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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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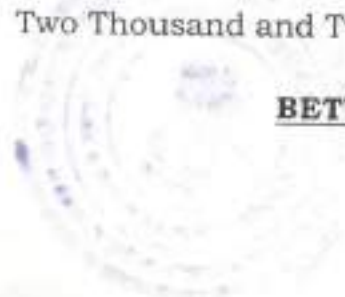
Additional District Sub-Registrar  
Westpost-Dum Dins. 24-Pgs. Dins.

16 MAY 2024.

**DEVELOPMENT AGREEMENT OR CONSTRUCTION  
AGREEMENT**

**THIS DEED OF DEVELOPMENT AGREEMENT** is made on this 16<sup>th</sup> day of  
May Two Thousand and Twenty Four (2024)

**BETWEEN**



16 MAY 2024

ক্রমিক নং 1505 তারিখ 14-05-24-

মূল্য : 5000/-

ক্রোতা : S.G. Developer

সিদ্দানা : 218, Gopalshilpi Road, P.S. Number

ভেণ্ডার : Ranjita Paul Bazar, Kulkarni-Tovora

সাইতে : উত্তর

কানিপুর দমন : দার. অফিস

ভেণ্ডারের : ইতা পাল

ট্রেজারির নাম :- ব্যাংক

টি ডি নং :

স্টাম্প খরিশের তারিখ 0.5.2024

ঐ টি.ডি. নং মোট কত টাকার

স্টাম্প খরিশ করা হইয়াছে। 100.000/-



Adoff. District Sub-Registrar  
Cossioore, Dum Dum

1 6 MAY 2024

**1. SRI TAPAN KUMAR BANERJEE [PAN CBPPB2963R] [AADHAAR 6005 8758 4038]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **2. SRI SANTI BANERJEE [PAN GZDPB3292P] [AADHAAR 8865 8944 2203]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **3. SRI LAL MOHAN BANERJEE [PAN BXXPB5365E] [AADHAAR 3264 4997 3002]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **4. SRI DILIP BANERJEE [PAN BENPB1150E] [AADHAAR 7829 3938 8561]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - , residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **5. SMT KAMALA BANERJEE [PAN GZDPB3293N] [AADHAAR 5758 1428 5092]**, wife of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, **5A. SRI MITHUN BANERJEE [PAN BAVPB2649N] [AADHAAR 9581 5869 7050]**, son of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Service, both are residing at 50 NO, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **6. SMT DIPALI BANERJEE [PAN CEMPB6019Q] [AADHAAR 4986 3389 8778]**, wife of Late Bulan Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **7. SMT SANDHYA DAS [PAN BSDPD3958C] [AADHAAR 6137 1170 6421]**, wife of Nepal Chandra Das, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/11, Nagendra Nath Road, P.O. Dum Dum, P.S.

Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **8.SMT ARATI ROY [PAN EJZPR2189M] [AADHAAR 7690 3995 1933]**, wife of Sunil Roy, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at Kadihati Akashdeep, Sir Ramesh Mitra Road, P.O. Ganti, P.S. Narayanpur, Kolkata - 700132, District North 24 Parganas, State- West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS**" (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors administrators, representatives and assigns ) of the **FIRST PART**.

**AND**

**S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]** , son of Late Manindra Chandra Nandi , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, herein after for the sake of brevity referred to and/or called as the "**DEVELOPER/ PROMOTER**" [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all its Partners, successors in office, executors and assigns] of the **OTHER PART**.

**The partner No 1 SMT MOUMITA DAS represented as the only signatory authority for and on behalf of the Partnership Firm.**

**Recital part of the property**

**WHEREAS** after partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal (hereinafter referred to as the "Government") offered to all reasonable facilities to such persons hereinafter referred to as the "Refugees") for residence in West Bengal.

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

**AND WHEREAS** Smt Parul Bala Banerjee, wife of Late Haripada Banerjee, the Donee therein was one of such person who had come to use and occupy a piece or parcel of homestead land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas.

**AND WHEREAS** Smt Parul Bala Banerjee, the Donee therein being a refugee displaced from East Pakistan (for Now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

**AND WHEREAS** the Government of West Bengal with the intent to rehabilitate the refugee from East Pakistan (for Now Bangladesh) acquired the land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, **Locality/ Street: Hind Colony, Kolkata-700028**,

Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, in the urban area under the provision of L.D.P. ACT, 1948/L.A. Act I of 1894 including the plot now in occupation of Smt Parul Bala Banerjee, the Donee therein .

**AND WHEREAS** it has been decided by the Government to confer absolute right title and interest by the way of Gift in the said demised land more fully described in the schedule there under written unto and in favour of Smt Parul Bala Banerjee, the Donee therein and she is having agreed to surrender her leasehold interest and the said Deed of Lease dated on 23.12.1982.

**AND WHEREAS** thereafter the GOVERNOR of the State of West Bengal, the Donor therein through Refugee Relief and Rehabilitation Department West Bengal executed a registered Deed of Gift on 19.08.1987 registered at Additional District Registrar North 24 Parganas, Barasat and recorded in Book No I, Volume No I, Pages 257 to 260, Being No 65, for the Year 1987, in favour of Minubala Banerjee, the Donee therein.

