

11350/22

D-11349/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 054544

1144 PM  
6/8

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

Addl. District Sub-Registrar  
Behala, South 24 Parganas  
16 AUG 2022

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the 16<sup>th</sup> day of August 2022 (Two Thousand Twenty Two)

**BETWEEN**

22/245-8412/22

3056

13 AUG 2022

No.....Rs. **5000/-** Date.....

Name:.....

Address:.....

Vender:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

*Sanjay Das*  
Advocate

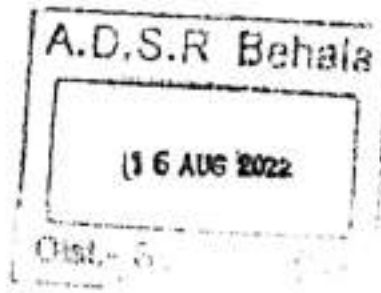
Alipur Judge's Court  
Kolkata - 27

3056 = 5000/-



2

Arup Gayen (Pannin)  
S/o, Sri Bhabatosh Gayen  
198/2, Jadav Ghosh  
Road, Kol-61  
P.O. & P.S. - Sansama.



### Major Information of the Deed

Deed No :	I-1607-11349/2022	Date of Registration	16/08/2022
Query No / Year	1607-2002458412/2022	Office where deed is registered	
Query Date	12/08/2022 8:57:28 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228663, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 58,29,082/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 2,028/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :



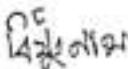


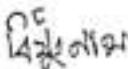


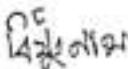


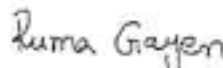


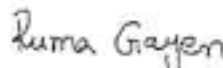


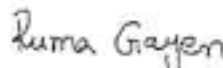









District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parui Das Para Road, Road Zone : (Dharmarajtala -- Daspara Kali Mandir) , , Premises No: 141, , Ward No: 128 Pin Code : 700061



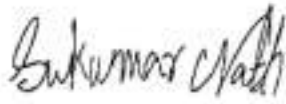
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 6 Chatak	1/-	57,21,082/-	Width of Approach Road: 15 Ft.,
Grand Total :				10.5188Dec	1 /-	57,21,082 /-	

### Structure Details :



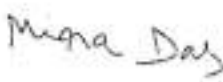
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

And Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bistu Nath</b>                      Son of Late Panchanan Nath                      Executed by: Self, Date of Execution: 16/08/2022                      , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/08/2022</td> <td></td> <td>LTI 16/08/2022</td> <td>16/08/2022</td> </tr> </tbody> </table> <p>103/53, Parui Das Para Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: alxxxxxx3p, Aadhaar No: 68xxxxxxxx4830, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022                      , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Bistu Nath</b> Son of Late Panchanan Nath Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				16/08/2022		LTI 16/08/2022	16/08/2022
Name	Photo	Finger Print	Signature										
<b>Mr Bistu Nath</b> Son of Late Panchanan Nath Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office													
16/08/2022		LTI 16/08/2022	16/08/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Ruma Gayen</b>                      Wife of Mr Arup Gayen                      Executed by: Self, Date of Execution: 16/08/2022                      , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/08/2022</td> <td></td> <td>LTI 16/08/2022</td> <td>16/08/2022</td> </tr> </tbody> </table> <p>198/2, Jadav Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxxx8n, Aadhaar No: 64xxxxxxxx3492, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022                      , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Ruma Gayen</b> Wife of Mr Arup Gayen Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				16/08/2022		LTI 16/08/2022	16/08/2022
Name	Photo	Finger Print	Signature										
<b>Mrs Ruma Gayen</b> Wife of Mr Arup Gayen Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office													
16/08/2022		LTI 16/08/2022	16/08/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Pailen Nath</b>                      Son of Mr Ganga Pada Nath                      Executed by: Self, Date of Execution: 16/08/2022                      , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/08/2022</td> <td></td> <td>LTI 16/08/2022</td> <td>16/08/2022</td> </tr> </tbody> </table> <p>Maheshtala, Jagannathnagar, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ckxxxxxx6f, Aadhaar No: 88xxxxxxxx3192, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022                      , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Pailen Nath</b> Son of Mr Ganga Pada Nath Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				16/08/2022		LTI 16/08/2022	16/08/2022
Name	Photo	Finger Print	Signature										
<b>Mr Pailen Nath</b> Son of Mr Ganga Pada Nath Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office													
16/08/2022		LTI 16/08/2022	16/08/2022										

Name	Photo	Finger Print	Signature
<b>Mr Sukumar Nath</b> Son of Late Madan Chandra Nath Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
16/08/2022	LTI 16/08/2022	16/08/2022	

8, Parui Das Para Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: atxxxxxx5p, Aadhaar No: 73xxxxxxxx3275, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022  
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office



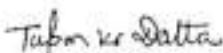
Name	Photo	Finger Print	Signature
<b>Mrs Mina Das</b> Wife of Biswanath Nath Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
16/08/2022	LTI 16/08/2022	16/08/2022	

8, Parui Das Para Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx3r, Aadhaar No: 38xxxxxxxx5183, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022  
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office



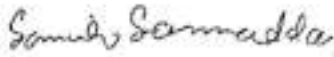


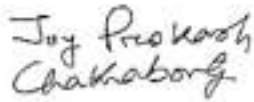
#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAI ENTERPRISE</b> 21, Brojomoni Debye Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AExxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



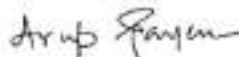
#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Tapan Kumar Datta</b> Son of Late Biswaranjan Datta Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office			
		Aug 16 2022 2:05PM	LTI 16/08/2022	16/08/2022

63, Brojomoni Debya Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: asxxxxxx2e, Aadhaar No: 98xxxxxxxx7534 Status : Representative, Representative of : SAI ENTERPRISE (as partner)

