

11/07/2023

I-10306/23

भारतीय गैर न्यायिक

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RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

II

82AB 227093

2/1873272/23

Certified that the Document is admitted to
Registration The Signature Sheet and the
examination sheets attached to this document
are the parts of this Document.

Additional Registrar
of Assurances Kolkata

26 JUL 2023

DEVELOPMENT AGREEMENT

THIS ARTICLE OF DEVELOPMENT AGREEMENT is made on this
the 26th day of July, 2023 [Two Thousand Twenty Three].

BETWEEN

MR. BENOY BHUSHAN CHAKRABARTY, having PAN - ACDPC8783F,
Aadhaar No. 3107 7637 8568, son of Late Bisweswar Chakrabarty, by faith
- Hindu, by Nationality - Indian, by occupation - Retired person, residing
at Hatiara, Helabattala, Thakurpara, P.O. Hatiara, P.S. Eco Park (old New
Town), Kolkata - 700157, hereinafter called and referred to as the "OWNER"
(which term or expression shall unless excluded by or repugnant to the

68387

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

.....
Issue Date.....Sign.....

Piyas Dutta
Advocate
Sealdah Court
Kolkata-700 014

06 JUN 2023

06 JUN 2023





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



192023240142724951

GRN Details

GRN:	192023240142724951	Payment Mode:	Online Payment
GRN Date:	25/07/2023 22:29:49	Bank/Gateway:	State Bank of India
BRN :	IK0CJJPET1	BRN Date:	25/07/2023 22:31:51
GRIPS Payment ID:	250720232014272494	Payment Init. Date:	25/07/2023 22:29:49
Payment Status:	Successful	Payment Ref. No:	2001873272/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PIYAS DUTTA
Address:	SEALDAH COURT
Mobile:	9062982058
Contact No:	9062982058
Depositor Status:	Advocate
Query No:	2001873272
Applicant's Name:	Mr Piyas Dutta
Identification No:	2001873272/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/07/2023
Period To (dd/mm/yyyy):	25/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001873272/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	75011
2	2001873272/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				105032

IN WORDS: ONE LAKH FIVE THOUSAND THIRTY TWO ONLY.

context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns etc.) of the **ONE PART**.

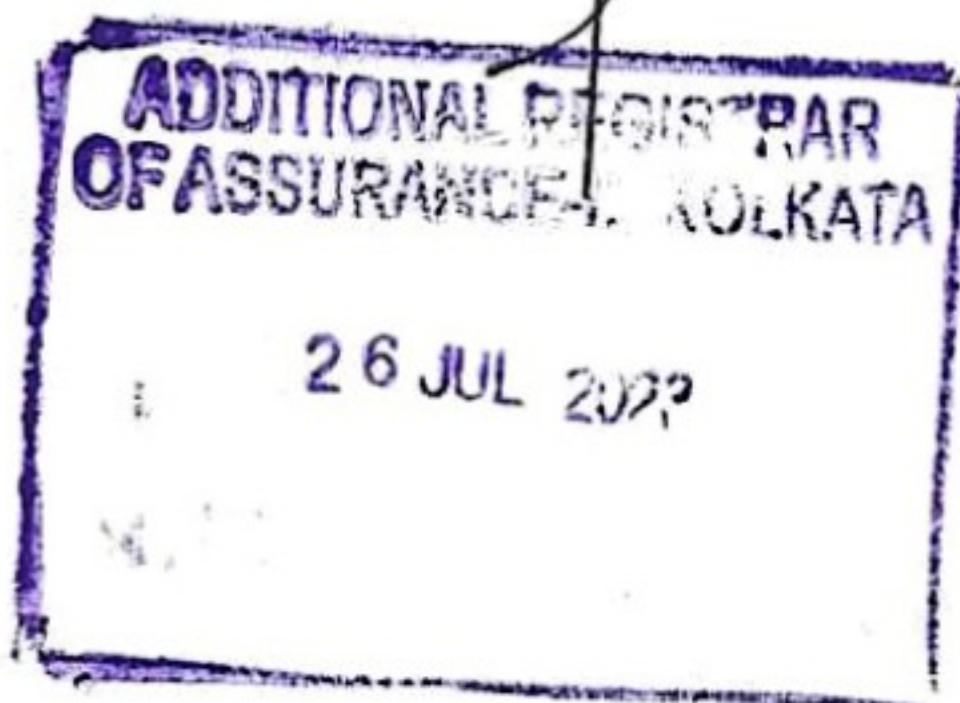
A N D

"SKJ CONSTRUCTION", a Proprietorship concern having its office at 198, Helabattala, Hatiara Road, Baguiati, P.O. Hatiara, P.S. Eco Park (old New Town), Kolkata - 700157, represented by its proprietor namely **MR. SUNNY JAISWAL**, having PAN - AKHPJ9156H, Aadhaar No. 6752 1272 0090, son of Mr. Santosh Kumar Jaiswal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Sulakha Abasan, Helabattala, Hatiara Road, P.O. Hatiara, P.S. - Eco Park (old New Town), Kolkata - 700157, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns etc.) of the **OTHER PART**.

WHEREAS by virtue of a Deed of Sale, written in Bengali Language, executed on 13/02/1951 one Kanak Chandra Ghosh and Others, therein called the Vendors of the One Part sold, transferred and conveyed their 3/4th share out of the plot of land as follows :-

Mouza	C.S. Khatian No.	C.S. Dag No.	Land Area
Hatiara	54	4002	04 Decimal
Hatiara	166/7	4006	05 Decimal
Hatiara	252	4006	07 Decimal
Hatiara	1301	4003	09 Decimal
Hatiara	471	4005	11 Decimal
Hatiara	471	4004	16.50 Decimal

lying and situated at J.L. No. 14, Re.Sa. No. 188, Touzi Nos. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, to Biseswar Chakraborty, therein called the Purchaser of the Other Part and the said deed was registered in the office of S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 12, pages 224 to 227, being No. 921, for the year of 1951.



AND WHEREAS by virtue of a Deed of Sale, written in Bengali Language, executed on 13/03/1954 one Jagabandhu Ghosh, therein called the Vendor of the One Part sold, transferred and conveyed his 1/4th share out of the plot of land as follows :-

Mouza	C.S. Khatian No.	C.S. Dag No.	Land Area
Hatiara	54	4002	04 Decimal
Hatiara	166/7	4006	05 Decimal
Hatiara	252	4006	07 Decimal
Hatiara	1301	4003	09 Decimal
Hatiara	471	4005	11 Decimal
Hatiara	471	4004	16.50 Decimal

lying and situated at J.L. No. 14, Re.Sa. No. 188, Touzi Nos. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, to Biseswar Chakraborty, therein called the Purchaser of the Other Part and the said deed was registered in the office of S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 24, pages from 119 to 125, being No. 1430, for the year of 1954.

AND WHEREAS after purchased as aforesaid the said Biseswar Chakraborty died intestate on 26/01/1969 leaving behind his wife namely Parul Bala Debi, only son namely BENOY BHUSHAN CHAKRABARTY and seven daughters namely Nirmala Bhattacharjee, Renuka Roy, Hashi Bhattacharjee, Apu Rani Chatterjee, Dipali Chakraborty, Shefali Chakraborty and Gouri Chakraborty, as his legal heirs and successors of his aforesaid property, as per Hindu Succession Act. 1956.