**AND WHEREAS** thus Smt Parul Bala Banerjee, the landowner therein became the absolute owner of the above mentioned property measuring an area of **ALL THAT** a piece and parcel of homestead land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, **Locality/ Street: Hind Colony**, Kolkata-700028, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and Smt Parul Bala Banerjee, the landowner therein enjoyed the same free from all encumbrances and without any interruption from anybody or from any corner.

**AND WHEREAS** thereafter said Smt Parul Bala Banerjee, the landowner therein died intestate on 22.09.1989 leaving behind her surviving **6(Six) sons** namely **Sri Tapan Kumar Banerjee, Sri Joydeb Banerjee, Sri Santi**

**Banerjee, Sri Bulan Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee** and 2 (Two) daughters namely **Smt Sandhya Das, Smt Arati Roy**, as her only legal heirs and successors and the property left by Smt Parul Bala Banerjee, since deceased were jointly inherited by **Sri Tapan Kumar Banerjee, Sri Joydeb Banerjee, Sri Santi Banerjee, Sri Bulan Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Sandhya Das** and **Smt Arati Roy**, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act 1956 (Each having undivided **1/8 th share** of the total property. This is hereby clearly mentioned Haripada Banerjee, husband of Smt Parul Bala Banerjee, since deceased, was predeceased her wife.

**AND WHEREAS** while in course of enjoyed the **undivided 1/8<sup>th</sup> share** of the total property one of the co sharer namely Joydeb Banerjee died intestate on 12.05.2008 leaving behind his surviving wife namely **Smt Kamala Banerjee** and 1(One) son namely **Sri Mithun Banerjee, as his only legal heirs and successors** and the undivided 1/8<sup>th</sup> share of the total property left by Joydeb Banerjee, since deceased were jointly inherited by **Smt Kamala Banerjee** and **Sri Mithun Banerjee**, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu succession Act 1956 (Each having undivided **1/16<sup>th</sup> share** of the total property).

**AND WHEREAS** while in course of enjoyed the **undivided 1/8<sup>th</sup> share** of the total property another co sharer namely Bulan Banerjee died intestate on 24.07.2009 leaving behind his only surviving wife namely **Smt Dipali Banerjee as his only legal heir and successor** and the **undivided 1/8<sup>th</sup> share** of the total property left by Bulan Banerjee, since deceased was inherited by **Smt Dipali Banerjee**, by virtue of hereditary right of her husband and also by virtue of Hindu succession Act 1956. This is hereby clearly mentioned that Bulan Banerjee, since deceased and Smt Dipali Banerjee had no child of their own.

**AND WHEREAS** thus **Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das** and **Smt Arati**

**Roy;** the landowners herein jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of homestead land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1,** comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893,** under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659** P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028,** Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and the landowners herein jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

**AND WHEREAS** thus the landowners herein intend to construct a (G+5) storied building thereon consisting of Several residential Flats /Garages shops/Lift devices etc. on the said Plot of land mentioned in the First Schedule hereunder written on "OWN YOUR OWN FLAT" Scheme but due to paucity of fund and other difficulties the landowners herein are unable to proceed with the construction works of the building and the landowners herein requested to the Developer/Promoter/ the Other Party herein to construct the same by demolishing the old structure standing thereon.

**AND WHEREAS S.G., Developer,** a partnership firm, represented by its partners namely **Smt Moumita Das, Sri Baidyanath Nandi,** the Developer herein/the Party of the other Part hereof being the Developer hereto is an experienced Promoter and Developer engaged in the field of building promotion and construction, having come to know the aforesaid desire of the landowners as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title, bonafide interest peaceful physical possession of the said Premises of the landowners and having been fully satisfied in all respect regarding the absolute lawful right, bonafide interest, peaceful Possession and marketable title of the

landowners in respect of the said Premises, with specific undertaking of not to raise any question relating to the same in future on any ground whatsoever, made an approach/offer to the landowners hereto for allowing the Developer hereof to undertake such proposed development work by constructing the (G+5) storied building on the said Premises of the landowners in accordance with the building Plan cause to be sanctioned by the authorities of South Dum Dum Municipality in the name of the landowners herein exclusively at the own costs, arrangements and expenses of the Developer upon regularization of all requisite legal formalities pertaining to the proposed development work on the said premises of the landowners.

**AND WHEREAS** the landowners hereof having thus approached by the party of the other Part hereto in the manner stated herein before, in acceptance of such offer, decided to allow and engage the Party of the other Part hereof as Developer to proceed with the proposed development work on the said Premises of the landowners and accordingly by executing the present Development Agreement as well as by executing a registered Development Power of Attorney agreed to engage, appoint, authorize and empower the Party of the other Part hereof as Developer to proceed with the proposed development work by constructing (G+5) storied building on the said premises of the landowners in accordance with the building Plan cause to be sanctioned by the authorities of South Dum Dum Municipality in the name of landowners exclusively at the costs, arrangements and expenses of the Developer on the mutually agreed and settled terms and conditions so arrived at between the Parties hereof and stipulated herein after.