2	Name	Photo	Finger Print	Signature
	<b>Mr Samir Samaddar</b> Son of Late Mukundalal Samaddar Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	 Aug 16 2022 2:08PM	 LTI 16/08/2022	 16/08/2022
	213, Bagpota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bexxxxxx9c, Aadhaar No: 78xxxxxxxx3949 Status : Representative, Representative of : SAI ENTERPRISE (as partner)			
3	Name	Photo	Finger Print	Signature
	<b>Mr Joy Prakash Chakraborty (Presentant)</b> Son of Mr Dilip Chakraborty Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	 Aug 16 2022 2:09PM	 LTI 16/08/2022	 16/08/2022
	546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx7c, Aadhaar No: 70xxxxxxxx6893 Status : Representative, Representative of : SAI ENTERPRISE (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Arup Gayen</b> Son of Mr Bhabatosh Gayen 198/2, Jadav Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 16/08/2022	 16/08/2022	 16/08/2022
Identifier Of Mr Bistu Nath, Mrs Ruma Gayen, Mr Pailen Nath, Mr Sukumar Nath, Mrs Mina Das, Mr Tapan Kumar Datta, Mr Samir Samaddar, Mr Joy Prakash Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bistu Nath	SAI ENTERPRISE-2.10375 Dec
2	Mrs Ruma Gayen	SAI ENTERPRISE-2.10375 Dec
3	Mr Pailen Nath	SAI ENTERPRISE-2.10375 Dec
4	Mr Sukumar Nath	SAI ENTERPRISE-2.10375 Dec
5	Mrs Mina Das	SAI ENTERPRISE-2.10375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Bistu Nath	SAI ENTERPRISE-80.00000000 Sq Ft
2	Mrs Ruma Gayen	SAI ENTERPRISE-80.00000000 Sq Ft
3	Mr Pailen Nath	SAI ENTERPRISE-80.00000000 Sq Ft
4	Mr Sukumar Nath	SAI ENTERPRISE-80.00000000 Sq Ft
5	Mrs Mina Das	SAI ENTERPRISE-80.00000000 Sq Ft

On 16-08-2022

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

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

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

Presented for registration at 13:44 hrs on 16-08-2022, at the Office of the A.D.S.R. BEHALA by Mr Joy Prakash Chakraborty ..

**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 58,29,082/-

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

Execution is admitted on 16/08/2022 by 1. Mr Bistu Nath, Son of Late Panchanan Nath, 103/53, Parui Das Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 2. Mrs Ruma Gayen, Wife of Mr Arup Gayen, 198/2, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 3. Mr Pailen Nath, Son of Mr Ganga Pada Nath, Maheshtala, Jagannathnagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Service, 4. Mr Sukumar Nath, Son of Late Madan Chandra Nath, 8, Parui Das Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 5. Mrs Mina Das, Wife of Biswanath Nath, 8, Parui Das Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife

Indetified by Mr Arup Gayen, , Son of Mr Bhabatosh Gayen, 198/2, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

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

Execution is admitted on 16-08-2022 by Mr Tapan Kumar Datta, partner, SAI ENTERPRISE, 21, Brojomoni Debya Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr Arup Gayen, , Son of Mr Bhabatosh Gayen, 198/2, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Execution is admitted on 16-08-2022 by Mr Samir Samaddar, partner, SAI ENTERPRISE, 21, Brojomoni Debya Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr Arup Gayen, , Son of Mr Bhabatosh Gayen, 198/2, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Execution is admitted on 16-08-2022 by Mr Joy Prakash Chakraborty, partner, SAI ENTERPRISE, 21, Brojomoni Debya Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr Arup Gayen, , Son of Mr Bhabatosh Gayen, 198/2, Jadav Ghosh Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,028/- ( B = Rs 2,000/- ,E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/08/2022 8:21PM with Govt. Ref. No: 192022230098366658 on 15-08-2022, Amount Rs: 2,028/-, Bank: SBI EPay ( SBIPay), Ref. No. 6461502338927 on 15-08-2022, Head of Account 0030-03-104-001-16

**nt of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 5,000/-,  
y online = Rs 2,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3056, Amount: Rs.5,000/-, Date of Purchase: 03/08/2022, Vendor name: S DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/08/2022 8:21PM with Govt. Ref. No: 192022230098366658 on 15-08-2022, Amount Rs: 2,071/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 6461502336927 on 15-08-2022, Head of Account 0030-02-103-003-02



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

ate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1607-2022, Page from 352455 to 352514  
being No 160711349 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.08.24 15:02:32 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/08/24 03:02:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

(1) **SRI. BISTU NATH, Pan No.- ALFPN4573P, Aadhar No.- 6867 9571 4830**, son of Late Panchanan Nath, by faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at- 103/53, Parui Das Para Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District- South 24 Parganas, (2) **SMT. RUMA GAYEN, Pan No.- ATRPN1178N, Aadhar No.- 6420 1303 3492**, wife of Arup Gayen and daughter of Sri. Mohan Nath, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 198/2, Jadav Ghosh Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas, in the State of West Bengal, (3) **SRI. PAILEN NATH, Pan No.- CKYPN4616F, Aadhar No.- 8826 6933 3192**, son of Sri. Ganga Pada Nath, by Faith- Hindu, by Occupation- Service, residing at- Maheshtala, Jagannathnagar, Post Office and Police Station- Maheshtala, Kolkata- 700140, District- South 24 Parganas, (4) **SRI. SUKUMAR NATH, Pan No.- ATHPN2905P, Aadhar No.- 7359 5054 3275**, son of Late Madan Chandra Nath, by Faith - Hindu, by Occupation - Business, residing at- 8, Parui Das Para Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District- South 24 Parganas, (5) **SMT. MINA DAS, Pan No.- BCIPD2093R, Aadhar No.- 3852 4613 5183**, wife of Biswanath Das and daughter of Late Madan Chandra Nath, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 8, Parui Das Para Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District - South

24 Parganas, in the State of West Bengal, hereinafter referred to as the **"OWNERS/FIRST PARTY"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

**AND**

**SAI ENTERPRISE, Pan No.- AEUFS1052E**, a Partnership Firm, having its register Office at- 21, Brojomoni Debya Road, Police Station- Thakurpukur, Kolkata-700 061, District - South 24 Parganas, represented by its Partners (1) **SRI. TAPAN KUMAR DATTA, Pan No.- ASKPD0152E, Aadhar No.- 9806 2148 7534**, son of Late Biswaranjan Datta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- P-63, Brojomoni Debya Road, Post Office- Sarsuna, Police Station- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (2) **SRI. SAMIR SAMADDAR, Pan No.- BEKPS9829C, Aadhar No.- 7840 7258 3949**, son of Late Mukundalal Samaddar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 213, Bagpota Road, Post Office- Sarsuna, Police Station- Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, (3) **SRI. JOY PRAKASH CHAKRABORTY, Pan No.- ALXPC7597C, Aadhar No.- 7027 3843 6893**, son of Sri.

