

भारतीय और न्यायिक INDIA NON JUDICIAL

I-1633/3

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

U 961891

09/02/2023 /2022
Certified that the document is admitted the
Registration. The signature sheets and
the agreement sheets attached with the
document are the part of this document.



AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
the 9/15 day of **February**, Two Thousand Twenty Three (2023) A.D.

7-45 PM
9/2/23

BETWEEN

Sibdar Borajee

9952

16 AUG 2001

No.....Rs.-1000/- Date.....

Name: Md. Mehraj

Advocate

Address: Alipur Judge's Court

Vendor: Subhankar Das

Kolkata - 27

Alipur Collectorate, 24 P.G. 131

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

9952 = 1000/-

12 Chanchal Sulta



839

संग्रहालय के अधिकारी का वार्षिक विवर
नाम: चंचल सुल्ता दास
पालिका: अलिपुर
पोलिस कोर्ट: अलिपुर
कोड: 27

13 Chanchal Sulta



840

14 Sibdas Banerjee



841

15 Jayadev Banerjee



842

16 Debadas Banerjee



1) **SRI SIBDAS BANERJEE** (PAN No.ABKPB5308F)(Mob No. 97098 82266) (Aadhar2094 7189 7541) son of Late Sachindra Mohan Banerjee, by Religion - Hindu, by Occupation -Retired, by Nationality -Indian,(2) **SRI SHYAMDAS BANDYOPADHYAY** *alias Shyamdas Bandyopadhyay* (PAN AHTPB 2408D) (Mob.No 98319 19512.)(Aadhaar 4526 67313754) son of Late Sachindra Mohan Banerjee, by Religion - Hindu, by Occupation - Business, by Nationality-Indian,(3) **SRI DEBDAS BANERJEE** (PAN CUFPB 0660L) (Mob.No. 8017 316731)(Aadhar-2403 6655 8746) son of Late Sachindra Mohan Banerjee,by Religion-Hindu,by Occupation - Business,by Nationality-Indian,(4) **SMT. AMBALIKA MUKHERJEE**(PAN AYLPB 0107B)(Mob No.90519 84102), (Aadhar 4685 8262 6394),daughter of Late Dharani Mukherjee, by Religion-Hindu,by Occupation-Service,by Nationality-Indian, (5)**SMT.DEVIKA GHOSH**(PAN: ASJPG13 85K) Mob.No.9830587 832)(Aadhar 4512 4754 4763) daughter of Late Mohan Kumar Mukherjee, by Religion- Hindu, by Occupation - Service, by Nationality- Indian,(6) **SMT.ALPANA MUKHERJEE** (PAN BUHPM 5542H) (Mob.No 98369 36730) (Aadhar 8144 3218 6096) daughter of Late Sachindra Mohan Banerjee, by Religion-Hindu, by Occupation-House wife,by Nationality-Indian,(7)**SMT. SARBANI MUKHERJEE** (PAN: BTR PM 2980G)(Mob No. 72781 92783)(Aadhar 3442 2074 8984) daughter of Late Sachindra Mohan Banerjee,by Religion - Hindu, by Occupation-Housewife, by Nationality-Indian, (8)**SMT.**

Sibdas Banerjee

843

-4 Anubhika Mukherjee

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-5 Deeksha Ghosh

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-6 Alpana Mukherjee

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-7 Sarbarie Mukherjee

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Gandrami Banerjee

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-8 L.T.I of
PATTI MUKHERJEE
by the pen of Anubh Mukherjee



INDRANI BANERJEE (PAN CNBPP 4366E)(Aadhar No.9608 7329 0934))(Mob No. 7278832365) daughter of Late Sachindra Mohan Banerjee, by Religion-Hindu, by Occupation-Housewife, by Nationality-Indian, (9)**SMT. BITHI MUKHERJEE** (PAN FCWPM 6487C)(Mob No.9163743195) (Aadhaar 6444 3745 4017) daughter of Late Ramesh Chatterjee, by Religion-Hindu, by Occupation-housewife, by Nationality-Indian, (10) **SMT. UMA CHATTERJEE** (PAN ASCPC6291R)(Mob No.99034 20073) (Aadhaar 2571 9491 2384),daughter of Late Ramesh Chatterjee, by Religion-Hindu, by Occupation- housewife, by Nationality-Indian, all are residing at 43, Deshpran Shasmal Road, Post Office: Tollygunge, Police Station - Charu Market, Kolkata-700 033, District South 24-Parganas,(11)**SRI CHANCHAL DUTTA**,(PAN:ADNP 7131K)(Mob No.983006 8328) (Aadhaar 2800 2934 6816) son of Late Jagadish Chandra Dutta, by faith-Hindu, by Oceupation-Business, by Nationality-Indian, residing at 26, Prince Baktiar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033, (12)**SRI KAJAL SADHUKHA** (PAN BKWPS5471A) (Mob.No. 91634483 93)(Aadhaar 3530 1911 8726) son of Late Ratan Sadhukha, by Religion-Hindu, by occupation -Business, by Nationality- Indian resident of 60/1B, Tollygunge Road, Police Station- Charu Market, Kolkata-700 033, District South 24- Parganas,hereinafter jointly called as the **OWNERS/ LANDORDS/LANLADY** (which expression shall unless excluded by or repugnant to the subject or context be deemed

Abidas Banerjee

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10. Uma Chatterjee



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11. Chanchal Sulta



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12. Kajol Sulteh



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Bellha

Kajol Sulteh

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S/o A. Aslim Maulia
Asipar jharpur cant
Kot. 27
law class



to mean and include their heirs, administrators executors, and assigns) Party of the of the **FIRST PART.**

AND

M/S. RIDDHI SIDDHI ENTERPRISE (PAN-AAO FR5891G) a partnership firm, having its registered Office at 26, Prince Baktiar Shah Road, Post. Office-Tollygunge, Police Station-Charu Market, Kolkata- 700033, represented by its working partners namely (1)**SRI CHANCHAL DUTTA**, (PAN ADNPD 7131K)(Mob No. 9830068328) (Aadhaar 2800 2934 6816) son of Late Jagadish Chandra Dutta, by Religion-Hindu, by Occupation-Business, by Nationality-Indian, residing at 26, Prince Baktiar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata- 700033, District South 24-Parganas, (2)**SRI KAJAL SADHUKHA** (PAN BKWPS5471A) (Mob.No.9163 448393) (Aadhaar 3530 1911 8726) son of Late Ratan Sadhukha, by Religion-Hindu, by Occupation Business, by Nationality-Indian resident of 60/1B, Tollygunge Road, Police Station-Charu Market, Post Office-Tollygunge, Kolkata-700 033,hereafter called and referred to as the **DEVELOPER**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

WHEREAS the party of the First Part are the absolute joint Owners of the land measuring about 6 [Six] Cottah 0 (Zero) Chittacks 14(Fourteen) Square Feet, be the same a little more or less, together with old dilapidated partly mosaic flooring

Sibdas Banerjee



building standing thereon, lying and situated at premises No. 43, Deshpran Shasmal Road, Post Office: Tollygunge, Police Station -Charu Market, Kolkata-700 033, which has been fully described in the **FIRST SCHEDULE** hereunder written, and seized and possessed & enjoying the same by paying taxes therein peacefully, without any obstruction or hindrance from any body and or any concern ,with free from all sorts of encumbrances.

AND WHEREAS while the aforesaid Owners/party of the First Part were/are jointly seized and possessed their aforesaid property with free from all encumbrances, unanimously decided/desire to develop their aforesaid property by demolishing the existing structure standing thereon and to construct a Ground plus Four Storied building upon the said First Schedule premises being premises No.43, Deshpran Shasmal Road,Police Station-Charu Market, Kolkata-700 033, as they were in search of developer to materialize the same.

AND WHEREAS the party of Second Part/Developer herein, is having sufficient knowledge and experience required for development of properties and after getting information about the desire of the Owners, the Developer offered/agreed to develop the same under certain terms and conditions as hereunder appearing.

AND WHEREAS the present Owners have declared and represented as under:-

Sibdas Banerjee

- i) That the Owners are the absolute joint owners of the land measuring about 6 [Six] Cottah 0 (Zero) Chittacks 14(Fourteen) Square Feet, be the same a little more or less, together with old dilapidated building standing thereon lying and situated at premises No. 43, Deshpran Shasmal Road, Police Station - Charu Market, Kolkata-700 033, District South 24-Parganas, which has been fully described in the **FIRST SCHEDULE** hereunder written and they have a good marketable title and were/are in khas possession of the said property, which is absolutely free from all encumbrances, mortgages and/or attachments, whatsoever.
- ii) That the present Owners have not entered into any agreement for sale or joint venture of the said property or neither any part thereof nor they bound themselves by any such condition as would lead to a proceeding under specific relief act in relation to the said property..
- iii) That party of the First Part have good right, indefeasible title and absolute power and authority to transfer their said property and every part thereof..
- iv) That the Owners offered the developer to pay the outstanding amount of arrear Tax of the said property the developer agreed to pay the same .

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v) That the said property is not subject to any notice of requisition whatsoever or under any scheme of acquisition or requisition for any purpose.