That it has been agreed by and between the parties herein that the Developer/Promoter/ other Party herein shall develop the said property fully and particularly described in the First Schedule hereunder written in the manner as agreed upon by and between the parties for Construction of multi storied building consisting of several residential flats/garages/shops/

Lift devices and other common space as per the sanctioned plan which is to be sanctioned by the South Dum Dum Municipality.

**COMMON PARTS** shall mean the equipment and associates provided for and/or reserved in the said building and/or land appertaining thereto including the common areas passages, top of the roof, stair case, common passage, lift, landing, motors, pumps, electrical installations, etc. for common use and enjoyment of the intending purchasers.

**COMMON EXPENSES** shall mean and include proportionate share of the costs, charges and expenses for working maintenance, upkeep, repair and replacement of the common parts and the common amenities.

**THE COMMON AREAS** shall mean such portions and/or areas of the land, building and its constructed spaces specified for collective use and enjoyment by the Occupiers of the building including the Landowners hereof as more particularly described in the Fourth Schedule written hereinafter.

**BUILT UP AREA** shall mean **for Flat** = (Covered Area including Stair Area, Lift area, lobby area).

**THE PRESENT DEVELOPMENT AGREEMENT** shall deemed to have been commenced with immediate effect i.e. from the date of execution of the present Development Agreement. The present Development Agreement shall not be construed as a Partnership between the landowners and the Developer nor the same will be treated as an Agreement for Sale of the said Premises or any part or portion thereof between the Parties hereto save and except constructive permission by the landowners to the Developer for proceeding with the development work on the said Premises of the landowners by constructing there upon (G+5) storied building thereon in accordance with the sanctioned building Plan / Revised Plan from the South Dum Dum Municipality upon, observance and compliance of the terms and conditions so agreed to between the Parties hereof and stipulated hereinafter.

**NOW THIS INDENTURE WITNESSETH** and it is mutually agreed upon by and between the parties as follows:-

**DEFINITIONS**

**LAND OWNERS:-** **1. SRI TAPAN KUMAR BANERJEE [PAN CBPPB2963R] [AADHAAR 6005 8758 4038]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **2. SRI SANTI BANERJEE [PAN GZDPB3292P] [AADHAAR 8865 8944 2203]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **3. SRI LAL MOHAN BANERJEE [PAN BXXPB5365E] [AADHAAR 3264 4997 3002]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **4. SRI DILIP BANERJEE [PAN BENPB1150E] [AADHAAR 7829 3938 8561]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - , residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **5. SMT KAMALA BANERJEE [PAN GZDPB3293N] [ AADHAAR 5758 1428 5092]**, wife of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, **5A. SRI MITHUN BANERJEE [PAN BAVPB2649N] [ AADHAAR 9581 5869 7050]**, son of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Service, both are residing at 50 NO, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **6. SMT DIPALI BANERJEE [PAN CEMPB6019Q] [ AADHAAR 4986 3389 8778]**, wife of Late Bulan Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **7. SMT SANDHYA**

**DAS**[PAN BSDPD3958C] [AADHAAR 6137 1170 6421], wife of Nepal Chandra Das, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/11, Nagendra Nath Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **8.SMT ARATI ROY [PAN EJZPR2189M] [AADHAAR 7690 3995 1933]**, wife of Sunil Roy, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at Kadihati Akashdeep, Sir Ramesh Mitra Road, P.O. Ganti, P.S. Narayanpur, Kolkata - 700132, District North 24 Parganas, State- West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS**" (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors administrators, representatives and assigns ) of the **FIRST PART**.

**AND**

**S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, at present Nager Bazar, Kolkata -700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]** , son of Late Manindra Chandra Nandi , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, herein after for the sake of brevity referred to and/or called as the "**DEVELOPER/ PROMOTER**" [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all its Partners, successors in office, executors and assigns] of the **OTHER PART**.

The partner No 1 **SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm.**

**PREMISES:- ALL THAT** a piece and parcel of homestead land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1**, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893**, under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659** P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights.

**Building:-** Shall mean the (G+5) storied building with Lift devices and open flats/garages/shops/ to be constructed at the said premises in accordance with sanction plan to be sanctioned from the South Dum Dum Municipality.