Dilip Chakraborty, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 546, Talpukur Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter referred to and called as the **"DEVELOPER/SECOND PARTY"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

**WHEREAS** one Panchanan Nath alias Panchu Gopal Nath, was the absolute owner of **ALL THAT** piece and parcel of land measuring more or less 6 (Six) Cottahs 6 (Six) Chittacks situated and lying at- Mouza – Basudevpur, Pargana- Balia, J.L. No.- 15, R.S. No.- 82, Touzi No.- 351, under Khatian No.- 151, appertaining to Dag No.- 2, the then South Suburban Municipality at present within the limits of Kolkata Municipal Corporation (S.S. Unit), Police Station- formerly Behala at present Parnasree, Kolkata- 700061, under Ward No. -128, A.D.S.R. Office - Alipore, District - South 24 Parganas.

**AND WHEREAS** while thus seized and possessed over the aforesaid property said Panchanan Nath alias Panchu Gopal Nath duly mutated his name before the Kolkata Municipal Corporation and the

said property numbered as Premises No.- 141, Parui Das Para Road, Police Station- formerly Behala at present Parnasree, under Ward No. - 128, being Assessee No.- 41-128-14-0140-7, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata- 700 061, District - South 24 Parganas.

**AND WHEREAS** while thus seized and possessed over the aforesaid property said Panchanan Nath alias Panchu Gopal Nath died intestate leaving behind him surviving wife Smt. Sarabala Nath, four sons namely Sri. Madan Chandra Nath, Sri. Mohan Nath, Sri. Murari Nath and Sri. Bistu Nath and one daughter namely, Smt. Kalpana Nath as his only legal heirs and successors who inherited the aforesaid property left by Panchanan Nath alias Panchu Gopal Nath (since deceased) as per Hindu Succession Act, 1956, each having  $1/6^{\text{th}}$  share of the same and are in occupation and enjoyment of the same without any interruption from any third party.

**AND WHEREAS** while in joint enjoyment of the same said Sarabala Nath died intestate on 25.05.1998 leaving behind her aforesaid sons and daughter as her only legal heirs and successors who inherited the aforesaid property left by Sarabala Nath (since deceased) as per Hindu Succession Act, 1956, each having  $1/5^{\text{th}}$  share

*of the same and are in occupation and enjoyment of the same without any interruption from any third party and while in joint enjoyment of the same said Murari Nath died intestate on 09.02.2011 as bachelor leaving behind his aforesaid brothers and sister who jointly inherited the undivided 1/5<sup>th</sup> share of the aforesaid property left by Murari Nath (since deceased) as per Hindu Succession Act, 1956, each having 1/4<sup>th</sup> share of the same and are in occupation and enjoyment of the same without any interruption from any third party.*

**AND WHEREAS** *similarly, while in joint enjoyment of the same said Madan Chandra Nath died intestate on 11.10.2017 leaving behind him surviving wife Smt. Sandhya Nath, one son namely Sri. Sukumar Nath, and four daughters namely, Smt. Nilima Basak, Smt. Anima Paramanik, Smt. Mina Das and Smt. Purnima Mitra as his only legal heirs and successors who inherited the undivided 1/4<sup>th</sup> share of the aforesaid property left by Madan Chandra Nath (since deceased) as per Hindu Succession Act, 1956.*

**AND WHEREAS** *by the strength of aforesaid manner said Sri. Mohan Nath, became the absolute Owner of undivided land measuring 1 Cottah 9 Chittacks 22.5 Square Feet, said Sri. Bistu Nath, became the absolute Owner of undivided land measuring 1 Cottah 9 Chittacks 22.5*

Square Feet, said Smt. Sandhya Nath, Sri. Sukumar Nath, Smt. Nilima Basak, Smt. Anima Paramanik, Smt. Mina Das and Smt. Purnima Mitra, became the joint Owners of undivided land measuring 1 Cottah 9 Chittacks 22.5 Square Feet and Smt. Kalpana Nath became the absolute Owner of undivided land measuring 1 Cottah 9 Chittacks 22.5 Square Feet, out of entire property measuring more or less 6 (Six) Cottahs 6 (Six) Chittacks situate and lying at Mouza - Basudevpur, Pargana- Balia, J.L. No.- 15, R.S. No.- 82, Touzi No.- 351, under R.S. Khatian No.- 151, L.R. Khatian Nos.- 623, 635, 668, 734, 750, 934, appertaining to R.S. Dag No.- 2, L.R. Dag No.- 93, within the limits of the Kolkata Municipal Corporation, being KMC Premises No.- 141, Parui Das Para Road, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata- 700061, Under Ward No.- 128, being Assessee No.- 41-128-14-0140-7, Police Station- Behala now Parnasree, District- South 24 Parganas, together with the right of user of the Northern side 15' wide and Western side 15' wide Common Passages and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party.

**AND WHEREAS** while thus seized and possessed over the aforesaid property said Sri. Bistu Nath by virtue of a registered Deed of Gift dated 18.02.2022 gifted his undivided 1/4<sup>th</sup> share i.e. 1 Cottah 9

Chittacks 22.5 Square Feet, unto and in favour of his brother Sri. Mohan Nath.

The said Deed of Gift was duly registered in the Office of the A.D.S.R. Behala and recorded in Book No.- I, Volume No.- 1607-2022, Pages from 95158 to 95185, being No.- 160702556 for the year 2022.