AND WHEREAS by virtue of a Deed of Sale, written in Bengali Language, executed on 25/11/1970 one Parul Bala Debi, Nirmala Bhattacharjee, Renuka Roy, Hashi Bhattacharjee, Apu Rani Chatterjee, Dipali Chakraborty, Shefali Chakraborty and Gouri Chakraborty, therein called the Vendors of the One Part sold, transferred and conveyed their 8/9th share out of their aforesaid inherited properties, to BENOY BHUSHAN



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26 JUL 2022

CHAKRABARTY, therein called the Purchaser of the Other Part and the said deed was registered in the office of S.R. Cossipore Dum Dum, recorded in Book No. 1, Volume No. 106 pages from 148 to 154 being No. 7178, for the year of 1970.

AND WHEREAS after inherited and purchased as aforesaid the said BENOY BHUSHAN CHAKRABARTY duly mutated his name in the recorded of the B.L. & L.R.O., as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4003	9 Decimal	Bagan
Hatiara	6543	4005	11 Decimal	Doba
Hatiara	6543	4006	9 Decimal	Bastu
Hatiara	6543	4004/4618	5 Decimal	Bagan
Hatiara	6543	4002/4627	4 Decimal	Doba
Hatiara	6543	4007/4628	4 Decimal	Doba
Hatiara	6543	4006/4629	2 Decimal	Bagan
Hatiara	6543	4006/4630	1 Decimal	Bagan
Hatiara	6543	4004/4634	7 Decimal	Bastu

Total area = 52 Decimal (M\L).

AND WHEREAS the said BENOY BHUSHAN CHAKRABARTY got his name in the record of the local municipality, being Holding No. 290, Block - HJ, within the locality of Hatiara Sardar Para, P.O. Hatiara, Kolkata - 700157 and process the same free from all encumbrances.

AND WHEREAS by way of aforesaid the present Owner herein seized and possessed of and/or otherwise well sufficiently entitled to ALL THAT piece and parcel of the plot of land as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4003	9 Decimal	Bagan
Hatiara	6543	4005	11 Decimal	Doba
Hatiara	6543	4006	9 Decimal	Bastu



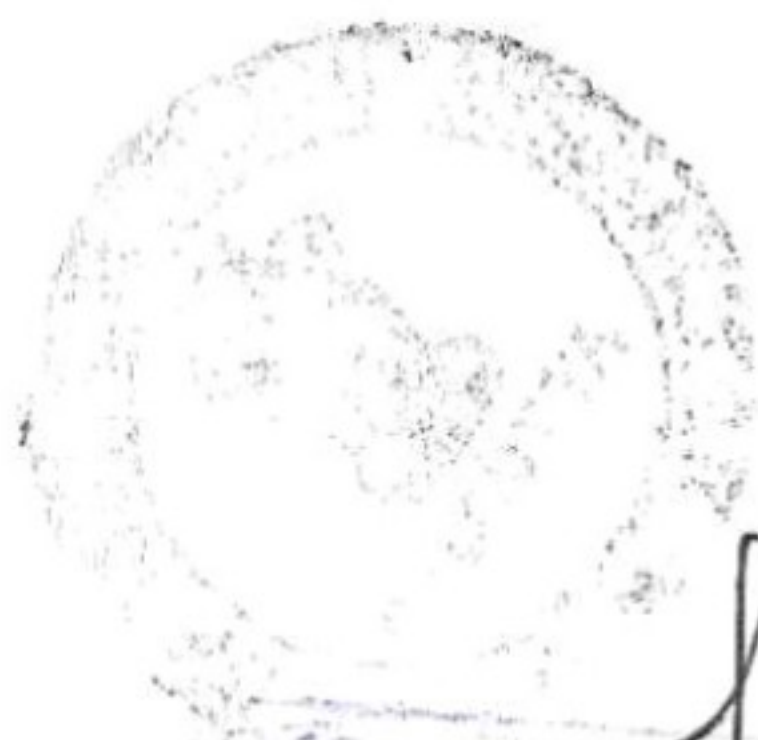
Hatiara	6543	4004/4618	5 Decimal	Bagan
Hatiara	6543	4002/4627	4 Decimal	Doba
Hatiara	6543	4007/4628	4 Decimal	Doba
Hatiara	6543	4006/4629	2 Decimal	Bagan
Hatiara	6543	4006/4630	1 Decimal	Bagan
Hatiara	6543	4004/4634	7 Decimal	Bastu

Total area = 52 Decimal (M\L).

lying and situated at J.L. No. 14, Re.Sa. No. 188, Touzi Nos. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation), Ward No. 14 (old 20), being Holding No. 290, Block – HJ, within the locality of Hatiara Sardar Para, P.O. Hatiara, Kolkata – 700157, and the Owner herein has also acquired the absolute right, title, interest over the above mentioned property as absolute Owner thereof and he have been/is still now possessing and enjoying the said property peacefully, freely, absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances whatsoever, thereafter the Owner herein divided his entire plot in four deferent plots as Plot No. "A", "B", "C" & "D".

AND WHEREAS the Owner herein executed a Deed of Declaration, dated 23/05/2023, registered at the office at A.R.A. – II, Kolkata, recoded in Book No. I, Volume No. 1902-2023, pager from 213410 to 213423, being No. 190206761, for the year 2023 in respect of ALL THAT piece and parcel of the plot of land as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4003	9 Decimal (M/L) equivalent to 5 Cottahs 7 Chittacks 5 Sq.Ft. (M/L)	Bagan



SECRET

26 JUL 2002

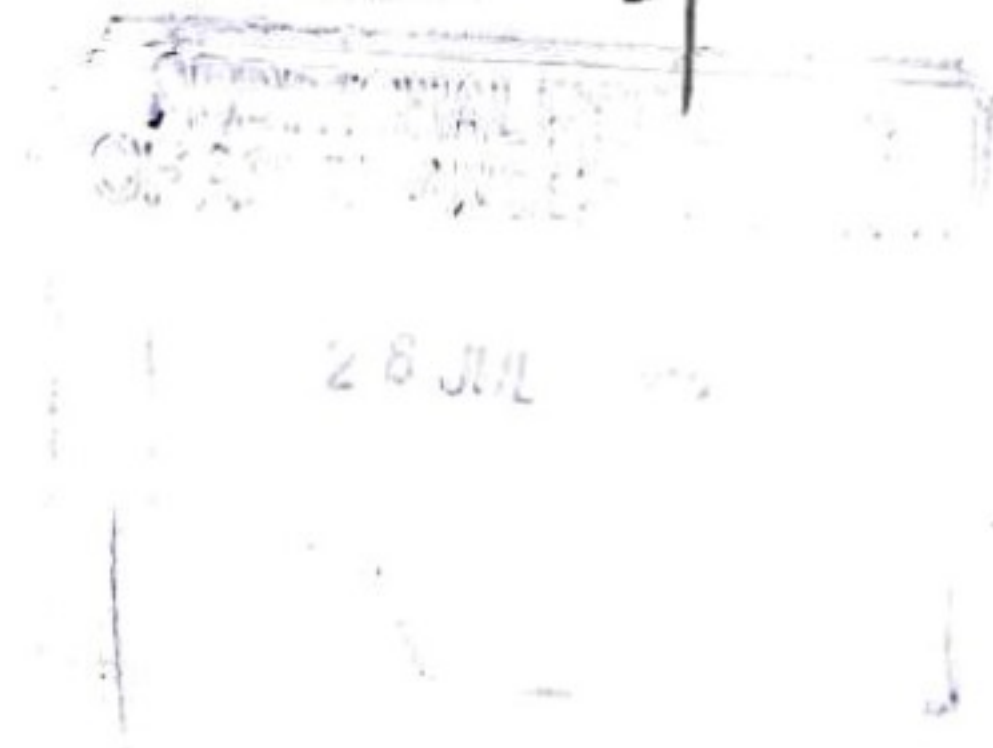
Hatiara	6543	4006	9 Decimal (M/L) equivalent to 5 Cottahs 7 Chittacks 5 Sq.Ft. (M/L)	Bastu
Hatiara	6543	4006/4629	2 Decimal (M/L) equivalent to 1 Cottah 3 Chittacks 17 Sq.Ft. (M/L)	Bagan
Hatiara	6543	4006/4630	1 Decimal (M/L) equivalent to 0 Cottah 9 Chittacks 31 Sq.Ft. (M/L)	Bagan

Total area = 21 Decimal (M\L) equivalent to 12 (Twelve) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.Ft. (M/L).

lying and situated at J.L. No. 14, Re.Sa. No. 188, Touzi Nos. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, delineated as Plot No "A", within the limits of Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation), Ward No. 14 (old 20), being Holding No. 290, Block – HJ, within the locality of Hatiara Sardar Para, P.O. Hatiara, Kolkata – 700157.