**Common Facilities and Amenities:-** Shall mean corridors, stairways, lift, passage ways, pump room, tube well, overhead tank, water pump, motor and other facilities to be provided by the Developer, which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

**Saleable:-** Space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

#### **LANDOWNERS ALLOCATION**

2. a) That upon construction of **(G+5)** storied building thereon the said plot of land, the landowners herein shall be entitled to get the following in their own portion/share **as landowners allocation** in the manner and share as follows:-

- a.1) That **Sri Tapan Kumar Banerjee, the landowner No 1 herein** shall be entitled to get one Space on the **Ground Floor**, measuring **150 sft Covered area**.
- a.2) That **Sri Santi Banerjee, the landowner No 2 herein** shall be entitled to get one Flat on the **Second Floor**, being **Flat No A1**, measuring **150 sft Covered area**.
- a.3) That **Sri Lal Mohan Banerjee, the landowner No 3 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No A2**, measuring **150 sft Covered area**.
- a.4) That **Sri Dilip Banerjee, the landowner No 4 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No A3**, measuring **150 sft Covered area**.
- a.5) That **Smt Kamala Banerjee, Sri Mithun Banerjee, the landowner No 5,5A herein** shall be **jointly** entitled to get one Flat on the **First Floor**, being **Flat No A1**, measuring **150 sft Covered area**.
- a.6) That **Smt Dipali Banerjee, the landowner No 4 herein** shall be entitled to get one Flat on the **Second Floor**, being **Flat No A2**, measuring **150 sft Covered area**.
- a.7) That **Smt Sandhya Das, the landowner No 7 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No B1**, measuring **150 sft Covered area**.
- a.8) That **Smt Arati Roy, the landowner No 8 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No B2**, measuring **150 sft Covered area**.
- a.9) That the Developer herein shall pay **Rs 22,000**/(Rupees Twenty Two Thousand) **per month** to the landowners herein jointly as **alternative accommodation Charge** until delivery of final possession of the landowners allocation to the landowners herein.

- a.10) That if the Developer herein be able to sanction 1(one) additional Floor on the 5<sup>th</sup> floor, i.e **6<sup>th</sup> Floor**, then the landowners herein shall not be entitled to get anything extra from that additional 6<sup>th</sup> Floor.
- a.11) Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed multi storied building along with right to use all common areas and facilities of the said proposed building.
- a.12) After hand over the possession of the said space/flats from the Developer, the landowners herein shall execute a Deed of partition or Gift Deed amongst themselves (owners). The landowners allocation will take effect from the date of execution of the said Partition Deed or Gift Deed.

AND

- 3. DEVELOPER'S ALLOCATION**- a) That upon construction of **(G+5) storied building thereon** on the said plot of land, **save and except landowners allocation as mentioned above** the rest of the portion will be treated as Developer's allocation.
- b) That if the Developer herein be able to sanction 1(one) additional Floor on the 5<sup>th</sup> floor, i.e **6<sup>th</sup> Floor**, then the Developer herein shall be entitled to that entire additional 6<sup>th</sup> Floor in its own portion as Developer's allocation.
- c) Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed multi storied building along with right to use all common areas and facilities of the said proposed building.

**Architect**:- Shall mean the person or persons who may be appointed by the Developer for designing and planning (Revised) of the building with the approval of the owners.

**Building Plan:-** Shall mean the plan to be sanctioned by the South Dum Dum Municipality with such alteration or modifications as may be made by the developer with the approval of the landowners herein from concerned South Dum Dum Municipality and the Developer shall bear the entire cost for obtaining sanction plan.

**Transferee:-** Shall mean the person, firm, limited company association or persons to whom any space in the building has to be transferred.

**Word Imparting:-** Singular shall include plural vice-versa.

**Word Imparting:-** Masculine gender shall include feminine and neuter gender likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

#### **Articles - II Commencement:-**

This agreement shall be deemed to have commenced on and with effect from the date of execution on agreement

#### **Landowners Representations:-**

The landowners are absolutely seized and possessed of and or otherwise well and sufficiently entitled to **ALL THAT** a piece and parcel of homestead land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1**, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893**, under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659** P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along

with all amenities and easement rights. The property is free from all encumbrances attached and liens whatsoever.

The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

### **Developer's Right**

1. The owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats/ Shops/ Garages in order to sell of said flats/Shops/ Garages to the member of the public for their residential or commercial purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan already sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer with the approval of the Owners.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the owners and to submit the same to the South Dum Dum Municipality in the name of the owners at its own cost of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer made any addition or alteration or alteration & deviation of building plan in that case, the Developer shall bear additional cost/ expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to get all refunds of any or all payments and/or depositors paid by the Developer.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the owners of the said premises or any part thereof to the developer or as creating any right or interest in respect

- thereof in favour of the developer other than an exclusive license to the Developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation only in building to be constructed thereon in the manner and subject to the terms hereafter stated.
4. That the Developer shall have right to collect finance from its own and/or from the market without creation of any charge or mortgage of the First schedule mentioned premises and have right to take partner/partners as its own choice in that event the land owners herein shall not raise any objection in that regards but that should not obligate the owners share or delay the stipulated time. Any extended time should result in penalty as mentioned in point "D" of apparent consideration.

#### **APPARENT CONSIDERATION**

1. In consideration of the owners having agreed to permit the developer to sell the Developers allocated flats/garages/shops of the said premises and construct, erect and complete the building at the said premises the Developer agreed:-
  - a) At their own costs shall obtain all necessary permission and/or approvals and/or consent of the landowners.
  - b) In respect of the construction of the building to pay costs of supervision of the development and construction of the owners allocation in the building at the said premises.
  - c) To bears all costs charges and expenses for consideration for grant of exclusive right for development for the premises.
  - d) That the Developer is entitled to pay Rs 5,000/ (Rupees Five Thousand)only per month to the landowners, in case the construction and handover is delayed post stipulated **24 months plus 6 months** grace period from the from the plan sanction date .

