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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 113963

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

District Sub-Registrar-III  
Alipore, South 24-parganas

18 FEB 2025

**DEVELOPMENT AGREEMENT**

**THIS INDENTURE** is made on this the 18<sup>th</sup> day of February Two Thousand Twenty Five (2025)

**BETWEEN**

18/2/25  
Q. 2/440893/25

- 1) **SRI ASIT ADDYA**, PAN – BIMPA1725P, Aadhaar No. 8893 5309 3140, son of Late Subal Chandra Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 64, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 2) **SRI SWAPAN ADDYA**, PAN – ATUPA0784C, Aadhaar No. 6025 2027 3197, son of Late Subal Chandra Addya @ Subol Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 62, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 3) **SRI TAPAN ADDYA**, PAN – ASEPA9058L, Aadhaar No. 5508 3551 6236, son of Late Subal Chandra Addya @ Subol Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 62, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 4) **SRI ASHIM ADDYA**, PAN – AFGPA3110C, Aadhaar No. 9184 9078 8728, son of Late Subal Chandra Addya @ Subol Addya, by faith Hindu, by occupation Business, by Nationality Indian, residing at 63, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 5) **SMT. MITA SEN**, PAN – DLQPS3730H, Aadhaar No. 9162 9524 4583, daughter of Late Subal Chandra Addya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at H/A-19, Shachindralal Sarani, P.O. Aswini Nagar, P.S. Baguiati, Kolkata 700159, District North 24 Parganas, hereinafter referred to as the “**OWNERS**”(which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include their heirs, legal representatives, successors in interest and assigns) of the **FIRST PART.**

**AND**

**“M/S. BIDISHA”**, a Proprietorship firm, having its registered Office at 186, Sarat Bose Road, P.O- Sarat Bose Road, Police Station formerly Lake Thana, now Rabindra Sarobar, Kolkata 700 029, District

South 24 Parganas, represented by its sole Proprietor **SRI NILOTPAL GHOSH DASTIDAR**, PAN - AHZPG4845M, Aadhaar No.7402 8339 2581, Son of Late Nanigopal Ghosh Dastidar, by faith Hindu, by Nationality Indian, by occupation Business, residing at P-45 Joyshree Park Block C, P.O- Behala, Police Station Behala, Kolkata - 700034, in the state of West Bengal, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **SECOND PART**.

**WHEREAS** one Bipin Behari Addya since deceased, son of late Hirial Addya, out of natural love and affection by virtue of a registered Deed of Gift dated 10.04.1947, granted, conveyed, assured assigned and transferred **ALL THAT** piece and parcel of Bastu Land measuring 05 Cottahs 01 Chittaks 36 Square Feet, more or less together 2000 square feet dilapidated old RTS standing thereon, lying and situated at Mouza Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No.233, Pargana Kolikata, Dihi Panchannagram in 5 Division k Sub Division, then Kolkata Municipal Corporation Sabek Holding No. 234, Hall Holding No. 196 under premises No. 37, R. K. Chatterjee Road, Khatian No. 594, comprised in Dag No. 610, within the limits of the Kolkata Municipal Corporation being KMC Premises No. 37, Raj Krishna Chatterjee Road, vide Assessee No. 210672001547, KMC Ward No.067, P.S. Tollygunge now Kasba, Kolkata 700 042, District South 24 Parganas, unto and in favour of his wife namely Indubala Addya and two sons namely Kartik Chanda Addya and Subal Chanda Addya.

Phila'aw - 5kt-4ed - Beshu'oad.

**AND WHEREAS** the said Deed of Gift dated 10.04.1947, has been duly executed and registered in the Office of District Sub Registrar of 24 Pargana, Alipore and recorded therein Book No. I, Volume No 60, Pages from 290 to 293, being Deed No. 3891 for the year 1947.