DESIRE OF DEVELOPMENT AGREEMENT & DEVELOPMENT POWER OF ATTORNEY

1. The said now the Owner herein decided to construct two multi storied residential buildings called as Block – A & Block – B, upon his land more fully described in the Schedule – "A" below. But as the present Owner do not have required capital to construct a multi storied building on the said land as in Schedule – "A" below due to paucity of funds, the Owner herein decided to get help of developer who shall invest fund



in construction of two multi storied buildings on the Schedule – “A” mentioned landed property.

With this end in view the Owner approached S K J CONSTRUCTION, as Developer and described the other part herein offered it to undertake the jobs of construction of a two multi storied buildings on the said landed property.

The Developer accepted the said proposal of the Owner as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of to construct two multi storied residential buildings called as Block – A & Block – B, on the said land and to make agreement to sell and /or to sell to intending purchaser/s for the Developer's allocation of the new building as may be deemed fit and proper by the Developer excepting the proportions of the newly constructed building which will be kept reserved for the land Owner as per terms and conditions mentioned below:

The Owner and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein and they have entered into this present Development Agreement with some terms and conditions enumerated herein below.

2. Registered Development Power of Attorney After Registered Development Agreement :

For the smooth running of the said project, the said BENOY BHUSHAN CHAKRABARTY, Owner herein, agree to execute a Registered Development Power of Attorney after Registered Development Agreement, by which the Owner herein have appointed and nominated the said SKJ CONSTRUCTION the Developer herein, as their constituted attorney, to act on behalf of the Owner.

3. DEFINITION



26 JUL 1972

Building : Shall mean two multi storied residential buildings called as Block – A & Block – B, so to be constructed by the Developer in all respect, in accordance with the aforesaid sanctioned building plan duly sanctioned by the concerned authority i.e. Bidhannagar Municipal Corporation (previously known as Rajarhat Gopalpur Municipality).

Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

Saleable Space : Shall mean the space within the building, which is to be available as a unit/flat/garage/shop for independent use and occupation in respect of Owner's Allocation & Developer's Allocation as mentioned in this Agreement.

Owner's Allocation : Shall mean the consideration against the project by the Landowner, which is more fully described in Schedule – "B" hereunder written.

Developer's Allocation : Shall mean all the remaining area of the proposed building excluding Owner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Schedule – "C" written herein below.

Architect /Engineer : Shall mean such person or persons being appointed by the Developer.

Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Owner as a transfer of space in the said building to intending purchaser/s thereof.

Building Plan : Shall mean said sanctioned building plan or revised sanctioned plan for the construction and completion of the said two multi storied buildings, which is to be obtained and/or to be sanctioned by the concerned authority/ authorities for construction and completion of the building. Including its modification and amenities and alterations.



Built Up Area/ Lockable Area : Here Built-up area/ Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

Total Covered Area : Here total covered area means, built up/lockable area of the flat plus proportionate area of common space like stairs, lift & lobby areas of that particular floor.

Super Built-Up Area (For any Individual Unit): Here super built-up area means the total covered area plus super built up area.

4. LANDOWNERS' RIGHT & REPRESENTATION :

Indemnification regarding Possession & Delivery : The Landowner is seized and possessed of and/or otherwise well and sufficiently entitled to the Schedule – "A" property in as it is condition and deliver physical as well as identical possession to the Developer to develop, complete and finish the schedule property.

Free from Encumbrance : The Landowner also indemnify that the Schedule – "A" property is free from all encumbrances and the Landowner have marketable title in respect of the said premises.

5. DEVELOPER'S RIGHTS:

Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under this agreement, in this regard the Landowner have no liability.

Right of Construction : The Landowner hereby grant permission an exclusive right to the Developer to construct two multi storied residential buildings called as Block – A & Block – B, upon the Schedule – "A" property in all respect.

Construction Cost : The Developer shall carry total construction work of the building at its own costs and expenses. No liability on account of



construction cost will be charged from the Landowner for Landowner's Allocation.

Sale Proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.

Booking & Agreement for Sale : Booking from intending purchaser/s for Developer's Allocation will be taken by the Developer and the agreement, with the intending purchaser/s will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in its own names but without creating any liability on the Landowner.

Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

Profit & Loss : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

Possession to the Landowners : On completion of the project, the Developer will handover undisputed peaceful possession of the Landowner's Allocation in habitable condition together with all rights of the common facilities and amenities to the Landowner with Possession Letter.

Possession to the intending purchaser : On completion of the project, the Developer will handover possession to the intending purchaser/s, possession letter will be signed by the Developer as representative and Power of Attorney holder of the Landowner.

Deed of Conveyance : The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowner in respect of Developer's Allocation.

Providing Completion Certificate : The Developer on Completion of the said construction of the G+Four building obtained Completion



Certificate from the concerned authority and provide the Completion Certificate to the Landowner free of Cost.

6. CONSIDERATION :

Permission against Consideration : The Landowner grant permission for exclusive right to construct, complete and finish the said building in consideration of Landowner's Allocation to the Developer.

7. DEALING OF SPACE IN THE BUILDING :

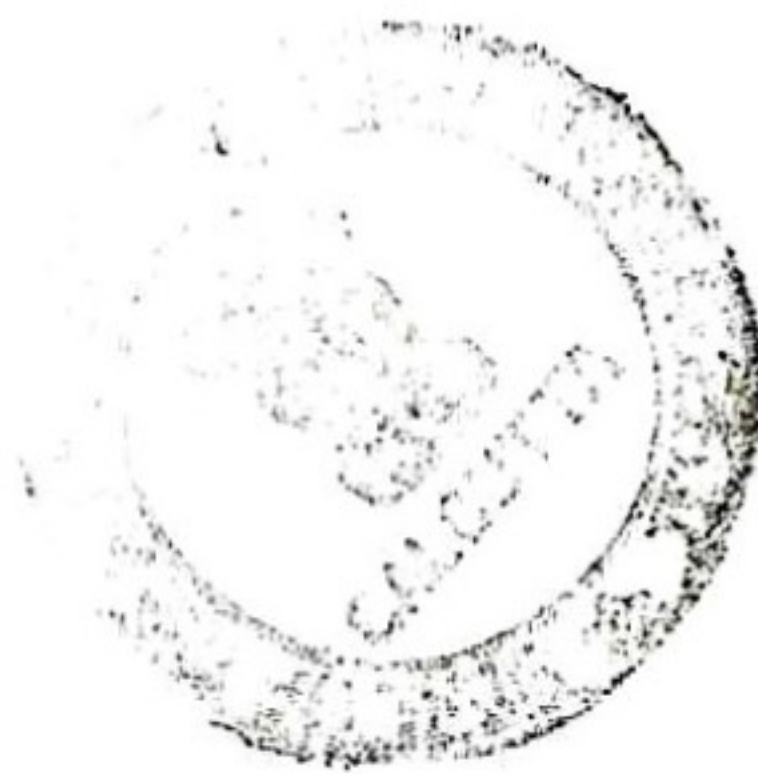
Exclusive Power of Dealings of Landowner : The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

8. BUILDING

Completion of Project : The Developer shall at its own costs construct, finish and complete the building with good and standard material as may be specified by the Engineer of the Developer from time to time.

Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L. and unit permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and



constructed for sale of flats therein on ownership basis and as mutually agreed upon.

Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/ revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.

Municipal Taxes & Other Taxes of the Property : The Landowner shall pay and clear up all the arrears on account of Bidhannagar Municipal Corporation taxes and outgoing of the said property up to the date of this agreement and after that the Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government /Central Government and/or any other statutory authority/ authorities on Developer's Allocation only AND on the contrary, the Landowner will pay Municipal Tax, GST and/or any other taxes as levied by the State Government /Central Government and/or any other statutory authority/ authorities on Owner's Allocated Portion or Owner's Allocation only.

Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

9. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS

Delivery of Possession : The Developer shall handover peaceful habitable possession of the landowner's allocation within 24 (Twenty-Four) months from the date of obtaining the building sanction plan. The time shall be the essence of this contract unless such time is mutually extended a farther period of 6 (Six) months in writing by the parties for unforeseen reasons of circumstances beyond the control of the parties



hereto. In the event of any party to this agreement fails to perform their obligations herein, the other party shall be entitled to get damage, cost and compensation from the party of failure and other party may take any legal action against another party through court, the Developer shall give written notice to the Landowners requiring the Landowner to take possession of the Landowner's Allocation in the building.

Payment of Municipal /Corporation Taxes : Within 30 days from the receive possession of Landowner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Municipal/ Corporation and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates) payable in respect of Landowner's Allocation only.

Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

10.COMMON RESTRICTION :

Restriction of Landowners and Developer in common:

The Landowner Allocation in the two buildings shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-



ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
26 JUL 2022

1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/ or breach of any of the said laws, byelaws and regulation:
5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions 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 of them and/or the occupation of the building indemnified from and against the consequence of any breach.
6. No goods or other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.



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**ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA**

26 JUL 2006

7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

8. The Landowners shall permit the Developer and its/their servants and agents with or without workman and other at all reasonable times to enter into and upon Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

11. LANDOWNERS' OBLIGATION :

No Interference :

The Landowner hereby agree and covenant with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) 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.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

12. DEVELOPER'S OBLIGATIONS:

Time Schedule of Handing Over Landowner's Allocation : The Developer hereby agree and covenant with the Landowner to handover Landowner's Allocation within 24 (Twenty-Four) months from the date of obtaining the building sanction plan. The time shall be the essence of this contract unless such time is mutually extended a further period of 6 (Six) months in writing by the parties for unforeseen reasons of



PROFESIONAL REGISTER
OF ARCHITECTS
26 JUL 2023

circumstances beyond the control of the parties hereto to handover the possession of Landowner's Allocation.

Penalty : If the Landowner's Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs. 25,000/ - (Twenty Five Thousand) only per month to the Landowner as demurrage.

No Violation : The Developer hereby agrees and covenants with the Landowner.

(i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

(ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the two buildings at the said premises vice versa.

13. LANDOWNER'S INDEMNITY :

Indemnity: The Landowner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

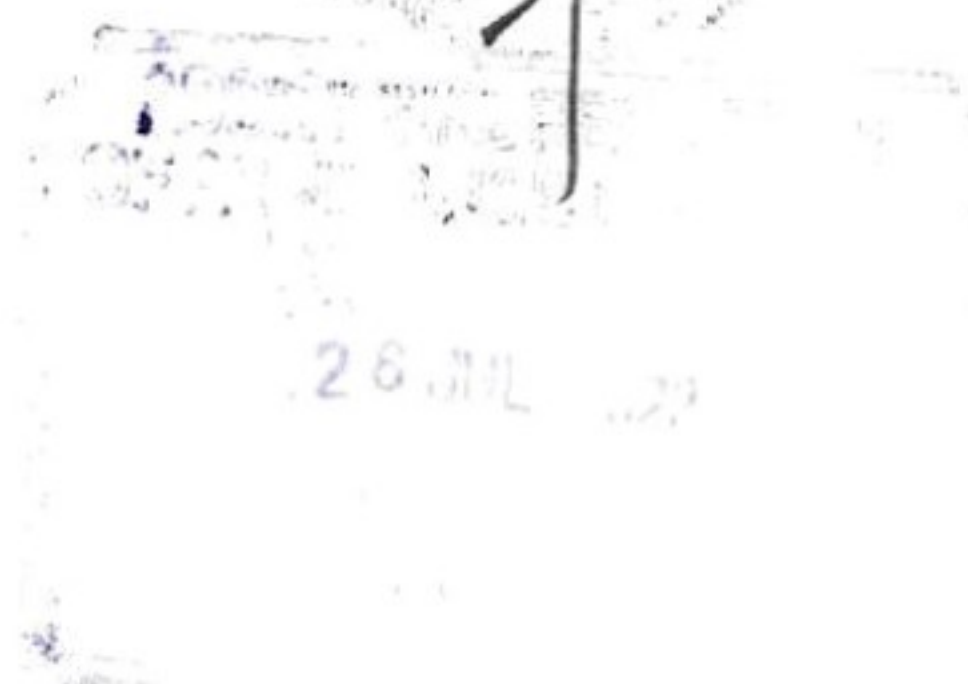
14. DEVELOPER'S INDEMNITY :

The Developer hereby undertake to keep the Landowners

- (i) indemnified against third party claiming and action arising out of any sort of act of commission or commission of the Developer in relation to the construction of the said two buildings.
- (ii) Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

15. MISCELLANEOUS:

Contract Not Partnership : The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained



herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

Not specified Premises : It is understood that from time to time to facilitate the construction of the two buildings by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner. And various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowner also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.

Not Responsible : The Landowner shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

Process of Issuing Notice : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.



2021

Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agree to abide by all the rules and regulations to be framed by any society/ association/ holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

Name of the Building : The name of the building shall be decided by the both parties mutually in due course.

18.1.6 Right to borrow found : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified against all actions, suits, proceeding and costs, charges and Expenses in respect thereof, But it is to be mentioned here that the property hereby intended to be developer or any part thereof cannot be mortgaged in taking loan from the bank or any financial institution The Landowner shall not under any circumstances, remain liable to make payment of any loan if taken by the developer from any financial institution make payments of any loan if taken by the developer from any financial institution or bank in constructing the said building or any part thereof at the said premises.

Documentation : The Landowner delivered all the Xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.

Electrical Transformer & Mother Meter : The Electrical Transformer and thereafter the Mother Meter will be installed by the W.B.S.E.D.C.L. in the project. The process of installation or transformer and thereafter



28 JUL 1973

the Mother Meter will be taken by the developer. The expense for installing the Electrical Transformer and thereafter the Mother Meter will be paid by the Developer and the Landowner as per the proportionate allocated share in this project. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformer in the project within the stated period of handing over the possession and, the Landowner and purchaser/s of the building shall take any legal step/s if the negligence shall be done on the path of the developer.