**LANDOWNERS ALLOCATION**

2. a) That upon construction of **(G+5)** storied building thereon the said plot of land, the landowners herein shall be entitled to get the following in their own portion/share **as landowners allocation** in the manner and share as follows:-
- a.1) That **Sri Tapan Kumar Banerjee, the landowner No 1 herein** shall be entitled to get one Space on the **Ground Floor**, measuring **150 sft Covered area**.
- a.2) That **Sri Santi Banerjee, the landowner No 2 herein** shall be entitled to get one Flat on the **Second Floor**, being **Flat No A1**, measuring **150 sft Covered area**.
- a.3) That **Sri Lal Mohan Banerjee, the landowner No 3 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No A2**, measuring **150 sft Covered area**.
- a.4) That **Sri Dilip Banerjee, the landowner No 4 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No A3**, measuring **150 sft Covered area**.
- a.5) That **Smt Kamala Banerjee, Sri Mithun Banerjee, the landowner No 5,5A herein** shall be **jointly** entitled to get one Flat on the **First Floor**, being **Flat No A1**, measuring **150 sft Covered area**.
- a.6) That **Smt Dipali Banerjee, the landowner No 4 herein** shall be entitled to get one Flat on the **Second Floor**, being **Flat No A2**, measuring **150 sft Covered area**.
- a.7) That **Smt Sandhya Das, the landowner No 7 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No B1**, measuring **150 sft Covered area**.
- a.8) That **Smt Arati Roy, the landowner No 8 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No B2**, measuring **150 sft Covered area**.

- a.9) That the Developer herein shall pay **Rs 22,000**/(Rupees Twenty Two Thousand) **per month** to the landowners herein jointly as **alternative accommodation Charge** until delivery of final possession of the landowners allocation to the landowners herein.
- a.10) That if the Developer herein be able to sanction 1(one) additional Floor on the 5<sup>th</sup> floor, **i.e 6<sup>th</sup> Floor, then the landowners herein shall not be entitled to get anything extra from that additional 6<sup>th</sup> Floor.**
- a.11) Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed multi storied building along with right to use all common areas and facilities of the said proposed building.
- a.12) **After hand over the possession of the said space/flats from the Developer, the landowners herein shall execute a Deed of partition or Gift Deed amongst themselves (owners). The landowners allocation will take effect from the date of execution of the said Partition Deed or Gift Deed.**

**AND**

- 3. DEVELOPER'S ALLOCATION-** a) That upon construction of **(G+5) storied building thereon** on the said plot of land, **save and except landowners allocation as mentioned above, the rest of the portion** will be treated as **Developer's allocation.**
- b) That if the Developer herein be able to sanction 1(one) additional Floor on the 5<sup>th</sup> floor, **i.e 6<sup>th</sup> Floor, then the Developer herein shall be entitled to that entire additional 6<sup>th</sup> Floor in its own portion as Developer's allocation.**
- c) Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed multi storied building along with right to use all common areas and facilities of the said proposed building.

In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for owners allocation at first and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose/car parking/commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developers allocation and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering in to such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent by the owners provided however the developer to any transferees until the developer shall make over possession of the owners allocation to the owners first and comply with all other obligation of the developer to the owners under this agreement.

**PROCEDURE:-**

Owners shall grant to the developer and/or its nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining the sanction plan and others from different authorities in connection with the construction of the said (G+5) storied building and also for the pursuing and following up the matter with appropriate authority or authorities.

**CONSTRUCTION:-**The Developer shall be solely and exclusively responsible for construction of the said (G+5) storied building and complete the same and the Developer shall not transfer any third party for construction of the building in any way.

**SPACE ALLOCATION:-**

- a) After completion of the building in all aspects and acquiring '**Occupancy Certificate**', the landowners and Developer shall be entitled to obtain the constructed area and other portions of the said building which shall belong to the landowners and Developer Allocation along with undivided proportionate right and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the landowners and Developer Allocation as contained herein as mentioned above and also in the Second and Third Schedule here under written.
- b) The developer herein shall have right to sell and dispose of the developer's allocation to the intending buyers at any time.