**AND WHEREAS** after becoming joint owners of the aforesaid property by virtue of the said Deed of Gift said Indubala Addya, Kartik Chanda Addya and Subal Chanda Addya, became the joint owners of the aforesaid property. while said Indubala Addya, Kartik Chanda Addya and Subal Chanda Addya, were seized and possessed the aforesaid property by mutating their names with the records of the concerned KMC, as joint owners thereof, each having undivided 1/3<sup>th</sup> share therein, while said Kartik Chanda Addya was sufficiently seized and possessed the aforesaid property died as bachelor intestate on 21.05.1972, leaving behind him, his mother namely Indubala Addya and one brother namely Subal Chanda Addya as his heirs or legal representatives. Accordingly after the demise of said Kartik Chanda Addya, in accordance with the Hindu Law of Succession Act, his aforesaid alive mother is only being Class I heirs have stepped into his shoes and inherit the undivided 1/3<sup>rd</sup> share of the aforesaid property, devolved upon his mother Indubala Addya from his predeceased son Kartik Chanda Addya and had been in possession of the same as joint owners.

**AND WHEREAS** thereafter while said Indubala Addya was sufficiently seized and possessed 2/3<sup>rd</sup> share of the aforesaid property, free from all encumbrances, said Indubala Addya died intestate on 26.05.1976, leaving behind his only alive son namely Subal Chanda Addya, as her only heirs or legal representatives. Accordingly after the demise of said Indubala Addya in accordance

with the Hindu Law of Succession, her aforesaid son became the sole and absolute owner of the aforesaid property by way of registered deed of gift and by way of inheritance.

**AND WHEREAS** thereafter said Subal Chanda Addya, died intestate on 12.06.2003 leaving behind his wife namely Ashalata Addya and four sons namely 1) Asit Addya, 2) Swapan Addya, 3) Tapan Addya, 4) Ashim Addya and Only daughters Namely Mita Sen, as his legal heirs and successors.

Be it mentioned here that subsequently wife of the deceased Subal Chanda Addya namely Ashalata Addya died intestate on 04.10.2006 leaving behind his four sons namely 1) Asit Addya, 2) Swapan Addya, 3) Tapan Addya, 4) Ashim Addya and Only daughters Namely Mita Sen, as her legal heirs and successors.

**THUS** the Owners herein became the joint owners of undivided 1/5<sup>th</sup> share, by way of inheritance and they have jointly enjoyment of same which is more fully and particularly described in the **SCHEDULE - A** hereunder written.

**AND WHEREAS** the said property is absolute free from all encumbrances, attachment, lien, impendence, debtor, operator, trust, vest, no Notice of Requisition and Acquisition have been served upon the Owners and/or the said property have not been affected by way of Order of any Court for selling and/or alienating the same, the Owners have been absolute authority to deal with the said property and the Owners hereby declare that they have full power and absolute authority to enter into this Agreement.

**AND WHEREAS** the Owners of the First Part are desirous of developing the said premises by construction of new building for

Residential purpose but due to insufficient of fund and lack of knowledge, the Owners herein while searching a Developer for construction of a new building, the parties of the second part herein being informed about the intention of the Owners and has approached the Owners herein, the party of the first part to construct a new building and the Owners being convinced with the said approach accepted the Developer's proposal with the following terms and conditions as are mentioned hereinafter.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the **PARTIES** as follows:-

**ARTICLE -1**  
**DEFINITIONS**

1. Unless in these presents, it is repugnant to or inconsistent with the context:-

1.01. **OWNERS :-**

Shall mean 1) **SRI ASIT ADDYA**, PAN – BIMPA1725P, Aadhaar No. 8893 5309 3140, son of Late Subal Chandra Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 64, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 2) **SRI SWAPAN ADDYA**, PAN – ATUPA0784C, Aadhaar No. 6025 2027 3197, son of Late Subal Chandra Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 62, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 3) **SRI TAPAN ADDYA**, PAN – ASEPA9058L, Aadhaar No. 5508 3551 6236, son of Late Subal Chandra Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 62, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 4) **SRI ASHIM ADDYA**, PAN – AFGPA3110C, Aadhaar No. 9184 9078 8728, son of Late Subal Chandra Addya, by faith Hindu, by occupation Business, by Nationality Indian, residing at 63, B.B.

Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 5) **SMT. MITA SEN**, PAN - DLQPS3730H, Aadhaar No. 9162 9524 4583, daughter of Late Subal Chandra Addya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at H/A-19, Shachindralal Sarani, P.O. Aswini Nagar, P.S. Baguiati, Kolkata 700 159, District North 24 Parganas, the Party of the **FIRST PART** and shall include his heirs and assigns.

**1.02. DEVELOPER:-**

Shall mean "**M/S. BIDISHA**", a Proprietorship firm, having its registered Office at 186, Sarat Bose Road, P.O- Sarat Bose Road, Police Station formerly Lake Thana, now Rabindra Sarobar, Kolkata 700 029, District South 24 Parganas, represented by its sole Proprietor **SRI NILOTPAL GHOSH DASTIDAR**, PAN - AHZPG4845M, Aadhaar No.7402 8339 2581, Son of Late Nanigopal Ghosh Dastidar, by faith Hindu, by Nationality Indian, by occupation Business, residing at P-45 Joyshree Park Block C, P.O- Behala, Police Station Behala, Kolkata 700 034, District Kolkata, in the state of West Bengal, the Party of the **SECOND PART** and shall include its representative its and assigns.

**1.03. SAID PREMISES:-**

Shall mean **ALL THAT** piece and parcel of Land more fully described in the **SCHEDULE "A"** written herein below.

**1.04. BUILDING:-**

A proposed Building having Residential character as per Building Plan to be sanctioned by the concerned authority.

**1.05. UNIT:-**

Shall mean a separate and self contained area intended to be used for Residential and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.

**1.06. ARCHITECT:-**

Shall mean such Architect or Architects as may be appointed from time to time by the Developer at his own costs and expenses for designing, planning and supervising the proposed building at the said premises.

**1.07. COVERED AREA:-**

Shall mean Inside Area Plus proportionate Area of Four Sides Wall and proportionate share of Stair.

**1.08. SUPER BUILT UP AREA OF THE UNIT:-**

Shall mean the total covered area of the Unit, as certified by the Architect for the time being of the building/s, plus proportionate share of common areas, as shall be determined by the Developer in consultation with the Owners and the Architect and aggregate of both shall be deemed to be Super Built Up area of the Unit.

**1.9 PLANS:-**

Shall mean the Building Plans with the maximum available F.A.R. from the be concerned authority in the names of the Owners of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as the same may make subsequently upon sanction by the concerned authority.

**1.10. COMMON AREA:-**

Shall mean and include outside corridors, stairways, outside passage ways, common lavatories, stair cover, pump rooms, roof of the building underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/occupants in the said premises.

**1.11. COMMON FACILITIES AND AMENITIES:-**

Shall mean and include stair ways, water pumps, and overhead and underground water reservoirs, provided in the building in the "Said Premises" for common enjoyment of all the buyers/ occupants.

**1.12. OWNERS'S ALLOCATION:-**

The Owners shall get – Three Flats on the Third Floor, One Flat on the First Floor and One Flat, on the Ground Floor of the newly constructed building to be sanctioned by KMC together with proportionate share of land and common facilities.

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

The Developer shall get – remaining portion of the building i.e. Three Flats on the Second Floor, Two Flats on the First Floor and entire garage portion & Service Area of the ground Floor of the building together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by Owners **FIRST PARTY** to the Developer's nominated person or persons.

**1.14. TRANSFEROR:-**

Shall mean the Owners for the land and building and the Developer as confirming party.

**1.15 TRANSFEREE:-**

Shall mean the person to whom any Flat/Unit, in the Building is intended to be transferred by the **OWNERS** and/or **DEVELOPER**.