AND WHEREAS relying upon the above representation made by the Owners of the First Schedule Property, the party of the Second Part/Developer, herein believing the same to be true and has agreed to develop the said property, lying and situated at Premises No. 43, Deshpran Shasmal Road, Police Station - Charu Market, Kolkata-700 033, with full responsibility including preparation of building plan, construction and completing in every respect of a G+IV storied building or as they may be permitted to construct any extra floor upon roof the fourth floor by the Kolkata Municipal Corporation and completing the same making all necessary implements, amenities and utilities therein and therefore provided at the costs and expenses of the Developer.

AND WHEREAS the present Owners have agreed with the said proposal of the Developer under certain terms and conditions for the contemplated joint venture, which have been settled between the parties as herein after appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY

AGREED BY AND BETWEEN THE PARTIES HERETO as

follows, unless in these presents it is repugnant to the subject on context:-

Sibdas Banerjee

ARTICLE - I

(Definition)

1. OWNERS: shall mean the said present Owners and their respective heirs, executors, administrators, representatives duly authorized attorney or agents and assigns.

2. DEVELOPER: shall mean **M/S. RIDDHI SIDDHI ENTERPRISE** a partnership firm, having its registered Office at 26, Prince Baktiar Shah Road, P.S. Charu Market, Kolkata- 700033, represented by its working partners namely (1)**SRI CHANCHAL DUTTA**,(PAN ADNPD 7131K) (Mob No. 983006 8328) (Aadhaar 2800 2934 6816) son of Late Jagadish Chandra Dutta of 26, Prince Baktiar Shah Road, P.S. Charu Market, Kolkata- 700033, District South 24-Parganas, (2)**SRI KAJAL SADHUKHA** (PAN BKWPS 5471A) (Mob.No.9163 448393) (Aadhaar 3530 1911 8726) son of Late Ratan Sadhukha of 60/1B, Tollygunge Road, Police Station Charu Market, Kolkata-700 033.

3. PROPERTY: shall mean the land measuring about 6 [Six] Cottah 0(Zero) Chittacks 14(Fourteen) Square Feet, a little more or less, together with old dilapidated building standing thereon,lying and situated at premises No. 43, Deshpran Shasmal Road, Police Station - Charu Market, Kolkata-700 033, mentioned in **FIRST SCHEDULE** hereunder written.

4. BUILDING : shall mean the structure or super structure intended to be constructed on the said property in place of the one now existing and shall include all the several units

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of residential and commercial, and all common rooms, spaces according to the sanction plan of the premises and constructions including the meter room, pump room, reservoirs / tanks drainage /sewerage lines, and other covered spaces intended for us and enjoyment of the occupants of the said building in common, including all its easements, appurtenances and appendages.

5. BUILDING PLAN : shall mean the plan which shall be prepared by the Developer in the name of the Owners duly signed by the Owners or duly by their authorized agent or attorney and the same will be approved and sanctioned by the Kolkata Municipal Corporation and shall include any alteration, modification or revision made thereto and therein, in accordance with the Building rule of the Kolkata Municipal Corporation Act.

6. COMMON FACILITIES or COMMON UTILITIES: shall be deemed to include all passage, ways, stairways, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manholes, pits roof, terrace water connection and pipe lines between overhead and underground reservoir, motor pump, fences, boundary wall, courtyard, CESC supply, electric supply and electric connection to common areas and common implements, fittings, fixtures, for the above, entire exterior walls, garbage vat, common driveways and other facilities whatsoever required for the covenant enjoyment of dwelling and other units in the proposed building and

Sibdas Banerjee

provision for maintenance and management of the said common parts and the common services thereto annexed in the said building at the said premises.

7. OWNERS' ALLOCATION: shall mean that in the instant joint venture project, the Owners No.1 to 8 will be entitle to get Eight flats (i.e.,one flat each) and Owners No. 9 & 10 will jointly entitle to get one flat from the entire Third Floor and entire Fourth Floor of the proposed G+IV storied building, which is to be constructed as per sanction building plan and specification and/or as they may be permitted to construct by the Kolkata Municipal Corporation along with 12 (Twelve) Shop rooms for the owners for the purpose of rehabilitation of four owners(namely Sri Sibdas Banerjee, Sri Shyamadas Banerjee ,Sri Debdas Banerjee & Ms.Uma Chatterjee & Smt Bithi Mukherjee jointly) and their existing tenant's, who are in occupation in the said premises as tenants under the party of the first part No.1 to 10 and all the common right in the common areas and utilities together with all kind of easement and proprietary rights, advantages and privileges therein, which is more fully and particularly mentioned in **SECOND SCHEDULE** hereunder written. Be it noted here that the Developer will provide Five shifting for the purpose of temporary accommodation to the Five Owners out of the Party of the First Part i.e Sri Sibdas Banerjee, Sri Shyamadas Bandyopadhyay alias Sri Shyamadas Banerjee, Sri Debdas Banerjee,Smt. Alpana Mukherjee and jointly

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Smt. Bithi Mukherjee & Smt. Uma Chatterjee for their temporary shifting during the period of construction work from the date of obtaining the full vacant khas possession of the **FIRST SCHEDULE** premises (i.e after obtaining full & final building sanction plan)till the date of delivery of possession of the Owners' allocation to the owners in the said premises. Be it

noted here that the Developer shall temporary provide two space as shop room in the aforesaid premises to run the business of the Two owners out of the aforesaid owners namely Shyamadas Bandyopadhyay alias Sri Shyamadas Banerjee, and Party of the First Part No 3 namely Sri Debdas Banerjee.

Be it further noted here that the Owners' allocation including the tenants accommodation i.e the tenants rehabilitation and/or their accommodation is to be provided from the Owners' allocation and the possession of the same should be delivered prior to any third party outsider or before delivery of possession of the intending Purchasers and/or any other third party outsider in the proposed building to be constructed upon the **FIRST SCHEDULE** premises.

8. DEVELOPER'S ALLOCATION shall mean that in the instant Joint Venture Project the Developer shall get the 50% constructed area in the said Building of the Said Premises i.e the entire First Floor (which is to be constructed for commercial purposes) & entire Second

Debdas Banerjee

Floor and the 50% constructed area of the Ground floor (either car parking space or commercial space) except the demarcated 50% constructed area/portion of the Owners allocation on the ground floor of the premises together with proportionate share of the ground land relating thereto of the First Schedule premises lying and situated at premises No.43,Deshpran Shasmal Road, Police Station - Charu Market,Kolkata-700 033, and all the common right in the common areas and the common utilities together with all kind of easement and proprietary rights, advantages and privileges therein.

9. ARCHITECT: shall mean such person or body of persons conforming to all municipal statutory provisions, rules, regulations and other statutory provision, to be appointed by the Developer for designing and planning of the building proposed to be constructed and in charge of supervision during construction of the building, if required by the Developer and/or the Owners.

10. ADVOCATE : shall mean such person or persons to be appointed by the Developer for carrying out all the legal proceedings with respect to the premises and the Developer's allocation in respect of the aforesaid Municipal Premises, lying and situated at premises No. 43, Deshpran Shasmal Road, Police Station-Charu Market, Kolkata-700 033, including the registration of the tenants.

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11. AGREEMENT: shall mean this agreement upon the terms on which development of the existing property where a new building will be constructed/erected.

12. SPECIFICATION: shall mean the specification of the materials to be needed in the said building (details whereof will appear from the **FIFTH SCHEDULE** hereunder written).

13. POSSESSION : which is to be given by the Owners to Developer in writing.

14. TRANSFEREE shall mean a person or persons, firm, Limited Company, Association of person to whom any saleable space in the building has been transferred under law.

15. FORCE MAJUERE shall mean CORONA , COVID-19 pandemic situation and/or spread of Corona-virus , flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel etc. but insufficient fund shall not be considered as force majeure in any way.

ARTICLE - II

Title and Declaration

1. The owners hereby declare that they have good and absolute right, title and interest in the said property mentioned in the **FIRST SCHEDULE** herein below without any claim of any right, title or interest of any person or

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persons adversely against them. The Developer is free and at liberty to make such investigations with regard to the title of the Owners to which the Owners shall extend all co-operations.

2. The Owners hereby undertake and assure that the Developer will be entitled to construct and complete the total building after pulling down and demolishing the whole existing old structure with all responsibility and benefits as agreed by and between the parties and the Developer will be further entitled to transfer by way of sale or otherwise as the absolute Owners of the Developer's allocation either in one lot/unit or in several lots/units with proportionate share in the land of the said premises without any inference of or from the Owners. Be it mentioned here that the salvage of the existing building, which will be demolished, will be the property of the Developer.

ARTICLE -III(Owners Allocation)

Allocation of shares in the constructed building.