16.FORCE MAJEURE :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existences of the force majeures and shall be suspended from the obligations during the duration of the force majeure, Force Majeure shall mean flood, Earthquake, riot, war, storm, tempest, civil commotion, strike and/or other act of commission beyond the reasonable control of the parties hereto.

17.DISPUTES :

All disputes and/or differences between the parties hereto regarding the construction and/or interpretation of this agreement and touching these premises or determination of any liability shall be adjudicated by the concerned civil court /s and both the party will have the right to file civil suit/case, in respect of the Schedule – “A” Property to the Civil Courts has jurisdiction of the said Schedule – “A” Property.

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, beach or enforceability of this Agreement (collectively Disputes) shall be referred to the competent Civil court of having jurisdiction to entertain the same.



ADDITIONAL
OFFICE

If any Negligence found in the process of construction and handing over the Land Owner's Possession, Providing the Possession Letter and Completion Certificate, within the stipulated period The Landowner will be in liberty to file Specific Performance Suit against the Developer herein for Compensation, Damages and others lawful demands.

18. JURISDICTION :

In connection with the aforesaid legal proceeding, only the District Judge, North 24-Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and file any civil suit/s and proceedings.

SCHEDULE - "A"
[DESCRIPTION OF LAND & PREMISES]

ALL THAT piece and parcel of plot of Vacant land as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4003	9 Decimal (M/L) equivalent to 5 Cottahs 7 Chittacks 5 Sq.Ft. (M/L)	Bagan
Hatiara	6543	4006	9 Decimal (M/L) equivalent to 5 Cottahs 7 Chittacks 5 Sq.Ft. (M/L)	Bastu
Hatiara	6543	4006/4629	2 Decimal (M/L) equivalent to 1 Cottah 3 Chittacks 17 Sq.Ft. (M/L)	Bagan
Hatiara	6543	4006/4630	1 Decimal (M/L) equivalent to 0 Cottah 9	Bagan



POST OFFICE
CALCUTTA

26 FEB

			Chittacks 31 Sq.Ft. (M/L)	
--	--	--	------------------------------	--

Total area = 21 Decimal (M\L) equivalent
to 12 (Twelve) Cottahs 11 (Eleven)
Chittacks 13 (Thirteen) Sq.Ft. (M/L).

lying and situated at J.L. No. 14, Re.Sa. No. 188, Touzi Nos. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, delineated as Plot No. "A", within the limits of Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation), Ward No. 14 (old 20), being Holding No. 290, Block – HJ, within the locality of Hatiara Sardar Para, P.O. Hatiara, Kolkata – 700157, under the Jurisdiction of A.D.S.R. Rajarhat, which is butted and bounded as follows :-

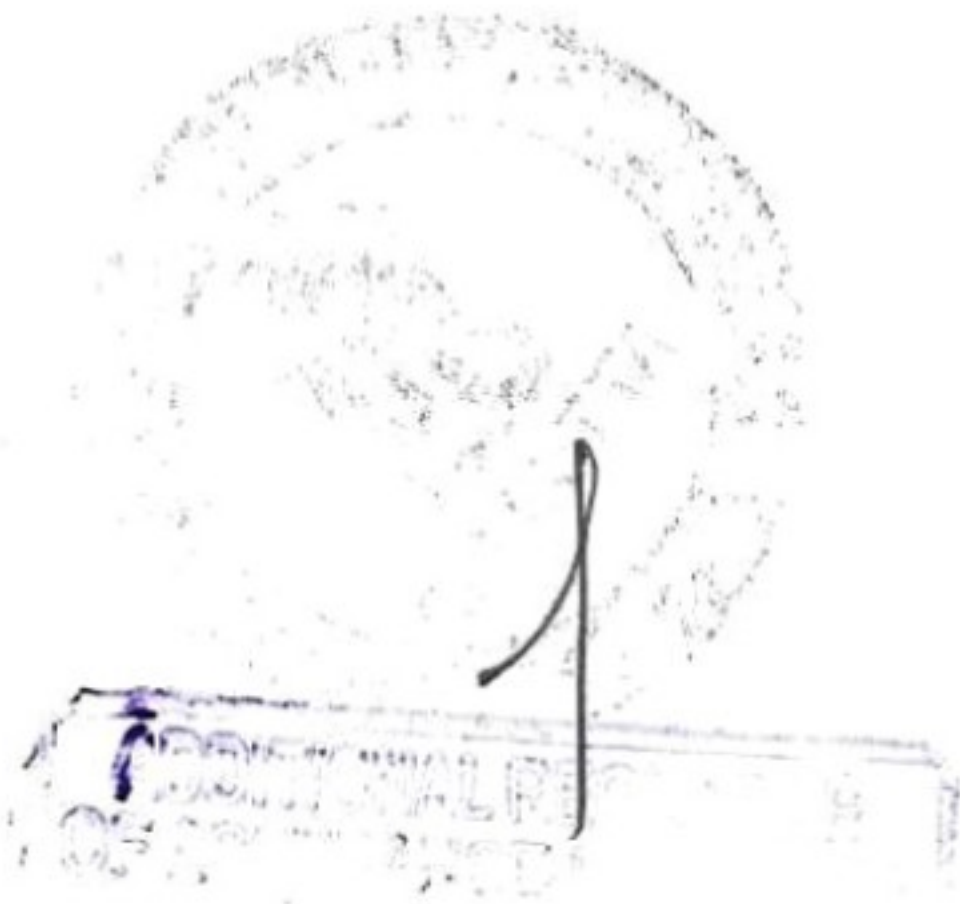
On the North	:	By 29' – 6" Wide Hatiara Bypass Road.
On the South	:	By Plot No. B.
On the East	:	By 16' – 4" Wide Road.
On the West	:	By Property of Ratan Majumder, Ramoni Mohan Das, Debokilal Basak, Kamal Majumder and Sanjay Apartment.

SCHEDULE - "B"

[DESCRIPTION OF OWNER'S ALLOCATION]

The Landowner hereto in consideration of allowing the Developer to construct, complete and finish the said two buildings called as Block – A and Block- B, upon the premises as stated in the Schedule – "A" herein above by constructing, completing and finishing the said two buildings called as Block – A & Block- B, over and above the same and the Landowners will be entitled to have the allocation in the manner as follows :-

ALL THAT piece and parcel of the 50% constructed built up area from the Building called as Block - A as follows :-



23 JUL 1972

- i) One Shop room, being No. 1, measuring about 167 Sq. Ft., Covered Area on the Ground Floor of the said Block - A building,
- ii) One Shop room, being No. 2, measuring about 77 Sq. Ft., Covered Area on the Ground Floor of the said Block - A building,
- iii) Four numbers car parking spaces, being Nos. 5, 6, 7 & 9, on the Ground Floor of the said Block - A building.
- iv) One residential flat, being No. 1A, measuring about 899 Sq. Ft. built up area on the First Floor of the said Block - A building.
- v) One residential flat, being No. 1B, measuring about 843 Sq. Ft. built up area, on the First Floor of the said Block - A building.
- vi) One residential flat, being No. 1C, measuring about 633 Sq. Ft. built up area, on the First Floor of the said Block - A building.
- vii) One residential flat, being No. 1D, measuring about 624 Sq. Ft. built up area the First Floor of the said Block - A building.

i.e. ; The Entire First Floor will be received by the Land Owner as a Land Owner's Allocation.

- viii) One residential flat, being No. 3A, measuring about 899 Sq. Ft. built up area, on the Third Floor of the said Block - A building.
- ix) One residential flat, being No. 3D, measuring about 624 Sq. Ft. built up area, on the Third Floor of the said Block - A building.