**AND WHEREAS** by the strength of aforesaid manner said Sri. Mohan Nath, became the absolute Owner of undivided land measuring 3 Cottahs 3 Chittacks, said Smt. Sandhya Nath, Sri. Sukumar Nath, Smt. Nilima Basak, Smt. Anima Paramanik, Smt. Mina Das and Smt. Purnima Mitra, became the joint Owners of undivided land measuring 1 Cottah 9 Chittacks 22.5 Square Feet and Smt. Kalpana Nath became the absolute Owner of undivided land measuring 1 Cottah 9 Chittacks 22.5 Square Feet, out of entire property measuring more or less 6 (Six) Cottahs 6 (Six) Chittacks situate and lying at Mouza - Basudevpur, Pargana- Balia, J.L. No.- 15, R.S. No.- 82, Touzi No.- 351, under R.S. Khatian No.- 151, L.R. Khatian Nos.- 623, 635, 668, 734, 750, 934, appertaining to R.S. Dag No.- 2, L.R. Dag No.- 93, within the limits of the Kolkata Municipal Corporation, being KMC Premises No.- 141, Parui Das Para Road, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata- 700061, Under Ward No.- 128, being Assessee No.- 41-128-14-0140-7, Police Station- Behala now Parnasree, District- South 24

*Parganas, together with the right of user of the Northern side 15' wide and Western side 15' wide Common Passages and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party.*

**AND WHEREAS** *while thus seized and possessed over the aforesaid property said Sri. Mohan Nath, Smt. Sandhya Nath, Sri. Sukumar Nath, Smt. Nilima Basak, Smt. Anima Paramanik, Smt. Mina Das and Smt. Purnima Mitra, by virtue of a registered Deed of Gift dated 18.02.2022 gifted their undivided share unto and in favour of Sri. Bistu Nath, Smt. Ruma Gayen, Sri. Pailen Nath, Sri. Sukumar Nath, Smt. Mina Das.*

*The said Deed of Gift was duly registered in the Office of the Additional District Sub-Registrar Behala, and recorded in Book No.- I, Volume No.- 1607-2022, Pages from 90697 to 90755, Being No.- 160702693 for the year 2022.*

**AND WHEREAS** *in the manner as aforesaid the said Sri. Bistu Nath, Smt. Ruma Gayen, Sri. Pailen Nath, Sri. Sukumar Nath, Smt. Mina Das, the Land Owners herein became the absolute joint owners of ALL THAT piece and parcel of land measuring more or less 6*

*(Six) Cottahs 6 (Six) Chittacks together 400 Square Feet R.T. Shed structure standing thereon situate and lying at Mouza - Basudevpur, Pargana- Balia, J.L. No.- 15, R.S. No.- 82, Touzi No.- 351, under R.S. Khatian No.- 151, L.R. Khatian Nos.- 623, 635, 668, 734, 750, 934, appertaining to R.S. Dag No.- 2, L.R. Dag No.- 93, within the limits of the Kolkata Municipal Corporation, being **KMC Premises No.- 141, Parui Das Para Road**, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata- 700061, Under Ward No.- 128, being Assessee No.- 41-128-14-0140-7, Police Station- Behala now Parnasree, District- South 24 Parganas, A.D.S.R. Office - Behala, S.R. Office - Alipore, together with the right of user of the Northern side 15' wide and Western side 14' wide common passages and are in occupation and enjoyment of the same without any interruption from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as **"THE SAID PREMISES"** more fully described and written in the **SCHEDULE- "A"** here under.*

***AND WHEREAS** thus the Owners of the One Part herein being the absolute joint Owners of the property more fully and particularly described in the **SCHEDULE- "A"** hereunder written and hereinafter referred to as the **"SAID PROPERTY"** and while thus seized and*

*possessed of the same intended to develop their property by raising a building thereon and were looking for a prospective builder/developer for the said purpose of Development.*

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

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

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

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

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

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

**ARTICLE - I:**

**DEFINITIONS**

**1. LAND OWNERS :-**

Shall always mean (1) **SRI. BISTU NATH, Pan No.- ALFPN4573P, Aadhar No.- 6867 9571 4830**, son of Late Panchanan Nath, by faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at- 103/53, Parui Das Para Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District- South 24 Parganas, (2) **SMT. RUMA GAYEN, Pan No.- ATRPN1178N, Aadhar No.- 6420 1303 3492**, wife of Arup Gayen and daughter of Sri. Mohan Nath, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 198/2, Jadav Ghosh Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas, in the State of West Bengal, (3) **SRI. PAILEN NATH, Pan No.- CKYPN4616F, Aadhar No.- 8826 6933 3192**, son of Sri. Ganga Pada Nath, by Faith- Hindu, by Occupation- Service, residing at- Maheshtala, Jagannathnagar, Post Office and Police Station- Maheshtala, Kolkata- 700140, District- South 24 Parganas, (4) **SRI. SUKUMAR NATH, Pan No.- ATHPN2905P, Aadhar No.- 7359 5054 3275**, son of Late Madan Chandra

Nath, by Faith – Hindu, by Occupation – Business, residing at– 8, Parui Das Para Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District– South 24 Parganas, (5) **SMT. MINA DAS, Pan No.- BCIPD2093R, Aadhar No.- 3852 4613 5183**, wife of Biswanath Das and daughter of Late Madan Chandra Nath, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at– 8, Parui Das Para Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District – South 24 Parganas, in the State of West Bengal, and their heirs, successors, executors, administrators, legal representatives and/or assigns.

2. **DEVELOPER :-**

Shall mean **SAI ENTERPRISE, Pan No.- AEUFS1052E**, a Partnership Firm, having its register Office at- 21, Brojomoni Debya Road, Police Station- Thakurpukur, Kolkata-700 061, District – South 24 Parganas, represented by its Partners (1) **SRI. TAPAN KUMAR DATTA, Pan No.- ASKPD0152E, Aadhar No.- 9806 2148 7534**, son of Late Biswaranjan Datta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- P-63, Brojomoni Debya Road, Post Office- Sarsuna, Police Station- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (2) **SRI. SAMIR SAMADDAR, Pan No.- BEKPS9829C, Aadhar No.- 7840 7258 3949**, son of Late Mukundalal

Samaddar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 213, Bagpota Road, Post Office- Sarsuna, Police Station- Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, (3) **SRI. JOY PRAKASH CHAKRABORTY, Pan No.- ALXPC7597C, Aadhar No.- 7027 3843 6893**, son of Sri. Dilip Chakraborty, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 546, Talpukur Road, Post Office-Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, and its executors, successors, representatives and assigns.

3. **PROPERTY :-**

Shall mean the property **ALL THAT** piece and parcel of land measuring more or less **6 (Six) Cottahs 6 (Six) Chittacks** together 400 Square Feet R.T. Shed structure standing thereon situate and lying at Mouza – Basudevpur, Pargana- Balia, J.L. No.- 15, R.S. No.- 82, Touzi No.- 351, under R.S. Khatian No.- 151, L.R. Khatian Nos.- 623, 635, 668, 734, 750, 934, appertaining to R.S. Dag No.- 2, L.R. Dag No.- 93, within the limits of the Kolkata Municipal Corporation, being **KMC Premises No.- 141, Parui Das Para Road**, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata- 700061, Under Ward No.- 128, being Assessee No.- 41-128-14-0140-7, Police Station- Behala now Parnasree, District- South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office

Alipore, more fully described in the **SCHEDULE "A"** hereunder written.