As hereinabove already mentioned, the Owners' allocation shall mean that in the instant joint venture project the Owners No.1 to 8 will be entitle to get Eight flats (i.e., one flat each) and Owners No. 9 & 10 will jointly entitle to get one flat from the entire Third Floor and entire Fourth Floor of the proposed G+IV storied building, which is to be constructed as per sanction building plan and specification and/or as they may be permitted to construct by the Kolkata Municipal

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Corporation along with 12 (Twelve) Shop rooms for the owners for the purpose of rehabilitation of four owners (namely Sri Sibdas Banerjee, Sri Shymadas Banerjee, Sri Debdas Banerjee & Ms.Uma Chatterjee & Smt Bithi Mukherjee jointly) and their existing tenant's, who are in occupation in the said premises as tenants under the party of the first part No.1 to 10 and all the common right in the common areas and utilities together with all kind of easement and proprietary rights, advantages and privileges therein, which is more fully and particularly mentioned in **SECOND SCHEDULE** hereunder written. Be it further noted here that the Developer will provide Five shifting charges, at a total sum of Rs.24,000/- (Rupees Twenty Four Thousand) only for accommodation to be provided to the Owners namely 1. Sri Sibdas Banerje, 2. Sri Shyamadas Bandyopadhyay alias Sri Shyamadas Banerjee, 3. Sri Debdas Banerjee, 4. Smt. Alpana Mukherjee, and 5. Smt. Bithi Mukherjee & Smt. Uma Chatterjee jointly for their temporary shifting during the period of construction work from the date of obtaining full vacant khas possession of the First Schedule premises till the date of delivery of Owners' allocation in the said premises to the owners. Be it further noted here that the Owner's allocation should be treated including the tenants accommodation and the possession of the same should be delivered prior to any third party outsider on or before delivery of possession of the intending Purchasers and/or any other third party outsider in the proposed building to be constructed upon the **FIRST SCHEDULE** premises of the

Sibdas Banerjee

proposed G+IV storied building as per sanction building plan and specification and all the common right in the common areas and the common utilities together with all kind of easement and proprietary rights, advantages and privileges therein which is more fully and particularly mentioned in **SECOND SCHEDULE** hereunder.

Allocation of the Developer:-

As hereinabove already mentioned in the instant Joint Venture Project the Developer shall mean that in the instant Joint Venture Project the Developer shall get 50% constructed area in the said Premises i.e. the Developer shall get the entire First Floor, entire Second Floor and the 50% constructed area of the Commercial space ,car parking spaces, on the Ground Floor of the said premises together with proportionate share of the ground land of the **FIRST SCHEUDLE** premises, lying and situated at premises No. 43, Deshpran Shasmal Road, Police Station-Charu Market, Kolkata-700 033, along with all the common right in the common areas and the common utilities together with all kind of easement and proprietary rights, advantages and privileges therein. Be it noted here that if the Developer is allowed to construct any further construction or storied upon the roof of the proposed G +IV Storied building in that event the party of the First Part No.1 to 10 shall entitle to get 50% of the constructed area (which is to be converted in monetary value of the said construction) and the amount will be divided into Nine equal parts .The Owners No.1 to 8 will get one part each and owners No. 9 & 10 will jointly get one part

Dibdas Banerjee

of the amount. The remaining 50% constructed area will be treated as the developers' allocation and the developer shall have every right to sell the same and the Developer bound to pay the amount to the party of the First Part No.1 to 10 against the share of the any further construction or storied as stated herein above that to be calculated after deduction of 50% charges & local hazards, apart from the charges for the purpose of legalization or regularization(i.e.,the charges for legalization or regularization and the same will be borne equally by the Developer and the owners no. 1 to 10 of this agreement) of the same from the competent authority of the Kolkata Municipal Corporation, including in respect of their share therein.

ARTICLE -IV

Exploration and Development rights.

The Owners hereby grant exclusive right to the Developer to build-up the said property for the construction of the building and the Developer shall be entitled to enter into contract or agreements or sub-contracts with any person, company or concern- at its own risk and responsibility without encumbering the said property of the Owners in any manner whatsoever i.e the owners shall not be liable to pay the cost of construction of the said proposed building.

ARTICLE -V

Developer's rights

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- 1.The Owners hereby grant right to the Developer to construct, erect and build the proposed multistoried building upon the said premises in accordance to the sanction building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or be made by the Developer from the appropriate authority. If any modification is required to do then the same is to be informed accordingly to the owners.
- 2.However, nothing herein contained shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer so as to create any right, title or interest in respect thereof other than an exclusive license to the Developer to execute the work herein contemplated as such Developer and to deal with the Developer's allocation in the proposed new building.
- 3.The Developer has already paid and cleared huge amount of the arrears amount of K.M.C taxes of the premises in question on behalf of the Owners.

ARTICLE -VI

Consideration

- 1.In consideration of the Owners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building a ground plus Four storied building in accordance with the Sanction building plan as would be sanctioned by the Kolkata Municipal Corporation with such modification or alteration as may be

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required or made by the Developer, the Developer has agreed to allocate to the Owners who are entitle to get their allocation of the proposed G+IV storied building as per sanction building plan and specification together with proportionate share of the land under the building of the First Schedule premises and all the common right in the common areas and the common utilities together with all kind of easement and proprietary rights, advantages and privileges therein which is more-fully and particularly mentioned in **SECOND SCHEDULE** herein below The said Owners' allocation shall be constructed, erected and completed as per the building sanction plan and specification .

2.The Owners shall not be liable to pay or contribute nor the Developer will be entitled to call upon the Owners to pay and/or contribute of any amounts towards the cost of construction of any floor of the proposed building or any part thereof..

ARTICLE -VII
Procedure

1. The Owners shall grant to the Developer or its nominee or nominees a Registered General Power of Attorney as may be required for the purpose of obtaining Building sanction Plan and all necessary permission and approvals from the different authorities in connection with construction of the proposed building and electricity and water supply

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connections and all other connections including drainage and sewerage connection from the Kolkata Municipal Corporation and other authorities and dealing with all authorities in respect of execution of the project on behalf of the Owners along with right to transfer their allocation therein. The registered General Power of Attorney by the Owners in favour of the Developer will be executed at the time and date of signing of this agreement without fail and the Owners will comply with this without any obstruction or hindrance

2. The Owners shall bound to sell and/or transfer their undivided proportionate share of the ground land comprised in the said premises for the super built up areas in the building for Developer's allocation either in favour of the Developer or in favour of the persons nominated by the Developer, without demanding any consideration for such transfer.
3. The Owners shall after getting delivery of possession of their allocation according to the terms and condition of the agreement for development, they shall bound to pay their K.M.C Taxes, common maintenance charges from the date of getting their possession. Be it mentioned here that the shifting charges will be stopped after thirty days from the date of intimation for taking possession except Bengali Calender months like Bhadra, Poush, Chaita and Mol Mash.

Sibdas Banerjee

4. All costs and expenses for preparation and registration of such deeds shall be borne and paid by the Purchasers for their respective units.
5. The Developer shall have every right to execute and register the Deed(s) of Conveyance for and on behalf of the Owners in respect of Developer's Allocation without prior notice to the Owners.

ARTICLE -VIII

Possession & Construction

1. It has been agreed by and between the Owners No.1 to 10 and the Developer to construct, erects and completes the proposed building in the said premises in question and that the Developer shall have the entire responsibility of construction of the said building and the Owners shall have no responsibility regarding construction of the said building.
2. The Developer agreed to commence work of Joint Venture after obtaining full vacant khas possession of the said premises from the owners and the tenants of the owners.
3. That the Developer shall upon completion of construction and making the portion habitable will deliver the Owners' allocation, before delivering possession to any of its Purchasers of any unit out of its allocation.
4. From the ~~date of~~ delivery of possession of the Owners' allocation unto the Owners and till separate assessment by the Kolkata Municipal Corporation, the parties hereto shall




contribute proportionately the taxes and other charges for maintenance of the said premises.

5. The Developer agrees to complete the construction of the building within the period of thirty six (36) months from the date of sanction Building plan and after delivery of vacant possession of the property in concern. However, if the building is not completed within the specified period, in that case a further six months will be extended for completion of the building. Be it noted here that if the said construction is not complete within the period as stated above then the owners shall entitle to get the compensation of Rs.500/- (Rupees Five Hundred) only per day along with the ongoing monthly shifting charges.
6. Upon obtaining full vacant possession from the owners as well as the tenants of the said premises, the Developer shall pull down and demolish the existing structure at its own cost and shall be entitled to the whole of the salvage materials.
7. That the party of the First Part including their tenants shall bound to pay their entire electricity charge for their consumption before leaving and/or handing over the vacant possession of the First Schedule premises to the developer and the said Electric Bills is to be submitted to the Developer.

ARTICLE -IX
Common facilities

Sibdas Banerjee

1. As soon as the new building on the said premises is completed and made fully habitable for residential purpose, the developer shall give a notice of 30 days for taking the Possession of the Owners' allocation from the Developer and if the Owners fail to take the possession of their allocation within the said stipulated period of 30 days from the date of notice , in that event they shall be liable to pay a sum Rs 500/- (Rupees Five Hundred) only per day to the Developer, if the developer fails to deliver the possession of the owners allocation to Owners within the Stipulated period after completion of the Building as stated above then the same penalty would be imposed upon them. The Owners shall give and grant a certificate in writing admitting and acknowledging to the Developer such delivery of possession of their allocation in full satisfaction.
2. The Owners and the Developer or the persons claiming through them shall punctually and regularly pay for their respective taxes or impositions from the date of delivery of possession.
3. Till all the saleable units within the Developer's allocation are sold away, the Developer shall frame rules for mode of use and enjoyment of the accommodation in the said building, and till formation of a body of the co-Owners of the building, it will be the responsibility of the Developer to arrange for maintenance of the common areas and the common utilities of the building and therefore the Developer

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will be entitled to realize the cost proportionately from occupiers of the several units of accommodation.