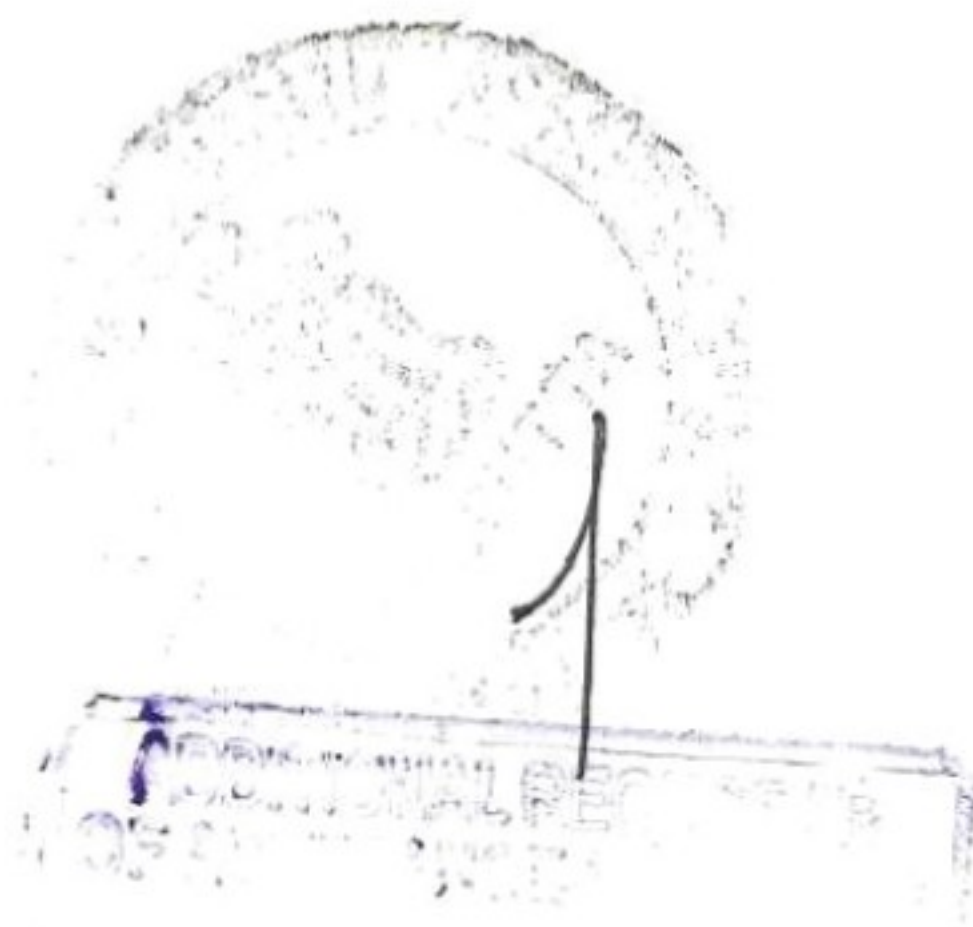
i.e.; The above mentioned 3A & 3D Flats of the Third Floor will be received by the Land Owner as a Land Owner's Allocation.

- x) One residential flat, being No. 4B, measuring about 843 Sq. Ft. built up area, on the Fourth Floor of the said Block - A building.
- xi) One residential flat, being No. 4C, measuring about 633 Sq. Ft. built up area, on the Fourth Floor of the said Block - A building.

i.e.; The above mentioned 4B & 4C Flats of the Fourth Floor will be received by the Land Owner as a Land Owner's Allocation.

ALL THAT piece and parcel of the 50% constructed built up area from the Building called as Block - B as follows :-

- i) One residential flat, being No. 2A, measuring about 640 Sq. Ft. built up area, on the Second Floor of the said Block - B building.



25 JUL 1979

- ii) One residential flat, being No. 2B, measuring about 591 Sq. Ft. built up area, on the Second Floor of the said Block - B building.
- iii) One residential flat, being No. 2C, measuring about 534 Sq. Ft. built up area, on the Second Floor of the said Block - B building.

i.e.; The Entire Second Floor will be received by the Land Owner as a Land Owner's Allocation.

- iv) One residential flat, being No. 3B, measuring about 591 Sq. Ft. built up area, on the Third Floor of the said Block - B building.
- v) One residential flat, being No. 3C, measuring about 534 Sq. Ft. built up area, on the Third Floor of the said Block - B building.

i.e.; The above mentioned 3B & 3C Flats of the Third Floor will be received by the Land Owner as a Land Owner's Allocation.

- vi) One residential flat, being No. 4A, measuring about 640 Sq. Ft. built up area, on the Fourth Floor of the said Block - B building.

i.e.; The above mentioned 4A Flat of the Fourth Floor will be received by the Land Owner as a Land Owner's Allocation.

- vii) Three numbers car parking spaces, being Nos. 2, 4, & 6, on the Ground Floor of the said Block - B Building.

together with undivided proportionate share of the land, common areas and facilities of the said building.

That the measurement from the allocated share of the Developer and Landowner will be equal. If any of the parties will have any additional area, the party shall liable to pay the amount for the additional area to the other party as per the present market rate at that time.

That the Land Owner herein will receive a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only as refundable consideration to be payable by the Developer to the Landowner at the time of signing, executing and registering of this present Development Agreement.

The aforesaid total refundable consideration will be refunded by the Landowner to the Developer at the time receiving possession letter by the



Developer herein and the physical possession of the Landowners' Allocation in peaceful manner in habitable condition.

The units will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

SCHEDULE - "C"

[DESCRIPTION OF DEVELOPER'S ALLOCATION]

DEVELOPER'S ALLOCATION : ALL THAT piece and parcel of the rest 50% constructed area of the of the proposed two multi storied buildings called as Block - A and Block - B, other than the Owner's allocation mentioned herein above, together with undivided proportionate share of land, along with common areas and facilities of the said building.

If any additional construction will be done by the Developer after having written consent of the Landowner, as per the revised sanctioned building plan from the concerned Bidhannagar Municipal Corporation, The additional Constructed area will be allocated under the same Ration and same Terms and Condition mentioned herein.

All the Open Spaces surrounding the Building area and within the Boundary walls will be used by the Land Owner and The Developer as per the same Proportionate Ratio mentioned above.

SCHEDULE - "D" [BRIEF SPECIFICATION]

1. STRUCTURE: R. C. C. structure of the said Flats.
2. WALL: Outside wall 8" of brick and outside work cement plastering.
Inside wall 5" brick and will be finished with Putty.
3. DOORS: All door will be flash door, with Shal frame.
4. WINDOWS: Windows will be Sliding , with grill.
5. KITCHEN : Floor of the Kitchen will be of floor Tiles, cooking platform will be black stone top with a 2 feet dado to be fitted glazed tiles above



the cooking platform. There will be one still sink and one water top and one tap provided under the sink with normal quality materials.

6. WATER supply will be given with the help of Electric meter and pump tube well.
7. FLOORING : All the floor are finished with floor Tiles.
8. ELECTRIC LINE: The electric wiring will be copper wiring, concealed through Switches on switch board will be provided eclectic point normal quality materials.
9. TOILET : The toilet will have floor Tiles flooring and dado of one toilet up to 5' feet height will be finished with and the other with glazed titles and fitted with one Indian style water closets, commode and one shower and one wash Basin will be proved in each flat with normal quality materials.
10. LIFT : The Developer will provide 1 (one) Lift having the carrying capacity of 4 (four) persons in each of the Building called as Block - A and Block - B.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH INTIMATION PRIOR

- a) The personal extra work may be done subject to architect's prior approval and money will be deposit in advance.
- b) If the landowner and any Intending purchaser of the landowner's allocation will ask the developer for any alteration/changes in the internal construction the extra work may be done subject to architect's prior approval and the difference of cost in respect of the Changed/Chosen work from the actual specified work will be paid by the landowner and any Intending purchaser of the landowner's allocation, to the Developer herein.
- c) The decision of the extra work and/or alteration /changes is upon the Developer will be final.