4. **NEW BUILDING :-**

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

5. **BUILDING PLAN :-**

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

6. **COMMON SERVICE AREAS :-**

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

7. **SALEABLE SPACES :-**

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

**8. ARCHITECT :-**

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

**9. ADVOCATE :-**

*Shall mean Mr. Sanjoy Das of 23/1, D.H. Road, Post Office-Barisha, Police Station- Thakurpukur, Kolkata- 700008.*

**10. TRANSFEROR :-**

*The Owners herein.*

**11. TRANSFeree :-**

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

**12. TRANSFER :-**

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

**13. OWNERS' ALLOCATION :-**

*The Owners/First Party herein shall get **3 nos. of 2BHK Flats** each measuring more or less 560-580 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) and **3 nos. of 1BHK Flats** each measuring more or less 350-370 Sq.Ft. built-up area*

(including the proportionate share of stair, stair-case, lift, and lift well) that means the **Sri. Bistu Nath, the Owner No.- 1 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, One **Open Car Parking Space** measuring more or less **120 Sq.Ft.** on the **Ground Floor** (i.e. Open to Sky outside of the building) of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** out of which the Owner No.- 1 herein shall get at the time of execution of this Agreement **Rs. 2,00,000/-** and During Construction work **Rs. 2,00,000/-**, **Smt. Ruma Gayen, the Owner No.- 2 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West Side** of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** during construction work, **Sri. Pailen Nath, the Owner No.- 3 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Third Floor North Facing** of the proposed Building in finished and complete condition and **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South-East Side** of the proposed Building in finished and complete condition, **Sri. Sukumar Nath, the Owner No.- 4 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West side** of the proposed Building in finished

and complete condition and **One Car Parking Space** measuring more or less **200 Square Feet** on the **Ground Floor, North-East Corner** and **Smt. Mina Das**, the **Owner No.- 5** herein shall be at the first instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South Facing** of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation. The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.

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

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

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

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

16. **TIME :-**

The Developer will deliver the peaceful vacant physical possession of the Owners' Allocation within **24 (Twenty Four) months** from the date of sanctioned building plan/getting the vacant possession of the land subject to the circumstances 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 as mutually would be agreed upon by between the parties hereto but in any event the said extended period shall not exceed 6 (Six) months and in that case a prior notice in writing justifying the cause for such extension shall have to be given to the Owners by the Developer within stipulated period of this Development Agreement.

**ARTICLE - II**

**OWNERS' RIGHT**

The Owners/First Party herein shall get **3 nos. of 2BHK Flats** each measuring more or less 560-580 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) and **3 nos. of 1BHK Flats** each measuring more or less 350-370 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) that means the **Sri. Bistu Nath, the Owner No.- 1** herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK

Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, One **Open Car Parking Space** measuring more or less **120 Sq.Ft.** on the **Ground Floor** (i.e. Open to Sky outside of the building) of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** out of which the Owner No.- 1 herein shall get at the time of execution of this Agreement Rs. 2,00,000/- and During Construction work Rs. 2,00,000/-, **Smt. Ruma Gayen**, the Owner No.- 2 herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West Side** of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** during construction work, **Sri. Pailen Nath**, the Owner No.- 3 herein shall be at the first instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Third Floor North Facing** of the proposed Building in finished and complete condition and **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South-East Side** of the proposed Building in finished and complete condition, **Sri. Sukumar Nath**, the Owner No.- 4 herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West side** of the proposed Building in finished and complete condition and **One Car Parking Space** measuring more or less **200 Square Feet** on the **Ground Floor, North-East Corner** and **Smt. Mina Das**, the Owner No.- 5 herein shall be at the first

instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South Facing** of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation. The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.

### ARTICLE – III

#### OWNERS' OBLIGATION :

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

3. The Owners will execute all deeds of conveyance the undivided proportionate share of land relating to the Developer's Allocation in the new building.

4. The Owners/First Party herein shall get **3 nos. of 2BHK Flats** each measuring more or less 560-580 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) and **3 nos. of 1BHK Flats** each measuring more or less 350-370 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) that means the **Sri. Bistu Nath**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, One **Open Car Parking Space** measuring more or less **120 Sq.Ft.** on the **Ground Floor** (i.e. Open to Sky outside of the building) of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** out of which the Owner No.- 1 herein shall get at the time of execution of this Agreement Rs. 2,00,000/- and During Construction work Rs. 2,00,000/-, **Smt. Ruma Gayen**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West Side** of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** during construction work, **Sri. Pailen Nath**, the **Owner No.- 3 herein** shall be at the first instance entitled to get

**ALL THAT** One self contained 1BHK Flat on the **Third Floor North Facing** of the proposed Building in finished and complete condition and **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South-East Side** of the proposed Building in finished and complete condition, **Sri. Sukumar Nath, the Owner No.- 4 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West side** of the proposed Building in finished and complete condition and **One Car Parking Space** measuring more or less **200 Square Feet** on the **Ground Floor, North-East Corner** and **Smt. Mina Das, the Owner No.- 5 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South Facing** of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation. The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.

5. The Owners will execute a registered Development Power of Attorney in favour of the Developer or its nominee authorizing it inter-alia to proceed with the construction as well as to enable the Developer to receive any advance/earnest money from any intending Purchaser/s and also the balance of the purchase money against and to give good, valid receipt and discharge for the same which will protect the Purchaser/s without seeing the application of the money, to sell and

transfer the undivided proportionate share/interest of land in the premises attributable to the Developer's Allocation and receive consideration therefore, to present any such conveyance/s for registration, to admit execution and receipt for registration and to admit execution and receipt of consideration before the competent Registration Authority for and to have the said Conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for sale to Purchaser/s and the said Developer shall bear the all cost/expenses for the registration of such Power of Attorney given by the said Owners.

6. 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.

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

8. The Developer will be entitled to deliver the flats and spaces pertaining to the **Developer's Allocation** to the Purchaser/s only.

9. The Developer will be entitled to transfer the flat/space along with the undivided proportionate share of land in the premise attributable to

the **Developer's Allocation** on the strength of the Power of Attorney to be given by the Owners.