**ARTICLE - II**  
**OWNERS RIGHTS & REPRESENTATIONS**

- 2.1. The said premises is free hold and the Owners is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises.
- 2.2. That the total area comprised in the said premises is 05 Cottahs 01 Chittaks 36 Square Feet, more or less more fully described in the **SCHEDULE "A"** written herein below.
- 2.3. That during the construction of the said project all the original documents relating to the title of the Owners in respect of the said property will be kept under the possession and custody of the developer and after completion of the project that will be handed over the by the developer to the Owners.
- 2.4. The Owners shall not create any encumbrances of any nature whatsoever on the said premises or any part thereof and undertake not to sell, dispose off, alienate or deal with the said premises or any part thereof save and except putting the Developer in possession of the said premises for the purpose of development, pursuant to this Agreement. However, the Owners shall be entitled to deal with any part of the Owner's Allocation on or before delivery of the same by the Developer. Be it mentioned here the Developer will first hand over possession to the Owners' in respect of the Owners' Allocation

and thereafter to the other person or persons but the Developer have every right to enter into any Agreement with any intending buyer or buyers in respect of Developer's Allocation.

- 2.5. The Owners shall put the Developer into possession of the said premises simultaneously with the execution of this Agreement.
- 2.6. That with the within consent and approval of the Owners the Developer will submit Building Plans in the name of the Owners or apply for any other sanctions, permission or approvals. It is clearly understood that all the fees and costs and expenses relating to approvals, permissions and sanctions will be wholly borne and paid by the Developer alone & shall construct the said building strictly in accordance to the said sanctioned building plan.
- 2.7. After handing over the possession of the Owners allocation to the new building, the Owners will convey and/or transfer the proportionate share in the total land appertaining to the Developer's Allocation, free from all encumbrances to the Developer or the persons nominated by the Developer.
- 2.8. The Owners shall become absolutely entitled to deal with his allocation as and when required from time to time, and in such manner as it may find necessary and deemed fit and proper

**ARTICLE - III**  
**(DEVELOPER'S RIGHT & REPRESENTATION)**

- 3.1. The Owners hereby grant, subject to what has been hereinafter provided, the exclusive right to the Developer to build,

construct, erect and complete the Building at the said premises and commercially exploit the same by entering into Agreement for Sale on Ownership Basis and/or transfer by any other means from the Developer's Allocation in accordance with the Building Plans to be sanctioned by The Kolkata Municipal Corporation with or without amendments and/or modifications made or caused by the Developer with approval of the concerned authority.

- 3.2. The Developer shall be entitled to prepare modify and/or alter the Building Plans in consultation with the Owners and to submit the same to concerned authority in the name of the Owners at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architects Fees, charges and expenses required to be paid or deposited for obtaining the sanction from concerned authority for construction of Building on the said premises. The developer after obtaining sanction / modify building plan from the concerned authority, Xerox copy of the said plan and all money receipt thereof shall be founded over to the Owners and after completion of the said Development of the building all original sanction plan and money receipt thereof shall be handed over to the Owners by the developer.
- 3.3. The Building will be constructed with new First Class Building materials and good workmanship and with such specifications more fully described/mentioned in the **SCHEDULE "D"** hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the Owners and with such amendment thereto and modification

thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.

- 3.4. The Developer shall proceed expeditiously in all respect of development thereof by preparing of the Building Plan and submit the said Building Plan to the Kolkata Municipal Corporation for sanction and obtain the sanction there from within 18 months from the date of execution of this Agreement.
- 3.5. The developer shall at its own costs and without creating any financial or other liabilities on the Owners, construct, erect and complete full finished the said proposed building with sanctioned plan and as per Specification mentioned below within 24 months from the date of sanction building plan. In the event if the developer fails and neglected to construct the building within the above stipulated period without any valid and lawful cogent reasons in that the event the developer have to compensate to each owner @ Rs.1,000/- only per month as penalty for delay till handed over owner's allocation.
- 3.6. The Developer hereby indemnify and keep indemnified the Owners against all losses, compensations, damages, costs, charges, expenses, liabilities etc. that will be incurred or suffered by the Owners on account of arising out of any breach of any of these terms or any laws including Labour Laws, Rules or Regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