**BUILDING:**

1. The developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned from the concerned South Dum Dum Municipality with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall **completed entirely** by the Developer **within 24 months** from the date of obtaining sanction plan subject to enhancement of **further six (6) months** and the Developer is entitled to pay Rs 5,000/ (Rupees Five Thousand)only per month to the landowners, in case the construction and handover is delayed post stipulated **24 months plus 6 months grace period from the** from the plan sanction date .
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The developer shall erect in the building at its own costs as per specification and drawings provided by the architect, pump, tube well, water storage tanks, overhead reservoirs, electrifications, permanent

- electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self contained apartment/ car Parking space/Shops and constructed space for sale and/or residential flats/commercial purpose and/or constructed space herein on ownership basis. The Landowners herein shall have full right to design/plan/instruct the Engineer/Planner for designing regarding landowners allocation.
4. The developer shall be authorized in the name of the owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtained temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyments of the building for which purpose the owners shall execute in favour of the Developer a Development Power of Attorney and other authorities as shall be required by the Developer.
  5. The Developer shall at its own cost and expenses and without creating any financial or other liability of the owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the Developer with the consent of the owners in writings.
  6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the Owners herein shall have no liability in this context.
  7. The developer shall bear its own cost to obtain electricity wiring, water, pipeline, sewerage connection in portion of the owners allocation.

**COMMON FACILITIES**

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the owners allocation of the said building according to dues as and from the date of handing over vacant possession by the landowners till as provided hereafter.
2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready up to the portion of the owners allocation, the developer shall give written notice to the owners requesting the take possession of the owners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the owners shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owners allocation, the said rates to be apportioned prorate with reference to the saleable space in the building if they are levies on the building as a whole.
3. The developer shall punctually and regularly pay for rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the owners and developer and both the parties shall kept each other indemnified against all claims, actions, demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the developer in this behalf.
4. As and from the date of completion, the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of the said charge

include of premises for insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipment, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

### **LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the owners applications and other documents may be required to be signed made by the owners relating to which specific provisions may not have been mentioned herein. The owners hereby undertakes to do all such acts, deeds matters, and other things that may be reasonably required to be done in the matter and the owners shall execute any such additional power of attorney and/or authorization as may be required by the developer for the purpose and the owners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this agreement.
2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the owners if delivery by hand to hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the developer if delivered by hand to hand or send by prepaid register post to the registered office the developer.

3. Both the developer and the owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owners hereof and the owners hereby agree to abide by all the rules and regulations and as such management society/association/ holdings organization do hereby give their consent to abide by the same.
4. The name of the building shall be decided by the Developer.
5. As and from date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.
6. That it specifically mentioned here that in case of death of landowners herein, their legal heirs shall be entitled to get the owners allocation according to the terms and conditions as mentioned herein above and also in the Second Schedule here under written and the said legal heirs of the landowner herein also shall also be bound to execute the further development agreement and development power of attorney in favour of the present developer & vice-versa under any circumstances.
7. That the Developer herein shall have every right to amalgamate with the adjacent plot of land in future if necessary and the land owners or their legal heirs herein shall not raise any objection regarding that matter in future rather they will co-operate the Developer herein regarding the matter under all circumstances.
8. That the landowners herein shall keep good relationship with the Developer herein under all circumstances and also provide PAN, AADHAAR, VOTER ID, all original Deed of Conveyance in support of ownership of the Landowners, other all related documents before execution of Development Agreement and Development Power of Attorney.

9. **FORCE MAJEURE**

- a) The developer shall not be considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- b) Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, and/or any other or further commotion belong to the reasonable control of the developer.

**ARBITRATION**

If any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liabilities of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case otherwise two arbitrators one to be appointed by each party in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or any statutory modifications there under in force.

**LANDOWNERS DUTY**

That the landowners herein shall have to take responsibility to vacate their portion and also shall hand over vacant peaceful possession of the entire first schedule mentioned premises to the developer herein as early as possible according to the instruction of the developer herein.

**DEVELOPER'S DUTY**

That the Developer herein shall be bound to handover occupancy certificate to be obtained from South Dum Dum Municipality to the landowners.

That the developer herein shall be liable to pay all indirect Tax if arise in respect of landowners allocation until handover possession of landowners allocation to the owners herein.

That the developer herein shall have to take every necessary action to proceed constructional work within due time at its own cost and expenses.

That the Developer herein shall be bound to handover completion certificate to the landowners herein after completion of the said multistoried building at the own cost, expenses and responsibility of the Developer and the Developer is entitled to pay Rs 5,000/ (Rupees Five Thousand) only per month to the landowners, in case the construction and handover is delayed post **stipulated 24 months plus 6 months grace period** from the date of peaceful vacant possession by the landowners to the Developer herein. That it is clearly mentioned here such handover of possession will be made by the landowners to the Developer herein maximum within 6 Months of the date of building sanction plan.

That the Developer herein shall have to pay all outstanding tax, Khajna, electric bill or any outstanding payable by them till day and the landowners herein also shall be bound to mutate their names in the records of the B.L& L.R.O at their own expenses.

#### **JOINT RESPONSIBILITY**

That the landowners and Developer herein shall be bound to co-operate each other under all circumstances now or in future.

**JURISDICTION** - District Court of Barasat and all allied upper courts shall have jurisdiction to enter by their actions, title proceeding arising out of this agreement.