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

11. The Owners will be liable to keep all original documents such as the Title Deeds of the said property, K.M.C. tax bills, Mutation Certificate and any other documents regarding the title ship of the said landed property with the said Developer, against a valid receipt for the requirement in respect of the plan and/or any other reasonable purposes during the construction of the building and the said Developer will return all the original documents to the Owners at the time of delivery of possession of the Owners' Allocation to the Owners.

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

#### **ARTICLE - IV**

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

1. The Developer will bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C., K.M.D.A., Land and Revenue Department of West Bengal and any other statutory or

*Government bodies time to time during the construction period and up to the delivery of the said building to the Owners and the other purchaser/s.*

2. *That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc. if any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the ownership of the said premises in so far as it relates to the Developer's Allocation in the building.*

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

4. *That the Developer mentioned that the Covered area shall mean the Carpet area of the flat together with outer and inner dimension of*

walls and half of the depth of common wall and proportionate area of staircase of the particular floors with area of Verandahs and Balconies, lift well and the Developer shall agree to handover the Owners' Allocation share at first and thereafter the Developer's Allocation share mentioned herein above.

5. That the Developer shall arrange Electricity connection from CESC Ltd. service for the entire new building. The Owners and the Purchaser/s shall bear and pay proportionately for the total amount of deposit and expenses as would be required to obtain the said service from the CESC Ltd. for the common electricity meter in the new building in respect of their respective portions/flats in the said new building at the said premises.

6. That the Developer/the Party of the Other Part shall demolish the old structure of the above mentioned property for construction a New building upon the said property and the Party of the other Part shall also arrange the alternative accommodations for the Owner No.- 2 & 4 herein and shall bear the expenses per month for two sifting charges from the vacant possession till handed over of the Owners' Allocation (One 1BHK and another one 2BHK).

**ARTICLE - V****OWNER'S INDEMNITY**

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

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

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

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

1. The Developer shall at its own cost will construct the new proposed building as per sanctioned plan permitted and/or approved by

the Kolkata Municipal Corporation and/or by the approval of any other competent authority.

2. That the design and the nature of the building and the materials to be used shall be according to the standard quality and specifications.
3. That the developer shall be authorized by the Owners to apply for and obtain temporary and also permanent connection of water, electricity, telephone and other input and facilities required for the building.
4. All costs, charges and expenses including Architect's fees shall be discharged by the Developer and the owner shall have no responsibility in this context.
5. The aforesaid construction until and unless transferred to the transferees and/or allocated as provided therein, shall be held by the Developer.

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

That till completion of the new building the Developer of this agreement shall be responsible for payment of all Kolkata Municipal Corporation rates and taxes but prior to the date of agreement if any dues are

*outstanding for payment the Owners shall be fully and solely responsible for the same and will be bound to pay the same within 10 days from the date of demand raised and in respect of Income Tax liability, for transferring any allocations the respective party shall be responsible for collection of Income Tax clearance certificate under Section 230A(I) of the Income Tax Act by the cost and expenses of such respective parties.*

#### **ARTICLE - IX**

##### **COMMON RESTRICTIONS**

- 1. Neither party shall use or permit to use of their respective allocations or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupants of the entire new building.*
- 2. Neither Party shall demolish or permit demolition of any wall or make any structural alteration to the new building.*
- 3. Both the Parties shall abide by all law, byelaws, rules & regulations of the competent authority in enjoying the occupation of the new building.*
- 4. Each party will jointly form association and/or common body to look after the maintenance of the new building.*

5. Neither party shall use or permit to use of their respective Allocations or any portions of the new building for storing articles which may be detrimental to the free ingress and egress to the new building or part thereof.

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

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

8. The Developer have no right to do lease, mortgage, sell, advertising, auction, gift, testament and any kind of loan from bank and benefited by any source against the said plot of land as described in the **SCHEDULE- "A"** and constructed Owners' Allocations area as mention in this agreement.

9. After completion of the said development work or so soon thereafter both the parties hereto or their nominees shall form a Society or Association for the purpose of carrying on maintenance of the building and its common parts, portion, areas, services, amenities and utilities and the said Society or Association will be form in accordance of W.B. Apartment Ownership Act.

10. In the event the construction not completed by the developer within the time limit then the Owners can cancel the agreement at any stage without further notice to the Developer.

11. The Developer shall complete the said proposed multi-storied building or building within 24 months from the date of obtaining building sanction plan from KMC and it may extend another 6 months due to the situation beyond control of Developer like natural calamity, riots or local problems etc. and shall deliver undisputed possession of the Owners' Allocations more particularly described in the **SCHEDULE- "C"** written hereunder as the Owners' Allocations and the Owners shall deliver the vacant and peaceful possession of the said property to the Developer at the time of execution of this presents.

#### **ARTICLE- X**

#### **COMMENCEMENT**

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

#### **ARTICLE- XI** **PROCEDURE**

1. That the building plan for the aforesaid construction of the building to be constructed on and upon the **SCHEDULE- "A"** referred land shall be obtained by the Developer by the cost and expenses his

own fund but it would be in the names of the Owners herein from the proper authority of the Kolkata Municipal Corporation.

2. That until completion of the new building the Developer shall hold possession of the said Property on behalf of the Owners and both the Owners and the Developer shall be entitled to deal with their respective allocation as Owners thereof.

#### **ARTICLE - XII** **MISCELLANEOUS**

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

#### **ARTICLE - XIII** **FORCE MAJEURE**

1. The parties hereto shall not be consideration to be liable for any obligations hereunder to the extent that the performance of the relative obligations are prevented by the existence of a force majeure.
2. Force Majeure shall mean flood, earth quake, war, stream, tempest, civil commotion, and/or other act of god beyond control of particular hereto.

**ARTICLE-XIV****ARBITRATION**

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

**ARTICLE - XV****JURISDICTION**

*The Court of Calcutta the courts having territorial and pecuniary jurisdiction over the said property along alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.*

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

*(Description of the Property of the Owner)*

**ALL THAT** piece and parcel of land measuring more or less **6 (Six) Cottahs 6 (Six) Chittacks** together 400 Square Feet R.T. Shed structure standing thereon situate and lying at Mouza - Basudevpur, Pargana- Balia, J.L. No.- 15, R.S. No.- 82, Touzi No.- 351, under R.S. Khatian No.- 151, L.R. Khatian Nos.- 623, 635, 668, 734, 750, 934, appertaining to R.S. Dag No.- 2, L.R. Dag No.- 93, within the limits of the

Kolkata Municipal Corporation, being **KMC Premises No.- 141, Parui Das Para Road**, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata- 700061, Under Ward No.- 128, being Assessee No.- 41-128-14-0140-7, Police Station- Behala now Parnasree, District- South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

Zone :- Dharmarajtala --- Daspara Kali Mandir.