4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been serve on the Owners if delivered be and duly acknowledged or sent by registered post with acknowledgement due and shall like-wise been deemed to have been served on the Developer by the Owners if delivered by hand or sent by registered post to the Office with A/D of the Developer.
5. The Developer shall frame scheme under the existing statutory rules, regulations and provisions for management and administration of the said building and the common parts and the common utilities therein, which shall have to be abided by the parties hereto as also by their respective transferees, in case of transfers to purchasers by way of suitable covenants incorporated in the deed(s) of transfer.
6. All materials, debris and goods salvaged consequent upon demolition of the existing old building at the premises shall be the property of the Developer.
7. None of the parties will do any act deed or things whereby the other party is prevented from enjoying and/or dealing with their respective allocation in terms of this agreement.
8. Both the parties do hereby covenant with each other to do all other act deed or thing as may be reasonably required by the other party for the purpose of giving effect to and/or implementing this agreement.

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ARTICLE -X**Common Restrictions**

It has been agreed by and between the parties hereto that the Owners' allocation in the proposed building shall be subject to the same restrictions on transfer and same as would be applicable to the Developer's allocation in the new building regarding the common rights & benefits of the building which shall include are following:-

1. The Owners and the Developer or the nominees of the Developer shall not permit to their respective portions in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor the same for any purpose which may cause any nuisance, obstruction or hazard to the other occupiers of the new building.
2. No party shall demolish or permit to demolish any wall or other structure in their respective portions or any part thereof or make any structural alteration therein without the consent of all other co-Owners and without obtaining necessary permission from the concerned statutory authorities.
3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or local bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
4. The respective allotters shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor

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and ceiling etc. in their respective allocation of the building in good condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein, and shall keep the other indemnified from and against the consequences of any breach.

5. No party or person(s) claiming through any of the parties herein shall keep or store anything in any of the common areas nor shall otherwise any hindrance in any manner whatsoever regarding the common areas and the common utilities by the co-Owners or co-Owners for the purpose they are meant.
6. No party shall throw or accumulate any filth, rubbish, waste or permit the same to be thrown or accumulated in or around the building or in the compound, corridors or any other portion of the common areas of the building and the premises.
7. In the event of any transfer being made by the parties of their respective allocations, the above conditions shall be made applicable to and binding upon the transferee(s).
8. All the construction will be made as per K.M.C Building Plan & specification and if those be any further adjustment or any modification of the proposed construction of the Developers' allocation of the premises then it will come under Rule 25 & 26 of the K.M.C Building Rules or Act and the Developers shall solely responsible or liable to pay the penal charges of the said amount charge by the K.M.C and

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the Architect's charges for this purpose but under any circumstances if the owners request to modify their allocation then they shall solely be responsible or liable for the same and bound to pay the charges of the said amount charge by the K.M.C. and the Architect's charges for this purpose .

ARTICLE -XI

Owners' obligation

1. The Owners hereby agree and covenant with the Developer not to any interference or hindrance in the construction of the proposed building at any stage provided the Developer address to the sanction building plan with permitted alterations, modifications and/or reversions.
2. The Owners shall not held the Developer liable in case there be any unavoidable delay in completion of the construction owing to reasons not attributable to willful lapses and negligence on the part of the Developer and/or due to acts of God and force majeure or any other reason beyond the control of the Developer. In case of such delay a further period of 6(six) months will be extended by the parties herein without any objection.
3. The Owners shall not stoppage of work of the Developer at any stage during the period of construction by bringing any action or suit against the Developer and an order of injunction or any legal heirs of any owners after their demise during the period of construction , so long as there is complete abandonment of work by the Developer. If any

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untoward incident happens then the shifting charges will be stopped immediately without any intimation.

4. The Owners agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, provided that the possession of the Owners' allocated portion will be offered for delivering to them before delivering any portion to any of the Developer's purchaser/s out of the allocation of the Developer.
5. The Owners hereby agree and covenant with the Developer that till date they have not let out, grant, lease, mortgage and/or charge the said premises and further undertake that during the period of construction they would not done it.
6. The Developer agrees and covenants that they will bear all the dues and/or expenses which will be incurred on behalf of the Owners for the mutation of their names before the Kolkata Municipal Corporation and the no outstanding certificate in the name of the Owners.
7. The Owners shall solely responsible to pay the arrear or pending CESC Bills of their meter excluding the tenanted meters of the premises before their shifting from the premises in question.
8. The Owners No. 1 to 10 shall solely be responsible and/or liable to settle the dispute with their existing tenants of the premises in question in presence of the Developer and

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bound to deliver the peaceful vacant possession of the FIRST SCHEDULE premises to the developer of this agreement, after handing over the vacant possession of the said property. the agreement will be commenced. Be it mentioned here that the conditions of the existing building is very old and due to effect of present Cyclone of Amphan some portion of the said building has become very dangerous and as such if any shifting is required prior to implementation of the agreement for development then the developer shall make the said arrangement at the cost of the said owners and /or the said cost of the said shifting is to be adjusted with the future allocation of the owners.

ARTICLE -XI

Developer's Obligation.

1. The Developer hereby agrees and covenants with the Owners to start construction of the proposed new building in accordance with the sanction building plan as hereinabove mentioned as soon as the full vacant khas possession of the premises and the sanctioned building plan are received, and to complete the construction within 36(Thirty Six) months thereafter provided that the work is not stopped or hindrance at any stage by any act of the Owners, acts of God, force majeure or any other reason beyond the control of the Developer. However, if the building is not completed within the specified period, in

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that case a further six months will be extended for completion of the building.

2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the statutory provisions on building rules or regulations applicable for construction of the said building and agrees to keep the Owners indemnified against and consequences of deviation etc. if made by the developer.
3. The Developer further agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from occupying , enjoying , selling, assigning and/or disposing off the Owners' allocation in the building at the said premises or any part or portion thereof.

ARTICLE -XIII

Miscellaneous

1. The Owners and the Developer have entered into this agreement for development purely as contract and nothing herein contained shall be construed as partnership between the Owners and the Developer and the parties hereto shall not constitute as an association of persons.
2. It is understood and accepted that from time to time to facilitate construction of the proposed new building by the Developer varicose acts, deeds, matters and things not herein specified may be required to be done by the

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Developer and therefore the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners for which specific provisions may not have been made or mentioned hereinabove. The Owners hereby undertakes to do all such lawful acts, deeds, matters and they will execute any such additional power of attorney and/or authorization as may be required by the Developer for the aforesaid lawful purposes and the Owners also undertake to sign and execute all such additional application and other documents as the case may be , provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or against the sprit of this agreement or violates or contravenes any statutory provisions, rules, regulations, notification and orders.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been serve on the Owners if delivered be and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall like-wise been deemed to have been served on the Developer by the Owners if delivered by hand or sent by prepaid registered post to the Office of the Developer.
4. The Developer and the Owners & purchasers jointly shall frame scheme under the existing statutory rules, regulations and provisions for management and

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administration of the said building and the common parts and the common utilities therein, which shall have to be abided by the parties hereto as also by their respective transferees in case of transfers to purchasers by way of suitable covenants incorporated in the deed(s) of transfer.

5. All materials, debris and goods salvaged consequent upon demolition of the existing old building at the premises shall be the property of the Developer.
6. None of the parties will do any act deed or things whereby the other party is prevented from enjoying and/or dealing with their respective allocation in terms of this agreement.

ARTICLE -XV: FORCE MAJUERE

1. Force Majeure shall mean Covid-19, Lock down, flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, labour interest and/or any other acts or commission beyond the control of the parties hereto effected thereby and also non-availability of essential materials like cement, steel, etc., but insufficient fund shall not be considered as force majeure in any way.
2. In the event of the owners shall commit breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the owners shall be liable to pay such losses and compensations as shall be settled between the parties **PROVIDED HOWEVER** if such delay shall continue for a period of twelve months

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then and in that event in addition to any other right which the Developer may have against the owners the developer shall be entitled to sue to owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the moneys paid and/or incurred by the Developer with interest and such losses and damages the Developer may suffer.

3. After completion of construction the Developer will supply the completion certificate and other relevant documents in connection with said newly constructed building to the owners at the earliest.

ARTICLE -XV: ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof herein, confined or touching these presents or determination of any liability, the same shall be referred to Arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise to two arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act, 1996 including its statutory modification and re-enactment, if any, and in case of such allegation being found untrue, the Developer will be entitled to

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damages for the delay, if any, in completion of the proposed construction.

ARTICLE -XVI: JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain all actions, suits and proceedings arising out of this presents between the parties hereto.