**ARTICLE - IV**  
**MISCELLANEOUS**

- 4.1. The Owners will join as the Party in any Agreement where the Developer may enter any Agreement with the Purchaser/ Purchasers in respect of any Unit/Flats along with common facilities of the Developer's Allocation in the Building, but the Owners need not sign the Memo of Consideration part thereof. Similarly, if required by the Owners, the Developer will join as Confirming Party in respect of any Agreement of Owner's Allocation in the proposed Building.
- 4.2. Upon completion of the development work and after delivery of possession of Owner's Allocation the Owners will make and execute in favour of the Developer or his nominee/s proper conveyances of undivided proportionate share of the land or such other Deeds arising as the Developer may deem necessary for assuring or perfecting the title of the Developer or its nominees proper Conveyances or such other Deeds in writing at the cost of the Developer or its nominees as the Developer may deem necessary for assuring or perfecting the title of the Developer or its nominee/s appertaining to the land in respect of the Developer's Allocation in the Building constructed at the said premises.
- 4.3. The Parties have entered into this Agreement purely on a Principal Basis and nothing stated herein shall be deemed to be or constituted as Partnership between the Owners and the Developer nor shall the Owners and the Developer in any manner, constitute as Association of the persons. Each Party shall keep the other Party indemnified from and against the same.

**ARTICLE - V**  
**FORCE MAJEURE**

5.1. The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the **FORCE MAJEURE**.

**5.2. FORCE MAJEURE:-**

Shall mean flood, earth quake, riot, war, storm, tempest, civil commotion.

**ARTICLE - VI**  
**JURISDICTION**

6.1. Only the Court within the Ordinary Original Civil Jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this Agreement and/or Development Agreement, including the Arbitration Proceedings etc. will be at Kolkata Jurisdiction.

**THE SCHEDULE "A" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Bastu Land measuring 05 Cottahs 01 Chittaks 36 Square Feet, more or less together 2000 square feet dilapidated old RTS standing thereon, lying and situated at Mouza Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No.233, Pargana Kolikata, Dihi Panchannagram in 5 Division k Sub Division, then Kolkata Municipal Corporation Sabek Holding No. 234, Hall Holding No. 196 under premises No. 37, R. K. Chatterjee Road, Khatian No. 594, comprised in Dag No. 610, within the limits of the Kolkata Municipal Corporation being **KMC**.

Premises No. 37, Raj Krishna Chatterjee Road, vide Assessee No. 210672001547, KMC Ward No.067, P.S. Tollygunge now Kasba, Kolkata 700 042, District South 24 Parganas, the said property is butted and bounded as follows:-

- ON THE NORTH** : 14 Feet Wide R. K. Chatterjee Road,
- ON THE SOUTH** : Premises No.38, R.K.Chatterjee Road.  
BANDHU MILON SANGHA and Slum  
Area.
- ON THE EAST** : Premises No.34, R.K.Chatterjee Road.
- ON THE WEST** : 16'-6" Feet Wide R.K.Chatterjee Road.

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

(Owner's Allocation)

- A. Each owner will get Rs. 1,00,000.00 (Rupees One Lakh) only at the time of Development Agreement as an adjustable security deposit and Each owner will get Rs. 4,00,000.00 ( Rupees Four Lakh) only after the commencement of construction of G+III Building as an adjustable security deposit.
- B. Each owner will get Rs. 5000.00 (Rupees Five Thousand) only every month as a shifting charges from the day of commencement of construction of proposed G+III Building till hand over their allocated Flats.
- C. The Owners shall get :-
- 1) One Flat at the 1<sup>st</sup> Floor Flat-B shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.

- 2) One Flat at the 3<sup>rd</sup> Floor Flat-A shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.
- 3) One Flat at the Ground Floor Flat shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.
- 4) One Flat at the 3<sup>rd</sup> Floor Flat-C shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.
- 5) One Flat at the 3<sup>rd</sup> Floor Flat-B shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.

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

(Developer Allocation)

The Developer shall get – remaining portion of the building i.e. Three Flats on the Second Floor and Two Flats on the First Floor and all Garage & Service Area of Ground Floor of the building together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises.