ON THE NORTH : 15' Feet wide K.M.C. Road;

ON THE SOUTH : Property of Mr. Paul;

ON THE EAST : Vacant Land;

ON THE WEST : 14' Feet wide K.M.C. Road;

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

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

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

*(Owners' Allocation)*

The Owners/First Party herein shall get **3 nos. of 2BHK Flats** each measuring more or less 560-580 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) and **3 nos. of 1BHK Flats** each measuring more or less 350-370 Sq.Ft. built-up area (including the proportionate share of stair, stair-case, lift, and lift well) that means the **Sri. Bistu Nath**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, One **Open Car Parking Space** measuring more or less **120 Sq.Ft.** on the **Ground Floor** (i.e. Open to Sky outside of the building) of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** out of which the Owner No.- 1 herein shall get at the time of execution of this Agreement Rs. 2,00,000/- and During Construction work Rs. 2,00,000/-, **Smt. Ruma Gayen**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West Side** of the proposed Building in finished and complete condition and also shall get non-refundable amount of **Rs. 4,00,000/- (Rupees Four Lac) only** during construction work, **Sri. Pailen Nath**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Third Floor North**

**Facing** of the proposed Building in finished and complete condition and **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South-East Side** of the proposed Building in finished and complete condition, **Sri. Sukumar Nath**, the **Owner No.- 4 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West side** of the proposed Building in finished and complete condition and **One Car Parking Space** measuring more or less **200 Square Feet** on the **Ground Floor, North-East Corner** and **Smt. Mina Das**, the **Owner No.- 5 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 1BHK Flat on the **Ground Floor South Facing** of the proposed Building in finished and complete condition, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation. The aforesaid allocation will be finalized after registration of partition deed amongst the Owners in future.

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

(Developer's Allocation)

**SAVE AND EXCEPT** the Owners' Allocation the entire rest area of the said proposed new Multi Storied building along with undivided proportionate share of land at **Premises No.- 141, Parui Das Para Road**, and its Postal Premises No.- 8, Parui Das Para Road, Kolkata-

700061, Under Ward No.- 128, being Assessee No.- 41-128-14-0140-7, Police Station- Behala now Parnasree, District- South 24 Parganas, attributable thereto including the right of common user of all the common areas, common walls, lobbies, staircases, lift, ultimate roof and facilities, amenities and advantages attached thereto together with right on the part of the Developer to enter into Agreement/s for Sale and/or transfer, lease or in any way deal with the same as the Constituted Attorney or Agent of the Owner in the manner hereinafter provided however after obtaining the sanctioned building Plan from the Kolkata Municipal Corporation.

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

*(Common Portions)*

1. Entrance and Exit.
2. Boundary Wall and main gate.
3. Drainage and sewerage lines and other installations of the same.
4. Electric Wirings and other fittings.
5. Water Supply system.
6. Roof of the building.
7. Water pump, water reservoir together with all common plumbing installations for carriage of water.
8. Such other common parts, common area, equipments, installations, fittings, fixtures and spaces in and around the land

and the building as are necessary for passage to and/or user of the units in common by the co-owners.

9. All costs of maintenance operating replacing repairing whitewashing painting decorating redecorating rebuilding reconstruction lighting the common portion and the common areas of the proposed building including outer walls.

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

*(Common Expenses)*

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

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

*(Specification)*

1. **GENERAL :-** The Building shall be R.C.C Column structure as per design of the consulting Engineer.

2. **BRICK WORK** :- Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
3. **PLASTERING** :- All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.
4. **FLOORING & SKIRTING** :- Flooring with Marble/Vitrified Floor Tiles.
5. **PAINTING** :- All internal walls cement plaster with Putty finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.
6. **DOOR** :- Flush doors with commercial water proof ply and Sal wood frame of standard thickness, Main door wooden finish.
7. **WINDOWS** :- Fully glazed windows with Aluminium frames and integrated guard bars.
8. **ELECTRIC WORKS** :-
  - i) Concealed wiring and board with piano switches.
  - ii) In each bedroom- 2 light pts, 1 fan pt & 1 plug pt and 1 A.C. pt only  
One Room,
  - iii) In living-dining room – 2 light pts, 2 fan pts, 1 plug pt, 1 TV pt, and one Washing Machine point.
  - iv) In kitchen – 1 light pt, 1 exhaust fan pt & 1 power pt.

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

vi) In Veranda – 1 light pt only.

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

9. **WATER SUPPLY & SANITARY** :- Water supply will be through necessary fittings from KMC F.W. and overhead water tank with necessary Pump fittings, All the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage. To each flat water point.

10. **TOILET** :- Each Toilet with 6' feet high Glaze Tiles good quality on wall with marble flooring good quality and commode, PVC white cistern & wash basin with fittings of standard size and good quality with PVC door and shower.

11. **KITCHEN** :- Green Marble on top platform with washing sink, with 2' feet tiled wall above the cooking platform, Flooring good quality Marble. All fittings to be installed and two taps, one for sink and another at suitable place.

12. **LIFT** :- 4 person capacity.

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

**WITNESSES :-**

1) Gayogdas.  
Adv.  
Alipore Judge Court  
KOL-27.

Prerna Gayen

Paila Nath

Sukumar Nath  
Mina Dm

2) Arup Gayen  
198/2, Jadav Ghosh  
Road, Kol-61

Signature of the **LAND OWNERS/FIRST PART**

**SAI ENTERPRISE**

Tapan K Datta Samuli Samudra  
Partner Partner

**SAI ENTERPRISE**

Jay Prokash Chakraborty  
Partner Partner

Signature of the **DEVELOPER/OTHER PART**

Drafted by me:-

Gayogdas,  
**SANJOY DAS**

Advocate

En. No.- WB/409/2004

Alipore Judges Court, Kol -27.