SCHEDULE - "E" ABOVE REFERRED TO

(The Common portion of the Building)

THAT the Owner is entitled to common user of the common areas and the common parts mentioned in this indenture shall include :-



1. Staircases on all the floors.
2. Staircases landing on all floors and lift facility.
3. Main gate of the said building/premises and common passage and lobby on the Ground to top floor.
4. The foundations, columns, beams, supports, girders, entrance and exists, sky streets, corridors, stair, staircase, ultimate roof of the building, boundary wall and main gate, staircase and staircase landing.
5. Common passage and common areas.
6. The foundations, columns, beams, supports, girders, entrance and exists, sky streets, corridors, stair, lift, lift wall, Gym, Community Hall, Power back up, staircase of the building, boundary wall and main gate, staircase and staircase landing.
7. Water pumps, overhead water tank and underground water reservoirs, water pumps and other common plumbing installations, pump room and ventilation ducts.
8. Electrical (conceal type) wiring, motors, fittings fixtures for lighting the staircase, lobby and other common areas (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof of the said building.
9. Such other common parts areas equipments, installations, fixtures, fittings, covered and open spaces in or about the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.

SCHEDULE - "F" ABOVE REFERRED TO

(Common expenses)

1. All cost of the Maintenance operating, replacing, white washing, painting, re-building, re-constructing, decorating, re-decorating and light the common area and also the walls , other walls on the building.
2. All charges and deposit for suppliers of common facilities and unities.
3. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commodities damage etc.



ADDITIONAL REGISTRAR
OF ADVANCED REGISTRATION
26 JUL 1977

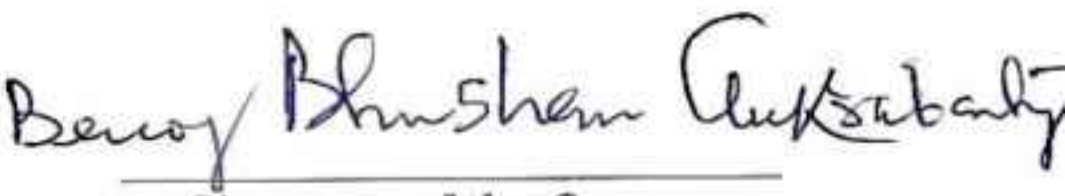
4. The salaries of all the person employed the said purpose.
5. Municipality tax, multi storied building tax other outgoings those separately assessed on the flat/unit.
6. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
7. The maintenance charges of lift and lift room.
8. All litigation expenses for protecting the title of the land with building.
9. All expenses mentioned as above shall be proportionate borne by the Owner and co-purchaser on or from date of taking charges and occupation of their respective unit.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day, month and year above written.

Signed and Delivered at
Kolkata in presence of:-

WITNESSES:-

1. SANTANU CHAKRABORTY
P.O. HATIARA, HELABATTALA
KOLKATA - 700157

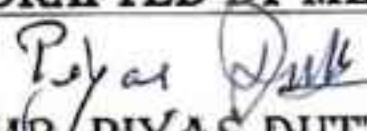

Signature of the Owner

2. SURAJ JAISWAL
Hella Brattala,
Hatiara Rd.
Kolkata - 700157.

SKJ CONSTRUCTION

 Proprietor
Signature of the Developer

DRAFTED BY ME :-


MR. PIYAS DUTTA F-1097/07
(Advocate)
Sealdah Court Complex.

NOTIFICATION

2017



ADDITIONAL REGISTRAR
OF ASSURANCE-II KOLKATA
26 JUL 2017

MEMO OF CONSIDERATION

RECEIPT the Owner herein of and from the within named Developer, the within mentioned sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only, as refundable money in the following as per Memo below :-

DATE	CASH/ CHEQUE NO	BANK/BRANCH	AMOUNT(RS)
25/07/2023	HDFC 82023 072574641771	HDFC	29,94,989/-
25/07/2023	32062014 3325	HDFC	5,000/-
25/07/2023	320618169 506	HDFC	11/-
—	—	—	—

Total of Rs. — 30,00,000/-

Rupees Thirty Lakhs only.

WITNESSES :-

1. SANTANU CHAKRABORTY
P.O. HATIARA, HELABATTALA
KOLKATA - 700157

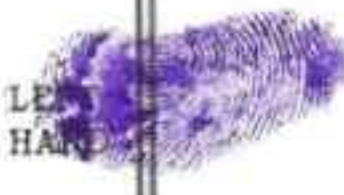
Banay Bhushan Chakrabarty
Signature of the Owner

2. SURAJ JAISWAL
Hella Brakela.
Hatiara Rd.
Kolkata. 700157.

Banay Bhushan Chakrabarty



ADDITIONAL REGISTRAR
OF ASSURANCE-II KOLKATA
26 JUL 2022

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature - *Benny Bhushen Chakrabarti*

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature - *Sunnyjishu*

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature -



ADDITIONAL REGISTRAR
OF ASSURANCE-II KOLKATA

26 JUL 2022

भारत सरकार
Government of India

Issue Date: 27/06/2014

Sunny Jaiswal
DOB: 30/06/1990
MALE

6752 1272 0090

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 07/10/2013

Address: C/O Santosh Jaiswal, Hela Battala,
Haliara Road, New Town, Haliara, North 24
Pargana, West Bengal, 700157

6752 1272 0090

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SUNNY JAISWAL

भारत सरकार
GOVT. OF INDIA

SANTOSH KUMAR JAISWAL

30/06/1990
Permanent Account Number
AKHPJ9156H

Signature

23/09/2012

স্থায়ী হিসাব সংখ্যা / PERMANENT ACCOUNT NUMBER
ACDPC8783F

নাম / NAME
BENOY BHUSHAN CHAKRABARTY

পিতা বা মাতা / FATHER'S NAME
BISWESWAR CHAKRABARTY

জন্ম তারিখ / DATE OF BIRTH
06-01-1943

স্বাক্ষর / SIGNATURE


স্বাক্ষরিত, ১৪-১১-১১
COMMISSIONER OF INCOME-TAX, W.B. - X

ভারত সরকার
Government of India

স্বাক্ষরিত সংখ্যা / Enrolment No. 1111/97765/00786

13/02/2014
To
Benoy Bhushan Chakrabarty
কেন্দ্র পূর্ব প্রদেশ
HELA BATTALA THAKURPARA
Kajurhat, Gopabandhu,
Hutara, North 24 Parganas
West Bengal - 750157


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75010786



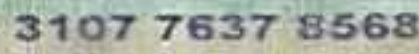
আপনার আদার সংখ্যা / Your Adolar No.:
3107 7637 8568

সাধারণ - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India


Benoy Bhushan Chakrabarty
কেন্দ্র পূর্ব প্রদেশ
Father: Bisweswar Chakrabarty

স্বাক্ষরিত সংখ্যা 06-01-1943
তারিখ / Date


3107 7637 8568

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/87765/00789

13/02/2014
To
SANTANU CHAKRABORTY
শান্তনু চক্রবর্তী
HELA BATTALA THAKURPARA
Rajarhat Gopalpur(M)
Haliara, North 24 Parganas
West Bengal - 700157