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

- (Common areas, common parts, facilities and amenities)
- 1) Land under the building and side spaces.
  - 2) Outer walls of the main building.
  - 3) Columns of the main building.
  - 4) Surface drains, sewerage/drainage.
  - 5) Boundary walls.
  - 6) Septic tank.
  - 7) Water reservoirs, both underground and overhead and main pipe line except those are inside any unit.
  - 8) Passage/side common space.
  - 9) Main entrance of the building and premises.
  - 10) Electric motor-cum-electric pump room.
  - 11) Stairs, staircase, stair landing and roof of the building.
  - 12) Electric wiring and lights in the staircase, landing and main entrances.

**THE SCHEDULE "D" ABOVE REFERRED TO:**  
(JOB SPECIFICATION)**FLOORING**

- .. a) All bed rooms and living cum drawing rooms will be Tiles Flooring
- b) Tiles will be provided in all Bath Room. Toilet upto 6½' height.
- c) Black stone will be provided at cooking shelf.

**DOORS AND WINDOWS**

- AND .. a) All internal bed room will be made of Flush Door with necessary latch, lock etc.
- b) Main entrance doors will be Flush Door.
- c) Windows will be Sliding type, Glass Fitted with Aluminum Channels.
- d) Toilet will be P.V.C. Door.

**ELECTRIFICATION**

- .. a) Bed rooms – three light points, one fan point, one plug point, One AC point .
- b) Dining shall provide one power point, three light point, two fan point.
- c) Toilet will have two light point, exhaust fan, one 15 amp point for Geyser
- d) Kitchen will have one 15 amp plug point, one 5 amp plug point and one fan point and light

- e) Drawing – two light point, two fan point, T.V. Point with cable line, one 15 amp plug point and one 5 amp plug point.

**SANITARY  
WATER**

- .. Basin, P type pan and comode will be provided.
- .. Water will be available in the flats.

**TOILET**

- .. Toilet will be provided with P.V.C. Pipe, Marble flooring and glazed tiles upto 6'1/2" height all around the walls with PVC CISTERN and two water tap with shower connection from the reservoir and one more pan for W.C., one wash basin either in dining or toilet, one washing machine connection.

**MAIN DOOR**

Will be with Sal wood frame one eye glass and night latch. All door flash or main door and hang bolt, tower bolt, ring will be provided all other doors.

**KITCHEN**

- .. One black granite stone for cooking platform 5'-0" length 22" breadth and one steel sink 2-1/2' glazed tiles above it. One water point on sink other one under the sink, Aquaguard point, chimney point.

**WINDOWS**

- .. All windows shall be sliding type of aluminum and glass panes.

**GRILL WORK**

- .. All windows, Stair Case and Balcony including Main Gate at Ground Floor

**PARIS WORK**

- .. All walls and ceiling will have plain Parish Plaster/wall putty for inside walls.

**PAINT WORK**

- .. Outside walls will be paint with water base Weather Coat Paint and grill work will be oil based paint.

**GENERAL**

- .. The developer shall bring a new AC and the meter shall be treated as common meter.

Any extra work other than the above work shall be charged extra to be borne by the purchaser separately.

**IN WITNESSETH WHEREOF** the **PARTIES** herein put their respective sign and seal on the day month and year first above written.

**SIGNED, SEALED & DELIVERED**  
**in presence of WITNESSES :**

1) Vinaykarananda, Bose  
10/1/16, Nepal Bhattacharya  
Street, Kolkata - 700026

*Asit Adhya*  
*Laban Adhya*

*Bidisha Anand*  
*Ashim Anand*  
*Mita Sen*

**SIGNATURE OF THE OWNERS**

2) Chandrani Basal  
9/1 Nash Kaur Para  
Santoshpur Kol-75

Drafted by :

*Arupam Mondal*  
Advocate

Alipore Judges' Court,  
Kolkata - 700 027 F. 723-1099  
Computer typed by: *af2019*  
*Sandip Datta*  
Alipore Judges' Court,  
Kolkata - 700 027.