ARTICLE -XVII

REGISTRATION :- That Second Part will complete the Registration Procedure through the Learned Advocate appointed by the Developer namely **MR. MD. MEHERAJ** for this Project.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 6 [Six] Cottah 0 (Zero) Chittacks 14(Fourteen) Square Feet, be the same a little more or less, together with old dilapidated partly mosaic flooring building standing thereon measuring about 800 Square Feet, comprised under C.S. Plot No. 301 of Khatian No 315 , J.L.No 40, Mouza- Kankulia, Dihi Panchannogram, Division-6, Sub Division-S, being part of Holding No.2 , A.D.S.R. Office at Alipore, South 24 Parganas,at

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present lying and situated within the ambit of the Kolkata Municipal Corporation, under its Ward No.89, being Kolkata Municipal Corporation Premises No. 43, Deshpran Shasmal Road, Post Office: Tollygunge, Police Station - Charu Market, Kolkata-700 033, District- South 24 Parganas, which is butted and bounded by:-

ON THE NORTH :- By 20 ft wide KMC Road;

ON THE SOUTH :- By Pre. No.45 D.P.S Road;

ON THE EAST :- By Pre. No. 1 , Russa Road, East 2nd Lane,

ON THE WEST :- By 120 ft wide Deshpran Shasmal Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

OWNERS' ALLOCATION shall mean that in the instant joint venture project, the Owners No.1 to 8 will be entitle to get Eight flats (i.e., one flat each) and Owners No. 9 & 10 will jointly entitle to get one flat from the entire Third Floor and entire Fourth Floor of the proposed G+IV storied building, which is to be constructed as per sanction building plan and specification and/or as they may be permitted to construct by the Kolkata Municipal Corporation along with 12 (Twelve) Shop rooms for the owners for the purpose of rehabilitation of four owners (namely Sri Sibdas Banerjee, Sri Shymadas

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Banerjee, Sri Debdas Banerjee & Ms. Uma Chatterjee & Smt Bithi Mukherjee jointly) and their existing tenant's, who are in occupation in the said premises as tenants under the party of the first part No.1 to 10 and all the common right in the common areas and utilities together with all kind of easement and proprietary rights, advantages and privileges therein. Be it further noted here that the Owner's allocation including the tenants accommodation and the possession of the same should be delivered prior to any third party outsider or before delivery of possession of the intending Purchasers and/or any other third party outsider in the proposed building to be constructed upon the **FIRST SCHEDULE** property therein.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the property hereinabove already mentioned in the instant Joint Venture Project, the Developer shall get 50% constructed area in the proposed building of the Premises No. 43, Deshpuran Shasmal Road, Post Office: Tollygunge, Police Station - Charu Market, Kolkata-700 033, District South 24-Parganas under Ward No.89, of the Kolkata Municipal Corporation except owners allocation as stated above i.e. **DEVELOPER'S ALLOCATION** shall mean that in the instant Joint Venture Project, the Developer shall get the 50% constructed area of the proposed Building of the Said Premises, except the owners allocation i.e., the entire First Floor (which is to be constructed for Commercial purpose) & the entire Second Floor and 50% area of the Commercial

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space, shop rooms and Car parking space and/or any other space or room in the Ground Floor of the said Building of the premises together with proportionate share of the ground land of the First Schedule premises, lying and situated at premises No. 43, Deshpran Shasmal Road, Police Station - Charu Market, Kolkata-700 033, and all the common right in the common areas and the common utilities together with all kind of easement and proprietary rights, advantages and privileges relating thereto.

Be it noted here that if the Developer is allowed to construct any further storied or any construction upon the ultimate roof of the Ground plus Four Storied proposed building in that event the party of the First Part No. 1 to 10 shall entitle to get 50% of the monetary value of the constructed area from the said construction and remaining 50% constructed area will be treated as developers allocation and the developer shall have every right to sell the same to any third party outsider .

THE FOURTH SCHEDULE ABOVE REFERRED TO

(The common area the common utilities mentioned in the agreement)

1. Open paths and passages on the surrounding leaving space, and boundary wall of the first Schedule property.
2. The main entrance gate and the other service entrance(s) and door(s). together-with right to free ingress and egress of the said Shop room/commercial space from the Main

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Entrance Gate of the premises and or any other entrance of the said building

3. Right to install the new electric meter in the name of the Purchaser in the common meter space or room of the premises.
4. The boundary wall and the main gate.& Ultimate roof of the building
5. The main entrance and main door and the other service entrance(s) and door(s).
6. All drainage and sewerage lines and other installations except only those installed within the exclusive area of any flat and/or exclusive area for the flat.
7. Staircase, inclusive of all landings from ground to the roof, the lobbies, the parapet walls, meter rooms, and spaces on the ground floor except the space earmarked by the Developer for their Commercial space , shop rooms and Carparking and/or any other space or room in the Ground Floor of the said Building, Electrical sub-station and electrical wiring and other fittings excluding only those installed within the exclusive areas of any flat and/or exclusively for its use.
8. Water pump, pump room, water reservoir on the ground floor and overhead storage tank together with all common plumbing installations for carriage of water save only those exclusive within flat thereof.

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9. Such other common parts areas, equipment's installations, fittings, fixtures and spaces in or about the land and the building as maybe provided for the convenient to use and enjoyment of the residential and other units of accommodation in the building.
10. The main meter during the work of construction, will be treated as common meter between all the Owners and/or Occupiers of the said Premises. No persons will demand the said meter to be his/her/their exclusive one. But during the period of construction, the developer shall bound to pay the electricity charges for their consumption.

THE FIFTH SCHEDULE ABOVE REFERRED TO

The Development project is designed as follows:-

1. GENERAL

The building is designed on R.C.C. footings and framed structure.

- a) R.C.C. Concrete work of M-15 (1:1-1/2:3) and steel as per specification by Structural Engineer in foundation, Col. Beam, Slab etc. Steel should be made of FE-415 grade, stone chip of $\frac{3}{4}$ down in Col.Beam and foundation and $\frac{3}{4}$ down in slab. Sand of coarse type: Cement Portland slag/PPC (Lafarge, Ambuja, Birla Plus Ultra Tech). A thorough curing in all the R.C. C. Works.
- b) The shuttering work will be preferably done by ply and/or wooden planks of standard quality staging the props to be done by Sal-balla or stout bamboo.

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- c) The P.C.C. work should be done with 6:3:1 ratio in stone chip, sand and cement.
- d) The R.C.C. work in foundation to be made as per structural plan or necessary other type of foundation which is solely on the decision and direction of the structural Engineer.

2. WALLS.

Brick to be made: 1st class local make which will be widely made for the main structure. For the boundary wall ,good quality new brick to be used, will be properly cured with water before application. The mortar 1:6 (cement: sand).

- a) The external brick work will be 200 mm (8") thick picket/brick. The mortar between two layers will be preferably $\frac{1}{2}$ " and will be properly cured with water before application. The mortar 1:6 (Cement : Sand).
- b) The internal partition wall will be 3" thick with first class bricks and wire mesh to be introduced at every alternate layer. Wall chasing for electrical conduit wiring should be done before plastering.

3. WINDOWS:- All the windows shall be of aluminum make in style and rail. Window panel shall be of glass of 4 mm thick with one way glass M.S. grill of suitable design to be provided in each window finished with primer.

4. DOORS: Main door frame shall be of 75/62 mm of sal wood and all internal door frames shall be of 65/62 mm with one coat of wood primer. All door shutters shall be 32 mm thick block board except main door which will be of

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Lamination Finish. Toilet doors will be of PVC make. All fittings such as M.S. Hinges, hasp bolt with handle, aluminium tower bolt, door stopper, vision apparatus, lock (Godrej) shall be provided at the main door.

5. FLOORING: All the flooring except toilet & kitchen shall be of standard quality tiles finish. Toilet shall have 4" inch. Skirting Marble dado and wall will have glazed tiles (size: 12" x 8") up to 6 ft. height Kitchen wall will have 3ft(size 12'x8') up to 3ft. height from the granite stone top table. The kitchen will also have a Stainless Steel sink.

6. WATER SUPPLY: Each flat will be provided water supply line from R.C.C. overhead tank. Overhead water tank shall be filled up by pump fitted with the underground water reservoir for all flats.

7. GENERAL All the internal approach roads shall be of cement concrete (jhama) 75 mm brick boundary wall up to a height of 5feet with both sides plastered. The building shall be provided with water pump and each flat shall have separate C.E.S.C. meter and the cost will be borne by the individual flat Owners. Be it noted here that the cost of the main cable of the First Schedule Premises is to be born by the Owners in as much as the intending purchasers along with the tenants of the said First Schedule Premises in equal share.

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8. EXTERNAL PAINTING: All external walls will be painted with one coat cement primer, and after that two coats of whether coat paint of reputed company like ICI Weather Shield Max, Berger Paints etc.

9. SANITARY AND PLUMBING: All the internal horizontal soil and waste water pipes shall be of 100 mm and 50 mm diameter P.V.C. pipes joint in cement. All the vertical soil, vent and waste pipes shall be of 100 mm and 50 mm diameter P.V.C. pipes joint in cement mortar and exposed to walls. All the rain water pipe shall be of 100 mm diameter polythene. All water supply pipes shall be of any standard company G.I/PVC, one P.V.C. flushing Cistern Commode of Hind ware/ Parry ware make or any standard company. Toilet should have one shower. A hot and cold of any standard Company mixture will be fitted in the toilet. All Bathroom fittings such as stop cock, bib cock, pillar cock etc. will be in C.P. Brass of any standard company make.

10. ELECTRIFICATION: All internal wiring shall be concealed in P.V.C. conduit copper wire of any reputed company will be provided in all the flats. Bed room shall be provided with two nos. light point, 1 No. fan point and one no 5 Amp. Board plug point. One No. A.C. Point , Kitchen-cum-living room shall be provided with two nos. light points, two nos. fan points, one No.15 Amp. Plug point, one No.5 Amp. Board plug point and one no call bell point and One No. A.C. Point. provision for Exhaust

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fan for kitchen and bathroom. Toilet shall be provided with one no. light point, one no. exhaust fan point and one no.15 amp plug point. Each Verandah shall be provided with one no light point. One concealed telephone and cable television point will be provided within the flat in any place of any choice. Kitchen shall be provided with One No. single point , One No. 5 AMP point and One No. 15 AMP Point.

12.LIFT: Standard company (standard Company with ISI marked) make with 4person.

13.ROOF: The parapet wall will be three feet height from the roof . All the roof will be water proof, with neat cement finish. The stair head room will be provided spring brick wall, with cement plaster.