#### **FIRST SCHEDULE ABOVE REFERRED TO** **[TOTAL PROPERTY]**

**ALL THAT** a piece and parcel of Bastu land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1**, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893**, under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659** P.S Dum Dum, at present Nager

Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is butted and bounded in the manner as follows :-

- ON THE NORTH BY** : Land and building of Pompy Paul;
- ON THE SOUTH BY** : Existing IV storied building;
- ON THE EAST BY** : Existing II storied building and 6'-0" ft Wide Passage;
- ON THE WEST BY** : Existing V storied building;

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Land Owners Allocation)**

**LANDOWNERS ALLOCATION**

2. a) That upon construction of **(G+5)** storied building thereon the said plot of land, the landowners herein shall be entitled to get the following in their own portion/share **as landowners allocation** in the manner and share as follows:-
- a.1) That **Sri Tapan Kumar Banerjee, the landowner No 1 herein** shall be entitled to get one Space on the **Ground Floor**, measuring **150 sft Covered area**.
- a.2) That **Sri Santi Baperjee, the landowner No 2 herein** shall be entitled to get one Flat on the **Second Floor**, being **Flat No A1**, measuring **150 sft Covered area**.
- a.3) That **Sri Lal Mohan Banerjee, the landowner No 3 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No A2**, measuring **150 sft Covered area**.
- a.4) That **Sri Dilip Banerjee, the landowner No 4 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No A3**, measuring **150 sft Covered area**.

- a.5) That **Smt Kamala Banerjee, Sri Mithun Banerjee, the landowner No 5,5A herein** shall be **jointly** entitled to get one Flat on the **First Floor**, being **Flat No A1**, measuring **150 sft Covered area**.
- a.6) That **Smt Dipali Banerjee, the landowner No 4 herein** shall be entitled to get one Flat on the **Second Floor**, being **Flat No A2**, measuring **150 sft Covered area**.
- a.7) That **Smt Sandhya Das, the landowner No 7 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No B1**, measuring **150 sft Covered area**.
- a.8) That **Smt Arati Roy, the landowner No 8 herein** shall be entitled to get one Flat on the **First Floor**, being **Flat No B 2**, measuring **150 sft Covered area**.
- a.9) That the Developer herein shall pay **Rs 22,000/**(Rupees Twenty Two Thousand) **per month** to the landowners herein jointly as **alternative accommodation Charge** until delivery of final possession of the landowners allocation to the landowners herein.
- a.10) That if the Developer herein be able to sanction 1(one) additional Floor on the 5<sup>th</sup> floor, **i.e 6<sup>th</sup> Floor**, then the landowners herein shall not be entitled to get anything extra from that additional 6<sup>th</sup> Floor.
- a.11) Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed multi storied building along with right to use all common areas and facilities of the said proposed building.
- a.12) **After hand over the possession of the said space/flats from the Developer, the landowners herein shall execute a Deed of partition or Gift Deed amongst themselves (owners). The landowners allocation will take effect from the date of execution of the said Partition Deed or Gift Deed.**

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

3. **DEVELOPER'S ALLOCATION**- a) That upon construction of **(G+5) storied building thereon** on the said plot of land, **save and except landowners allocation as mentioned above** the **rest of the portion** will be treated as **Developer's allocation.**
- b) That if the Developer herein be able to sanction 1(one) additional Floor on the 5<sup>th</sup> floor, **i.e 6<sup>th</sup> Floor, then the Developer herein shall be entitled to that entire additional 6<sup>th</sup> Floor in its own portion as Developer's allocation.**
- c) Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed multi storied building along with right to use all common areas and facilities of the said proposed building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(THE COMMON AREAS / PORTIONS)**

The Common areas and facilities so to be enjoyed by the Landowners along with the other Flat Owners of the building in common and mentioned in the present Agreement shall include :

- 1) The land on which the building is constructed and all easement right and appurtenances\*belonging to the land and the building.
- 2) The foundations, columns, girders, beams, supports, main walls, roof of the building, corridors, lobbies, landings, stairs, Lift and Lift Shaft, fire escapes and entrance and exit gate of the building.
- 3) The premises for the lodging of Janitors if any and persons/staff employed for maintenance and management of the building.
- 4) The Overhead Water Tank, Motor Pump, all Sanitary and Water line pipes and in general other installations relating to operation of common services such as light, water, sewerage line, lavatories and other amenities attached to the land and building.

- 5) All Plumbing installations used for common services and carriage of water along with such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the land and the building and are necessary for usage to and/or use of the Flats of the building in common by no Co-owners.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(THE COMMON EXPENSES)**

The Landowners are to bear and pay proportionately the following expenses along with the other Owners and Occupiers of the building :-

- 1) All costs of maintenance, operating, replacing, repairing, re-building, whitewashing,- painting, decorating, re-decorating, reconstruction and lighting the common portions and the common areas of the building including the main entrance, exit, passages, landings, lobbies, staircase, Lift and Lift shaft of the building as well as the outer walls/part of the building.
- 2) The salary of all person employed for common purpose viz. security personnel, sweepers, plumbers, electricians and caretaker of the building.
- 3) Proportionate share of Municipal rates and taxes including Government rents and taxes, other outgoings, levies and impositions from the date of making over possession of the Flat are to be borne by the Landowners till the Flats under Landowners Allocation is separately assessed.
- 4) All charges and deposits for maintaining supply and operation of all common services and utilities to the building.
- 5) Costs of formation and operation of the Flat Owners Association.
- 6) Costs of running, maintenance, repairs and replacement of pumps, motors and other common installations.

