas Chandra Bose*

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name .....

Signature .....

### Major Information of the Deed

Deed No :	I-1603-19384/2023	Date of Registration	15/12/2023
Query No / Year	1603-2003073198/2023	Office where deed is registered	
Query Date	13/12/2023 7:02:52 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,75,000/-]		
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 97,65,552/-		
Stamp duty/Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,803/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



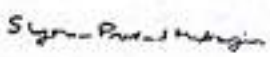
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road (Bijoygarh Colony), , Premises No: 74/10/94A, , Ward No: 096 Pln Code : 700032

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 13 Chatak 37 Sq Ft	10,00,000/-	84,15,552/-	Width of Approach Road: 16 Ft.,
Grand Total :				6.3754Dec	10,00,000 /-	84,15,552 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2,00,000 /-	13,50,000 /-	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Shyama Prosad Mukherjee</b> Son of Late Ananda Prosad Mukherjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admision: 15/12/2023 ,Place : Office	 <small>15/12/2023</small>	 Captured <small>LTI 15/12/2023</small>	 <small>15/12/2023</small>
10/53A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9Q, Aadhaar No: 56xxxxxxxx3902, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>S.D.CONSTRUCTION</b> 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Subhas Dutta (Presentant )</b> Son of Late Basudev Dutta Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 <small>Dec 15 2023 11:10AM</small>	 Captured <small>LTI 15/12/2023</small>	 <small>15/12/2023</small>
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9K, Aadhaar No: 64xxxxxxxx6947 Status : Representative, Representative of : S.D.CONSTRUCTION (as Sole proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jayanta Mondal</b> Son of Late Sanat Kumar Mondal Alipore Judges Court, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	<i>Jayanta Mondal</i>
	15/12/2023	15/12/2023	15/12/2023

Identifier Of Mr Shyama Prosad Mukherjee, Mr Subhas Dutta

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Prosad Mukherjee	S.D.CONSTRUCTION-6.37542 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Prosad Mukherjee	S.D.CONSTRUCTION-2000.00000000 Sq Ft

**Endorsement For Deed Number : I - 160319384 / 2023**

**On 15-12-2023**

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

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

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

Presented for registration at 10:47 hrs on 15-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta ,.

**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 97,65,552/-

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

Execution is admitted on 15/12/2023 by Mr Shyama Prosad Mukherjee, Son of Late Ananda Prosad Mukherjee, 10/53A, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-12-2023 by Mr Subhas Dutta, Sole proprietor, S.D.CONSTRUCTION, 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,803.00/- ( B = Rs 10,750.00/- ,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 10,771/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2023 9:00PM with Govt. Ref. No: 192023240317341048 on 14-12-2023, Amount Rs: 10,771/-, Bank: SBI EPay ( SBlePay), Ref. No. 8022177947027 on 14-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 355, Amount: Rs.50.00/-, Date of Purchase: 12/12/2023, Vendor name: Swarup Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2023 9:00PM with Govt. Ref. No: 192023240317341048 on 14-12-2023, Amount Rs: 9,971/-, Bank: SBI EPay ( SBlePay), Ref. No. 8022177947027 on 14-12-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 533653 to 533686

being No 160319384 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.12.15 11:50:11 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.