14.EXTRA WORK: Any extra work beyond the work schedule is done by the party of the 2nd part according to the instruction of the party of the 1st part in writing then the party of the 1st part will have to bear and pay all the cost of the said extra work done by the party of the 2nd Part of this Agreement.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. **MAINTENANCE** : all expenses for maintenance, white washing, painting, repainting, renovating and replacing the common parts including the exterior walls of the building on the proportionate basis of area acquired by the Purchaser.

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2. All expenses for running and operating all machineries, equipments and installations comprised in the common part, including the costs of repairing, renovating and replacing the same on the proportionate basis of area acquired in the Purchaser.
3. **RESERVOIRS** : creation on funds for replacement, renovation and/or other periodic expenses.
4. All other expenses and /or outgoings including the litigation expenses as are incurred for the common purpose including printing and stationary and other expenses in respect of any disputes with the statutory body.
5. Cost of decorating the exterior of the premises.
6. Building tax and other tax whatsoever as may be found payable on account of the said building. All expenses of common service and in common with common area and facilities.
7. Such expenses are necessary for or incidental to the maintenance and up-keeping of the premises and of the common areas, facilities and amenities.

Sibdas Banerjee

IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the

PARTIES at Kolkata in the Presence of :-

WITNESSES :-

1. Mr. Gaidev Ali
Alipore Tngeo Comt
1057- 700027.

2. Kasturi Banerjee
43, Deshpriyan Samal Road.
Kolkata - 700 033

3. Hemni Mukherjee
569 USA Park
Kot 84

4. Sumantra Banerjee
43, Deshpriyan Samal
Road, Kolkata - 700 033

Sibdas Banerjee
2. Shyamali Banerjee
3. Debadas Banerjee
4. Rubalika Mukherjee
5. Debika Ghosh
6. Alpana Mukherjee
7. Sarbeni Mukherjee
8. Indrani Banerjee

9. 
10. Uma Chatterjee
11. Chanchal Sutta
12. Riddhi (Rupali Siddhi)

Signature of the OWNERS/ LANDLORDS

LANDLADIES

RIDDHI SIDDHI ENTERPRISE
Chanchal Sutta
Partners

RIDDHI SIDDHI ENTERPRISE

Riddhi

Partners

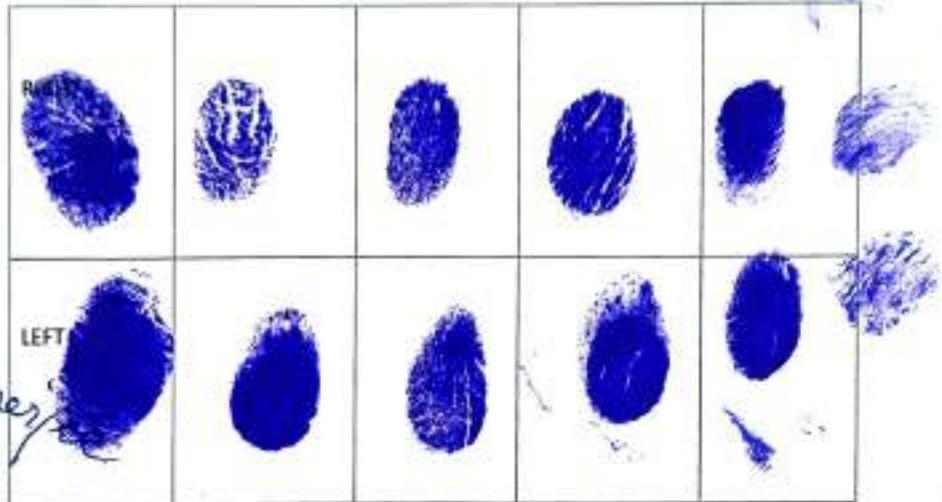
Signature of the DEVELOPER

Drafted by me as per information
and documents supplied to me:

M. W. Sengupta Advocate(WB/663/92)

Computer Print by :-





Name : **SRI SIBDAS BANERJEE**

Signature: *Sibdas Banerjee*

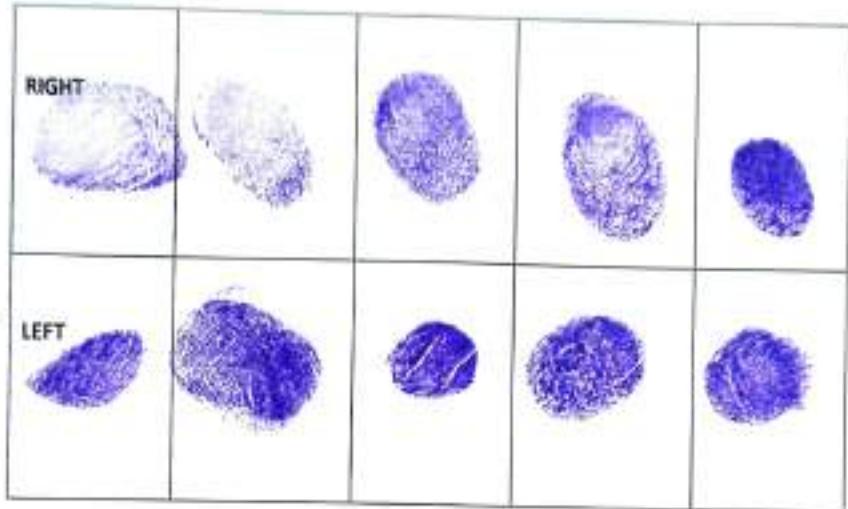


Name: **SRI SHYAMADAS BANDYOPADHYAY alias SRI**
SHYAMADAS BANERJEE alias Shyamadas Bandyopadhyay

Signature: *Shyamadas Banerjee*



Debdas Banerjee

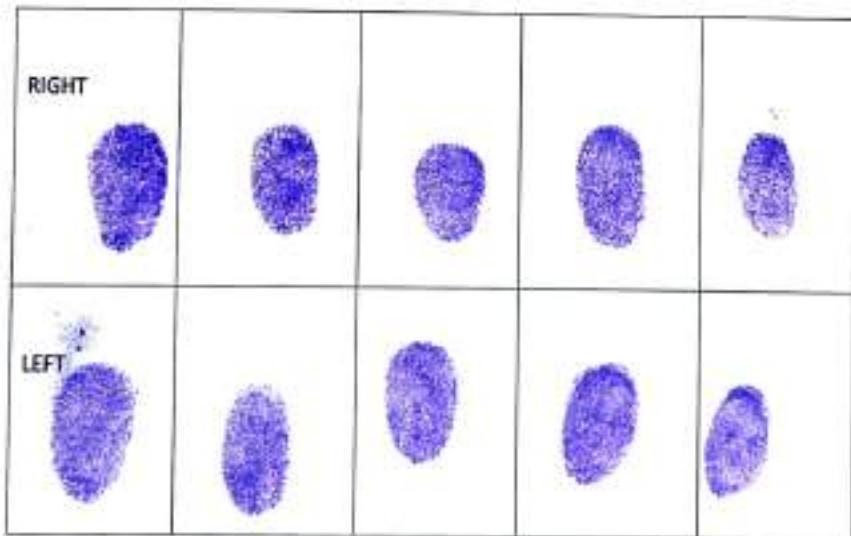


Name : **SRI DEBDAS BANERJEE**

Signature: *Debdas Banerjee*



Ambalika Mukherjee



Name: **SMT. AMBALIKA MUKHERJEE**

Signature: *Ambalika Mukherjee*



Name : **SMT.DEVIKA GHOSH**

Signature: Devika Ghosh.

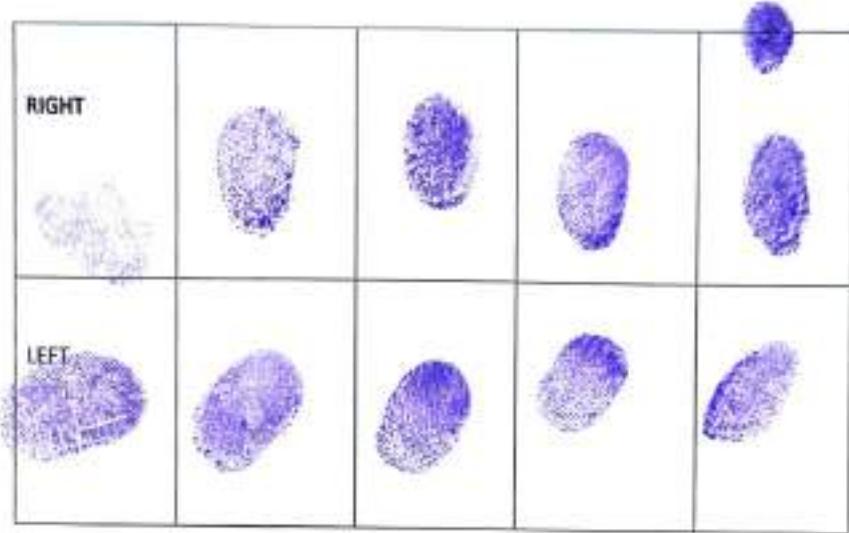


Name: **SMT.ALPANA MUKHERJEE**

Signature: Alpana Mukherjee.