For **BIDISHA**

*W Ghosh*  
Proprietor

**SIGNATURE OF THE DEVELOPER**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named **DEVELOPER** the within mentioned as a Earnest money of Rs. 5,00,000/- (Rupees Five Lakhs only) by the within named Owners against the property in manner as follows:-

NAME	CHEQUE DETAILS	AMOUNT( RS.)	SIGNATURE
ASIT ADDYA	Chq.No.001333,dt.18.02.2025	1,00,000.00	Asit Addya
SWAPAN ADDYA	Chq.No.001334,dt.18.02.2025	1,00,000.00	Swapan Addya
TAPAN ADDYA	Chq.No.001335,dt.18.02.2025	1,00,000.00	Tapan Addya
ASHIM ADDYA	Chq.No.001336,dt.18.02.2025	1,00,000.00	Ashim Addya
MITA SEN	Chq.No.001337,dt.18.02.2025	1,00,000.00	Mita Sen

WITNESS:-

1) Nivahananda Bose

2) Chandrani Bose

Asit Addya

Swapan Addya

Tapan Addya

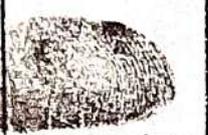
Ashim Addya

Mita Sen

**SIGNATURE OF THE OWNERS**

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

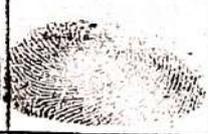
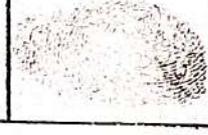
Name.....  
Signature.....

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

Name.....  
Signature *Asit Adya*

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

Name.....  
Signature *Swapan Ghosh*

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

Name.....  
Signature *Raban Abdul*

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

Name.....  
Signature.....

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

Name.....  
Signature *Ashim Ghosh*

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

Name.....  
Signature *Mila Sen*

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

Name *NILAIPAL GHOSH DASTIDAR*  
Signature *W. Ghosh*

### Major Information of the Deed

Deed No :	I-1603-02830/2025		Date of Registration	18/02/2025
Query No / Year	1603-2000440693/2025		Office where deed is registered	
Query Date	13/02/2025 6:25:06 PM		D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anupam Mondal Rajarampur, P.O- West Rameswarpur,, Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700140, Mobile No. : 8910986384, Status :Advocate			
Transaction	[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	
Set Forth value	Rs. 2/-		Market Value	
Stampduty Paid(SD)	Rs. 40,021/- (Article:48(g))		Registration Fee Paid	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			

### Land Details :

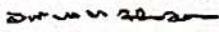
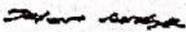
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: R. K. Chatterjee Road, Road Zone : (Other than on R.B. Connector – Other than on R.B. Connector) , , Premises No: 37, , Ward No: 067 Pin Code : 700042

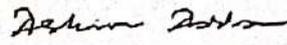
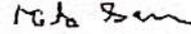
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 1 Chatak 36 Sq Ft	1/-	2,54,65,362/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>				<b>8.4356Dec</b>	<b>1 /-</b>	<b>254,65,362 /-</b>	

### 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.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1 /-</b>	<b>15,00,000 /-</b>	

**Land Lord Details :**

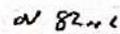
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ASIT ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	18/02/2025	18/02/2025	LTI	18/02/2025
64, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: Bxxxxxx5P, Aadhaar No: 88xxxxxxxx3140, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				
2	<b>Name</b> <b>Mr SWAPAN ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	18/02/2025	18/02/2025	LTI	18/02/2025
62, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ATxxxxxx4C, Aadhaar No: 60xxxxxxxx3197, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				
3	<b>Name</b> <b>Mr TAPAN ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	18/02/2025	18/02/2025	LTI	18/02/2025
62, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ASxxxxxx8L, Aadhaar No: 55xxxxxxxx6236, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				