KL750106887FT

75010688



আপনার আধার সংখ্যা / Your Aadhaar No. :

4275 7586 3220

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শান্তনু চক্রবর্তী
SANTANU CHAKRABORTY
পিতা: বিনয় ভূষণ চক্রবর্তী
Father : Benoy Bhushan Chakraborty

জন্মতারিখ/DOB: 07/04/1977

পুরুষ / Male

4275 7586 3220



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: হেলা বটতলা ঠাকুরপারা
গোপালপুর (এম), হাতিয়ারা
২৪ পরগনা, পশ্চিম বঙ্গ,

ভারতীয় চিহ্ন প্রাধিকার
Unique Identification Authority of India

Address: HELA BATTALA
THAKURPARA, Rajarhat
Gopalpur(M), Hatlira, North
24 Parganas, West Bengal,
700157

4275 7586 3220



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTANU CHAKRABORTY

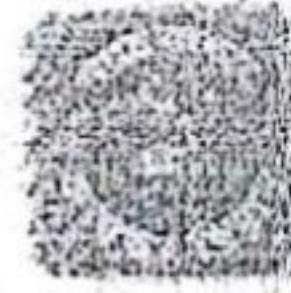
BENOY BHUSHAN CHAKRABARTY

07/04/1977

POTENTIAL ACCOUNT NUMBER

AGRPC9991M

Chakrabarty



30052006

Major Information of the Deed

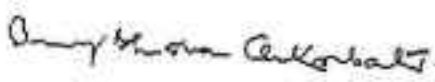
Deed No :	I-1902-10306/2023	Date of Registration	26/07/2023
Query No / Year	1902-2001873272/2023	Office where deed is registered	
Query Date	23/07/2023 8:48:19 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Piyas Dutta Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No : 9062982058, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 400/-	Rs. 4,20,23,630/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 30,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatilara Road, Mouza: Hatilara, , Ward No: 014 JI No: 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4003 (RS :-)	LR-6543	Bastu	Bagan	5 Katha 7 Chatak 5 Sq Ft	100/-	1,80,07,502/-	Width of Approach Road: 30 Ft.,
L2	LR-4006 (RS :-)	LR-6543	Bastu	Bastu	5 Katha 7 Chatak 5 Sq Ft	100/-	1,80,07,502/-	Width of Approach Road: 30 Ft.,
L3	LR-4006/4629 (RS :-)	LR-6543	Bastu	Bagan	1 Katha 3 Chatak 17 Sq Ft	100/-	40,05,751/-	Width of Approach Road: 30 Ft.,
L4	LR-4006/4630 (RS :-)	LR-6543	Bastu	Bagan	9 Chatak 31 Sq Ft	100/-	20,02,875/-	Width of Approach Road: 30 Ft.,
		TOTAL :			20.9642Dec	400 /-	420,23,630 /-	
	Grand Total :				20.9642Dec	400 /-	420,23,630 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BENOY BHUSHAN CHAKRABARTY Son of Late Bisweswar Chakrabarty Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	Photo  26/07/2023	Finger Print  LTI 26/07/2023	Signature  26/07/2023
Hatiara, Helabattala, Thakurpara, City:- , P.O:- Hatiara, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx3f, Aadhaar No: 31xxxxxxxx8568, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				

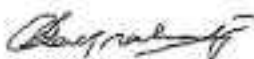
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SKJ CONSTRUCTION 198, Helabattala, Hatiara Road, Baguiati, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AKxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUNNY JAISWAL (Presentant) Son of Mr Santosh Kumar Jaiswal Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office	Photo  Jul 26 2023 3:20PM	Finger Print  LTI 26/07/2023	Signature  26/07/2023
Sulakha Abasan, Helabattala, Hatiara Road, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6H, Aadhaar No: 67xxxxxxxx0090 Status : Representative, Representative of : SKJ CONSTRUCTION (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
SANTANU CHAKRABORTY Son of BENOY BHUSHAN CHAKRABORTY HELABATTALA, THAKURPARA, City:- , P.O:- Hatlara, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157			
	26/07/2023	26/07/2023	26/07/2023
Identifier Of Mr BENOY BHUSHAN CHAKRABARTY, Mr SUNNY JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BENOY BHUSHAN CHAKRABARTY	SKJ CONSTRUCTION-8.98333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BENOY BHUSHAN CHAKRABARTY	SKJ CONSTRUCTION-8.98333 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BENOY BHUSHAN CHAKRABARTY	SKJ CONSTRUCTION-1.99833 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr BENOY BHUSHAN CHAKRABARTY	SKJ CONSTRUCTION-0.999167 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatlara Road, Mouza: Hatlara, , Ward No: 014 JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4003, LR Khatian No:- 6543	Owner:বিনয় ভূষণ চক্রবর্তী, Gurdian:বিশ্বেশ্বর , Address:বিজ , Classification:বাগান, Area:0.09000000 Acre,	Mr BENOY BHUSHAN CHAKRABARTY
L2	LR Plot No:- 4006, LR Khatian No:- 6543	Owner:বিনয় ভূষণ চক্রবর্তী, Gurdian:বিশ্বেশ্বর , Address:বিজ , Classification:বাগান, Area:0.09000000 Acre,	Mr BENOY BHUSHAN CHAKRABARTY
L3	LR Plot No:- 4006/4629, LR Khatian No:- 6543	Owner:বিনয় ভূষণ চক্রবর্তী, Gurdian:বিশ্বেশ্বর , Address:বিজ , Classification:বাগান, Area:0.02000000 Acre,	Mr BENOY BHUSHAN CHAKRABARTY

L4	LR Plot No:- 4006/4630, LR Khatian No:- 6543	Owner:বিনয় ভূষণ চক্রবর্তী, Gurdian:বিশ্বেশ্বর , Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Mr BENOY BHUSHAN CHAKRABARTY
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On 26-07-2023

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:38 hrs on 26-07-2023, at the Office of the A.R.A. - II KOLKATA by Mr SUNNY JAISWAL ..

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 4,20,23,630/-

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

Execution is admitted on 26/07/2023 by Mr BENOY BHUSHAN CHAKRABARTY, Son of Late Bisweswar Chakrabarty Hatara, Helabattala, Thakurpara, P.O: Hatara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Retired Person

Identified by SANTANU CHAKRABORTY, , Son of BENOY BHUSHAN CHAKRABORTY, HELABATTALA, THAKURPARA, P.O: Hatara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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

Execution is admitted on 26-07-2023 by Mr SUNNY JAISWAL, proprietor, SKJ CONSTRUCTION (Sole Proprietorship) 198, Helabattala, Hatara Road, Baguiati, City:- , P.O:- Hatara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by SANTANU CHAKRABORTY, , Son of BENOY BHUSHAN CHAKRABORTY, HELABATTALA, THAKURPARA, P.O: Hatara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,105.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2023 10:31PM with Govt. Ref. No: 192023240142724951 on 25-07-2023, Amount Rs: 30,021/-, Bank State Bank of India (SBIN0000001), Ref. No: IK0CJJPET1 on 25-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10,00/- by online = Rs 75,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 68387, Amount: Rs.10.00/-, Date of Purchase: 06/06/2023, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2023 10:31PM with Govt. Ref. No: 192023240142724951 on 25-07-2023, Amount Rs: 75,011/-, Bank State Bank of India (SBIN0000001), Ref. No: IK0CJJPET1 on 25-07-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 330552 to 330589
being No 190210306 for the year 2023.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2023.08.02 15:54:44 -07:00

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2023/08/02 03:54:44 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)