Sarbani Mukherjee

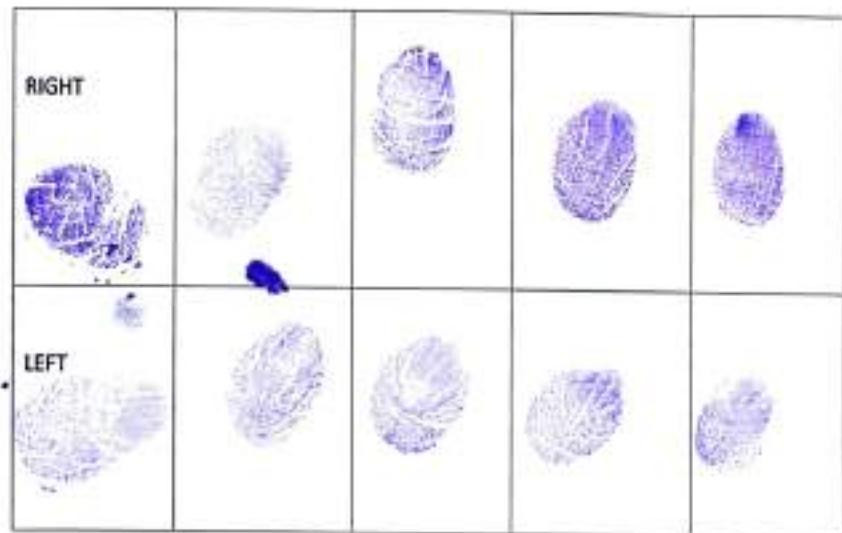


Name : **SMT. SARBANI MUKHERJEE**

Signature: *Sarbani Mukherjee*



Indrani Banerjee.

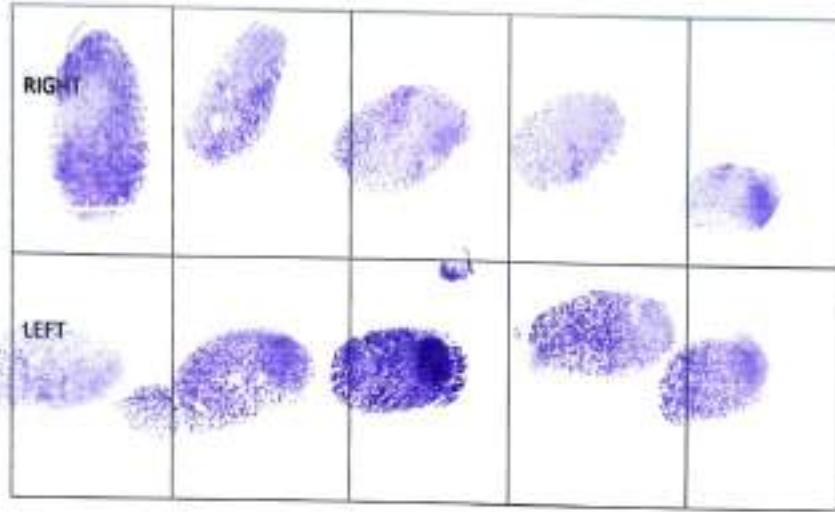


Name: **SMT. INDRANI BANERJEE**

Signature: *Indrani Banerjee*



L.T.I of Bithi
Mukherjee



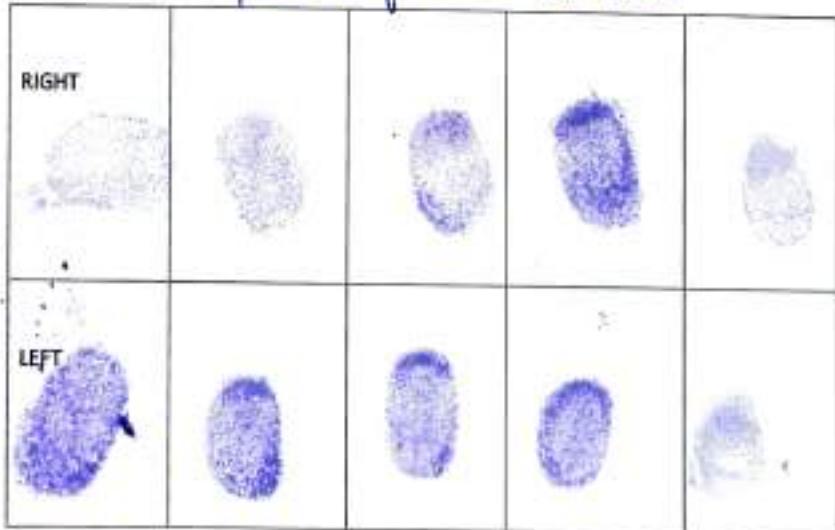
Name : **SMT. BITHI MUKHERJEE**

Signature:

L.T.I. of Bithi Mukherjee
by the pen of Bithi Mukherjee



Uma Chatterjee



Name: **SMT. UMA CHATTERJEE**

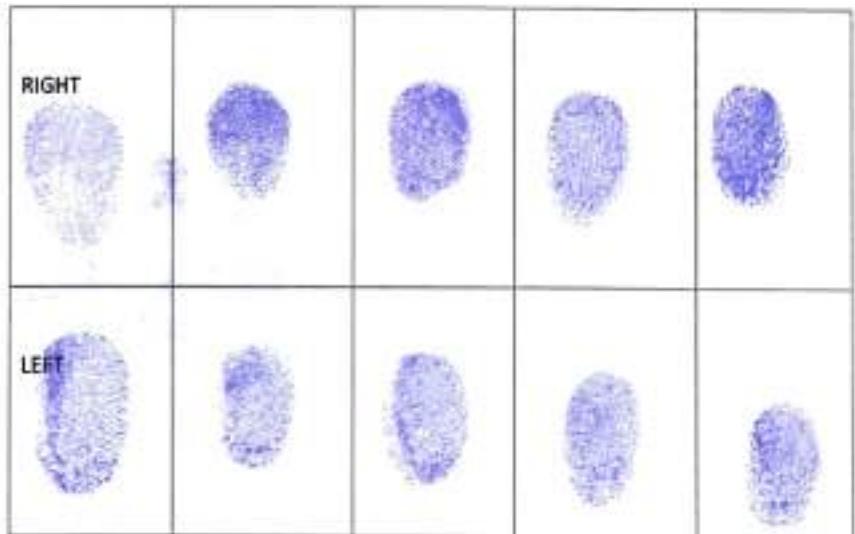
Signature: Uma Chatterjee



Name : **SRI CHANCHAL DUTTA**

(for self and representative of the Partnership Firm namely M/S. RIDDHI SIDDHI ENTERPRISE.)

Signature: Chanchal Dutta



Name: **SRI KAJAL SADHUKHA**

(for self and representative of the Partnership Firm namely M/S. RIDDHI SIDDHI ENTERPRISE.)

Signature: Kajal Sadhukha



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002330989/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SIBDAS BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033	Land Lord			<i>Sibdas Banerjee</i> 9-2-23
2	Mr SHYAMADAS BANDYOPADHYAY Alias Mr SHYAMADAS BANERJEE 43, DESHPRAN SHASMAL ROAD, City:-, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			<i>Shyamadas Bandyopadhyay</i> 9-2-23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr DEBDAS BANERJEE 43, DESHPTRAN SHASMAL ROAD, City:- P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033	Land Lord			Debdas Banerjee 09/02/2023
4	Smt AMBALIKA MUKHERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			Ambalika Mukherjee 09-02-2023
5	Smt DEVIKA GHOSH 43, DESHPTRAN SHASMAL ROAD, City:- P.O:- TOLLYGUNGE, P.S:-Charu Market, District-South 24- Parganas, West Bengal, India, PIN:- 700033	Land Lord			Devika Ghosh 09. 02. 2023

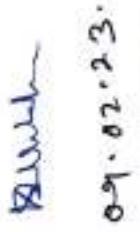
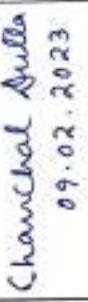
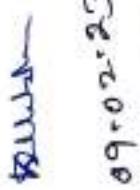
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt ALPANA MUKHERJEE 43, DESHPRAK SHASMAL ROAD, City:-, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			Alpana Mukherjee 09.02.2023
7	Smt SARBANI MUKHERJEE 43, DESHPRAK SHASMAL ROAD, City:-, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			Sarbani Mukherjee 09.02.2023
8	Smt INDRANI BANERJEE 43, DESHPRAK SHASMAL ROAD, City:-, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			Indrani Banerjee 09.02.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Smt BITHI MUKHERJEE 43, DESHPAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033	Land Lord			L.T.I. of Bithi Mukherjee by the PWD Amla -Mukherjee 09/02/2023
10	Smt UMA CHATTERJEE 43, DESHPAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033	Land Lord			Uma Chatterjee 3-2-23
11	Mr CHANCHAL DUTTA 26, PRINCE BAKTIARSHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			Chanchal Dutta 09.02.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr KAJAL SADHUKHA 60/1B, TOLLYGUNGE ROAD, City:-, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			 09.02.23
13	Mr CHANCHAL DUTTA 26, PRINCE BAKTIAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033	Representative of Developer [RIDDHI SIDDHI ENTERPR ISE]			 Chanchal Dutta 09.02.2023
14	Mr KAJAL SADHUKHA 60/1B, TOLLYGUNGE ROAD, City:-, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Representative of Developer [RIDDHI SIDDHI ENTERPR ISE]			 09.02.23