4	<b>Name</b> <b>Mr ASHIM ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b>  18/02/2025	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025
	63, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx0C, Aadhaar No: 91xxxxxxxx8728, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office			
5	<b>Name</b> <b>Smt MITA SEN</b> Daughter of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b>  18/02/2025	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025
	H/A-19, SHACHINDRALAL SARANI, City:- , P.O:- ASWINI NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: DLxxxxxx0H, Aadhaar No: 91xxxxxxxx4583, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office			

**Developer Details :**

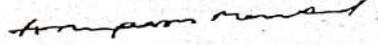
SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS BIDISHA</b> 186, Sarat Bose Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX4 , PAN No.:: AHxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NILOTPAL GHOSH DASTIDAR (Presentant )</b> Son of Late NANIGOPAL GHOSH DASTIDAR Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office	<b>Photo</b>  Feb 18 2025 11:56AM	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025

P-45, BLOCK-C, JAYASHREE PARK,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AHxxxxxx5M, Aadhaar No: 74xxxxxxxx2581 Status : Representative, Representative of : MS BIDISHA (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANUPAM MONDAL</b> Son of Mr RANAJIT MONDAL ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	18/02/2025	18/02/2025	18/02/2025

Identifier Of Mr ASIT ADDYA, Mr SWAPAN ADDYA, Mr TAPAN ADDYA, Mr ASHIM ADDYA, Smt MITA SEN, Mr NILOTPAL GHOSH DASTIDAR

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr ASIT ADDYA	MS BIDISHA-1.68712 Dec
2	Mr SWAPAN ADDYA	MS BIDISHA-1.68712 Dec
3	Mr TAPAN ADDYA	MS BIDISHA-1.68712 Dec
4	Mr ASHIM ADDYA	MS BIDISHA-1.68712 Dec
5	Smt MITA SEN	MS BIDISHA-1.68712 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr ASIT ADDYA	MS BIDISHA-400.00000000 Sq Ft
2	Mr SWAPAN ADDYA	MS BIDISHA-400.00000000 Sq Ft
3	Mr TAPAN ADDYA	MS BIDISHA-400.00000000 Sq Ft
4	Mr ASHIM ADDYA	MS BIDISHA-400.00000000 Sq Ft
5	Smt MITA SEN	MS BIDISHA-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160302830 / 2025

On 18-02-2025

**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 11:28 hrs on 18-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr NILOTPAL GHOSH DASTIDAR .,

**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 2,69,65,362/-

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

Execution is admitted on 18/02/2025 by 1. Mr ASIT ADDYA, Son of Late SUBAL CHANDRA ADDYA, 64, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 2. Mr SWAPAN ADDYA, Son of Late SUBAL CHANDRA ADDYA, 62, Road: B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 3. Mr TAPAN ADDYA, Son of Late SUBAL CHANDRA ADDYA, 62, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 4. Mr ASHIM ADDYA, Son of Late SUBAL CHANDRA ADDYA, 63, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 5. Smt MITA SEN, Daughter of Late SUBAL CHANDRA ADDYA, H/A-19, SHACHINDRALAL SARANI, P.O: ASWINI NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Indetified by Mr ANUPAM MONDAL, , , Son of Mr RANAJIT MONDAL, ALIPORE JUDGES COURT, P.O: ALIPOPE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-02-2025 by Mr NILOTPAL GHOSH DASTIDAR, Proprietor, MS BIDISHA (Sole Proprietorship), 186, Sarat Bose Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr ANUPAM MONDAL, , , Son of Mr RANAJIT MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053.00/- ( B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2025 3:02PM with Govt. Ref. No: 192024250403670048 on 14-02-2025, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 6737923464622 on 14-02-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11498, Amount: Rs.100.00/-, Date of Purchase: 17/02/2025, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2025 3:02PM with Govt. Ref. No: 192024250403670048 on 14-02-2025, Amount Rs: 39,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 6737923464622 on 14-02-2025, 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 1603-2025, Page from 72431 to 72461  
being No 160302830 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.02.18 16:21:15 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 18/02/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.