Typed by me:-



**MEMO OF CONSIDERATION**

Received the sum of Rs. 2,00,000/- (Rupees Two Lac) only from the Developer in terms of the agreement as per memo below :-

**MEMO**

Paid by Cash

Rs. 2,00,000/-

**Total :- Rs. 2,00,000/-**

**Rupees Two Lac only.**

**WITNESSES :-**

1/ *Devyogdas. Adv.*  
*Aysooo judge Court*  
*Ksh 22*

*Asst. Dir*  
*Ruma Gayen*  
*Pavles Nath*  
*Sukumar Nath*

2/ *Arup Gayen*  
*198/2, Jadav Ghosh*  
*Road, Koi - 61*

*mina Das*

Signature of the **OWNERS/FIRST PART**



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left  
hand

right  
hand

Name

AG BISTU NATH

Signature

AG BISTU NATH



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left  
hand

right  
hand

Name

Ruma Gayen

Signature

Ruma Gayen



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left  
hand

right  
hand

Name

Pavle Nath

Signature

Pavle Nath



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left  
hand

right  
hand

Name

Sukumar Nath

Signature

Sukumar Nath

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

Name .....  
 Signature *Mina Das*

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

Name .....  
 Signature *Tapon K. Datta*

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

Name .....  
 Signature *Samir Samaddae*

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

Name .....  
 Signature *Joy Provesh Chakraborty*



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

Query No / Year	2002458412/2022	Office where deed will be registered
Query Date	12/08/2022 8:57:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN : 700027, Mobile No. : 7980228663, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs 2/-	Rs. 58,29,082/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs 7.071/- (Article:48(g))	Rs. 2,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parus Das Para Road, Road Zone : (Dharmarajtala -- Daspara Kali Mandir) , Premises No: 141, , Ward No: 128, Pin Code 700061

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 6 Chatak	1/-	57,21,082/-	Width of Approach Road: 15 Ft.
Grand Total :				10.5188Dec	1/-	57,21,082/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Flat  
Shed, Extent of Completion: Complete

Total :	400 sq ft	1/-	1,08,000/-	
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# Lord Details :

	Name & address	Status	Execution Admission Details :
1	Mr Bislu Nath Son of Late Panchanan Nath, 103/53, Parul Das Para Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. alxxxxxx3p, Aadhaar No.: 68xxxxxxxx4830, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Ruma Gayen Wife of Mr. Arun Gayen, 198/2, Jadav Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. atxxxxxx8n, Aadhaar No.: 64xxxxxxxx3492, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Pailen Nath Son of Mr. Ganga Pada Nath, Maheshtala, Jagannathnagar, City:- P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ckxxxxxx6f, Aadhaar No.: 88xxxxxxxx3192, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Sukumar Nath Son of Late Madan Chandra Nath, 8, Parul Das Para Road, City:- P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. atxxxxxx5p, Aadhaar No.: 73xxxxxxxx3275, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs Mina Das Wife of Biswanath Nath, 8, Parul Das Para Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. bcxxxxxx3r, Aadhaar No.: 38xxxxxxxx5183, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SAI ENTERPRISE 71, Brojomoni Debye Road, City:- , P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No. AExxxxxx2E, Aadhaar No. Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



# Representative Details :

	Name & Address	Representative of
1	Mr Tapan Kumar Datta Son of Late Biswaranjan Datta P-63, Brojomoni Debya Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. asxxxxxx2e , Aadhaar No.: 98xxxxxxx7534	SAI ENTERPRISE (as partner)
2	Mr Samir Samaddar Son of Late Mukundalal Samaddar 213, Bagpota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bxxxxxx9c , Aadhaar No.: 78xxxxxxx3949	SAI ENTERPRISE (as partner)
3	Mr Joy Prakash Chakraborty Son of Mr Dilip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. alxxxxxx7c , Aadhaar No.: 70xxxxxxx6893	SAI ENTERPRISE (as partner)

## Identifier Details :

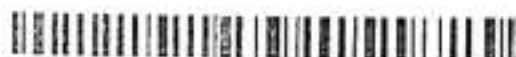
Name & address
Mr Arup Gayen Son of Mr Bhabatosh Gayen 198/2, Jadav Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Bistu Nath, Mrs Ruma Gayen, Mr Pailen Nath, Mr Sukumar Nath, Mrs Mina Das, Mr Tapan Kumar Datta, Mr Samir Samaddar, Mr Joy Prakash Chakraborty

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bistu Nath	SAI ENTERPRISE-2.10375 Dec
2	Mrs Ruma Gayen	SAI ENTERPRISE-2.10375 Dec
3	Mr Pailen Nath	SAI ENTERPRISE-2.10375 Dec
4	Mr Sukumar Nath	SAI ENTERPRISE-2.10375 Dec
5	Mrs Mina Das	SAI ENTERPRISE-2.10375 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Bistu Nath	SAI ENTERPRISE-80 Sq Ft
2	Mrs Ruma Gayen	SAI ENTERPRISE-80 Sq Ft
3	Mr Pailen Nath	SAI ENTERPRISE-80 Sq Ft
4	Mr Sukumar Nath	SAI ENTERPRISE-80 Sq Ft
5	Mrs Mina Das	SAI ENTERPRISE-80 Sq Ft



# Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No : 411281401407 Premises No. : 141 Ward No. : 128 Street Name : PARUL DASPARA ROAD	Reference Deed No. : Date of Registration : Office Where Registered :	Owner Name : BISTU NATH, RUMA GAYEN, . PAILEN NATH, SUKUMAR NATH, . MINA DAS Owner Address : B. PARUL DAS PARA ROAD, . P.O.- SARSUNA, KOLKATA Pin No. : 700061	Character of Premises : Total Area of Land : 6 Chatak 6 Chatak.

## Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-09-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 11-09-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lakh (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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

**GRN Details**

GRN:	192022230098366658	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	15/08/2022 20:20:18	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	6461502336927	BRN Date:	15/08/2022 20:21:28
Gateway Ref ID:	IGAODBFIP5	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002458412/1/2022

[Query No \* Query Year]

**Depositor Details**

Depositor's Name: Mr SANJOY DAS  
Address: 23/1, D. H. Road, Kol-8  
Mobile: 9831820253  
Period From (dd/mm/yyyy): 15/08/2022  
Period To (dd/mm/yyyy): 15/08/2022  
Payment ID: 2002458412/1/2022  
Dept Ref ID/DRN: 2002458412/1/2022

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002458412/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2071
2	2002458412/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2028
<b>Total</b>				<b>4099</b>

IN WORDS: FOUR THOUSAND NINETY NINE ONLY.