SI No.	Name and Address of identifier	Identifier of	Finger Print	Signature with date
1	Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr SIBDAS BANERJEE, Mr SHYAMADAS BANDYOPADHYAY, Mr DEBDAS BANERJEE, Smt AMBALIKA MUKHERJEE, Smt DEVIKA GHOSH, Smt ALPANA MUKHERJEE, Smt SARBANI MUKHERJEE, Smt INDRANI BANERJEE, Smt BITHI MUKHERJEE, Smt UMA CHATTERJEE, Mr CHANCHAL DUTTA, Mr KAJAL SADHUKHA, Mr CHANCHAL DUTTA, Mr KAJAL SADHUKHA		 Anirban Halder 09/02/2023

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN Details

GRN:	192022230096277888	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	11/08/2022 18:08:14	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9209240586717	BRN Date:	11/08/2022 18:10:03
Gateway Ref ID:	IGAOCOLLQ9	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002330989/1/2022

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr ANIRBAN MOULICK
Address:	SUKDEVPUR MAHESHTALA KOLKATA-700141
Mobile:	8617774077
Period From (dd/mm/yyyy):	11/08/2022
Period To (dd/mm/yyyy):	11/08/2022
Payment ID:	2002330989/1/2022
Dept Ref ID/DRN:	2002330989/1/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002330989/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	74020
2	2002330989/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	74041

IN WORDS: SEVENTY FOUR THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1604-01633/2023	Date of Registration	13/02/2023
Query No / Year	1604-2002330989/2022	Office where deed is registered	
Query Date	01/08/2022 8:28:01 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 4,24,78,441/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Desh Pran Sesmai Road, Road Zone : (Rail Bridge -- Anwar Shah Road (Ward Nos. 81 & 89)) , Premises No: 43, , Ward No: 089 Pin Code : 700033

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 14 Sq Ft	1/-	4,18,66,441/-	Width of Approach Road: 120 Ft.,
	Grand Total :			9.9321Dec	1/-	418,66,441/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	6,12,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	800 sq ft	1/-	6,12,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SIBDAS BANERJEE Son of Late SACHINDRA MOHAN BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABxxxxxx8F, Aadhaar No: 20xxxxxxxx7541, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence</p>
2	<p>Mr SHYAMDAS BANDYOPADHYAY, (Alias: Mr SHYAMADAS BANERJEE) Son of Late SACHINDRA MOHAN BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx8D, Aadhaar No: 45xxxxxxxx3754, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence</p>
3	<p>Mr DEBDAS BANERJEE Son of Late SACHINDRA MOHAN BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CUxxxxxx0L, Aadhaar No: 24xxxxxxxx8746, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence</p>
4	<p>Smt AMBALIKA MUKHERJEE Daughter of Late DHARANI MUKHERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AYxxxxxx7B, Aadhaar No: 20xxxxxxxx7541, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence</p>
5	<p>Smt DEVIKA GHOSH Daughter of Late MOHAN KUMAR GHOSH 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASxxxxxx5K, Aadhaar No: 45xxxxxxxx4763, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence</p>
6	<p>Smt ALPANA MUKHERJEE Daughter of Late SACHINDRA MOHAN BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BUxxxxxx2H, Aadhaar No: 81xxxxxxxx6096, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence</p>

7	Smt SARBANI MUKHERJEE Daughter of Late SACHINDRA MOHAN BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BTxxxxxx0G, Aadhaar No: 34xxxxxxxx8984, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence
8	Smt INDRANI BANERJEE Daughter of Late SACHINDRA MOHAN BANERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CNxxxxxx6E, Aadhaar No: 20xxxxxxxx7541, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence
9	Smt BITHI MUKHERJEE Daughter of Late RAMESH CHATTERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FCxxxxxx7C, Aadhaar No: 64xxxxxxxx4017, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence
10	Smt UMA CHATTERJEE Daughter of Late RAMESH CHATTERJEE 43, DESHPRAN SHASMAL ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ASxxxxxx1R, Aadhaar No: 25xxxxxxxx2384, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence
11	Mr CHANCHAL DUTTA (Presentant) Son of Late JAGADISH CHANDRA DUTTA 26, PRINCE BAKTIARSHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1K, Aadhaar No: 28xxxxxxxx6816, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence
12	Mr KAJAL SADHUKHA Son of Late RATAN SADHUKHA 60/1B, TOLLYGUNGE ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKxxxxxx1A, Aadhaar No: 35xxxxxxxx8726, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RIDDHI SIDDHI ENTERPRISE 26, PRINCE BAKTIAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr CHANCHAL DUTTA Son of Late JAGADISH CHANDRA DUTTA 26, PRINCE BAKTIAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx1K, Aadhaar No: 28xxxxxxxx6816 Status : Representative, Representative of : RIDDHI SIDDHI ENTERPRISE (as PARTNER)
2	Mr KAJAL SADHUKHA Son of Late RATAN SADHUKHA 60/1B, TOLLYGUNGE ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BKxxxxxx1A, Aadhaar No: 35xxxxxxxx8726 Status : Representative, Representative of : RIDDHI SIDDHI ENTERPRISE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SIBDAS BANERJEE, Mr SHYAMDAS BANDYOPADHYAY, Mr DEBDAS BANERJEE, Smt AMBALIKA MUKHERJEE, Smt DEVika GHOSH, Smt ALPANA MUKHERJEE, Smt SARBANI MUKHERJEE, Smt INDRANI BANERJEE, Smt BITHI MUKHERJEE, Smt UMA CHATTERJEE, Mr CHANCHAL DUTTA, Mr KAJAL SADHUKHA, Mr CHANCHAL DUTTA, Mr KAJAL SADHUKHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SIBDAS BANERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
2	Mr SHYAMDAS BANDYOPADHYAY	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
3	Mr DEBDAS BANERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
4	Smt AMBALIKA MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
5	Smt DEVIKA GHOSH	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
6	Smt ALPANA MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
7	Smt SARBANI MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
8	Smt INDRANI BANERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
9	Smt BITHI MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
10	Smt UMA CHATTERJEE	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
11	Mr CHANCHAL DUTTA	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec
12	Mr KAJAL SADHUKHA	RIDDHI SIDDHI ENTERPRISE-0.827674 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SIBDAS BANERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
2	Mr SHYAMDAS BANDYOPADHYAY	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
3	Mr DEBDAS BANERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
4	Smt AMBALIKA MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
5	Smt DEVIKA GHOSH	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
6	Smt ALPANA MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
7	Smt SARBANI MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
8	Smt INDRANI BANERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
9	Smt BITHI MUKHERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
10	Smt UMA CHATTERJEE	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
11	Mr CHANCHAL DUTTA	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft
12	Mr KAJAL SADHUKHA	RIDDHI SIDDHI ENTERPRISE-66.66666700 Sq Ft

On 08-02-2023

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 4,24,78,441/-

(Ch)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-02-2023

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

Presented for registration at 19:45 hrs on 09-02-2023, at the Private residence by Mr CHANCHAL DUTTA, one of the Executants.

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

Execution is admitted on 09/02/2023 by 1. Mr SIBDAS BANERJEE, Son of Late SACHINDRA MOHAN BANERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Mr SHYAMDAS BANDYOPADHYAY, Alias Mr SHYAMADAS BANERJEE, Son of Late SACHINDRA MOHAN BANERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 3. Mr DEBDAS BANERJEE, Son of Late SACHINDRA MOHAN BANERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 4. Smt AMBALIKA MUKHERJEE, Daughter of Late DHARANI MUKHERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service, 5. Smt DEVIKA GHOSH, Daughter of Late MOHAN KUMAR GHOSH, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service, 6. Smt ALPANA MUKHERJEE, Daughter of Late SACHINDRA MOHAN BANERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 7. Smt SARBANI MUKHERJEE, Daughter of Late SACHINDRA MOHAN BANERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 8. Smt INDRANI BANERJEE, Daughter of Late SACHINDRA MOHAN BANERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 9. Smt BITHI MUKHERJEE, Daughter of Late RAMESH CHATTERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 10. Smt UMA CHATTERJEE, Daughter of Late RAMESH CHATTERJEE, 43, DESHPAN SHASMAL ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 11. Mr CHANCHAL DUTTA, Son of Late JAGADISH CHANDRA DUTTA, 26, PRINCE BAKTIAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 12. Mr KAJAL SADHUKHA, Son of Late RATAN SADHUKHA, 60/1B, TOLLYGUNGE ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indefited by Mr ANIRBAN MOULICK, , , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-02-2023 by Mr CHANCHAL DUTTA, PARTNER, RIDDHI SIDDHI ENTERPRISE (Partnership Firm), 26, PRINCE BAKTIAR SHAH ROAD, City: , P.O: TOLLYGUNGE, P.S: Charu Market, District: South 24-Parganas, West Bengal, India, PIN: 700033

Indefited by Mr ANIRBAN MOULICK, , , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-02-2023 by Mr KAJAL SADHUKHA, PARTNER, RIDDHI SIDDHI ENTERPRISE (Partnership Firm), 26, PRINCE BAKTIAR SHAH ROAD, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033

Indentified by Mr ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 10-02-2023

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Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by online = Rs 21/-

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Payment of Stamp Duty

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Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2022 6:10PM with Govt. Ref. No: 192022230096277888 on 11-08-2022, Amount Rs: 74,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9209240586717 on 11-08-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 13-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9952, Amount: Rs.1,000.00/-, Date of Purchase: 16/06/2022, Vendor name: SUDHANKAR DAS



Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 50905 to 50979

being No 160401633 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.02.16 16:18:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/02/16 04:18:01 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)