- 7) Electricity charges relating to consumption of electrical energy used for operation of all common services.
- 8) All litigation costs and expenses incurred for protection, preservation and safe holding of the land, building and all its common portions.

**THE CONSTRUCTION AND DEVELOPMENT SHALL BE EXECUTED AS PER FOLLOWING SPECIFICATION:**

1. R.C.C. super structure as per decision of the Engineer.
2. Exterior brick work shall be of 10" thickness while the internal wall will be of 5" the partition between the flat will be of 5" thickness.
3. All windows be open outward and with Box grill with Aluminium frame and non transparent 4 mm glass.
4. Main door of the flats shall be made of Standard Wood and all other doors will be of flush door with WBC frame..
5. Wall will be of usual plaster followed by putty.
6. All Flooring including skirting will be made of Vitrified Tiles.
7. Toilet:- Both Toilets shall be provided in each flat with commode and shall be of glazed tiles . One hand shower in each toilet along with two bibcock and one shower with PVC Doors.
8. One basin shall be provided in drawing/dining and Kitchen.
9. Kitchen - Black stone Cooking desk with Granite top & steel sink and tiles shall be fitted with two bibcock.

10. Water Supply - water will be supplied from Municipal tap water and Submersible Pump.
11. Electricity :- (1) Concealed wiring, (2) electric points in each flat, (3) One Nos. A.C. Point only in one Flat, (4) One Refrigerator point at a dining, (5) One Geyser point in one toilet with Finolex wire and branded switch and one washing machine point in each flat.
12. Roof treatment with R.C.C. casting with 1/4<sup>th</sup> quarter stone chips.
13. **One Lift shall be provided with 4 persons carrying capacity.**
14. Out side wall of the building will be putty with colour.
15. Branded tiles will be provided by the Developer in Kitchen and Bathroom.
16. Fitting like Tap, Basin will be made of Standard Co.
17. Tiles will be fitted in Kitchen and Bathroom.

N.B. Present PWD schedule will be followed and reputed contractor having proper license will be deployed to construct the building.

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

**SIGNED SEALED AND DELEVERED**

by the Owners and Developer  
in the presence of:

**Witnesses:-**

1. Manish Chandra  
Sole Proprietor  
KUM-113

*Manish Chandra*  
*Manish Chandra*  
*Manish Chandra*  
*Manish Chandra*  
Kamata Banerjee  
Mihun Banerjee -  
Dipali Banerjee  
*Manish Chandra*  
*Manish Chandra*

**SIGNATURE OF THE LAND OWNERS**

**S G DEVELOPER**

*Manish Chandra*

As only signatory authority  
Partner

2. Manish Bhattacharya  
BD-6, D.B. Nagar  
KUM-5)

**SIGNATURE OF THE DEVELOPER  
/ PROMOTER**

**Prepared By:-**

Manish Bhattacharya  
**Manish Bhattacharya**  
BD/6, Deshbandhu Nagar  
Kolkata-700059  
L. No. DW. XI.45.  
A.D.S.R. Cossipore Dum Dum

**Composed by:-**

Avijit Paul  
100, S.S. Road, Dum Dum  
Kolkata-700030.  
A.D.S.R. Cossipore Dum Dum

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
<i>M. Anand Kumar</i>						
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
<i>M. Anand Kumar</i>						
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
<i>M. Anand Kumar</i>						


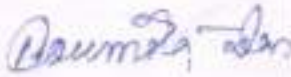










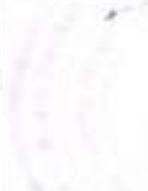




PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/Presentants					
 	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
	    	Thumb	Fore	Middle	Ring	Little
		Right	Hand			
	    	Little	Ring	Middle	Fore	Thumb
		Left	Hand			
 	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
	    	Thumb	Fore	Middle	Ring	Little
		Right	Hand			
	    	Little	Ring	Middle	Fore	Thumb
		Left	Hand			
 	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
	    	Thumb	Fore	Middle	Ring	Little
		Right	Hand			
	    	Little	Ring	Middle	Fore	Thumb
		Left	Hand			

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
						
	Di Pali Damsela					
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
						
	अंजलि पाटील					
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
						
	अंजलि पाटील					

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
	  	Little	Ring Left	Middle Hand	Fore	Thumb
						
		Thumb	Fore Right	Middle Hand	Ring	Little
						
		Little	Ring Left	Middle Hand	Fore	Thumb
		Thumb	Fore Right	Middle Hand	Ring	Little
						
		Little	Ring Left	Middle Hand	Fore	Thumb
		Thumb	Fore Right	Middle Hand	Ring	Little
						



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



192024250046137421

GRN Details

GRN:	192024250046137421	Payment Mode:	Online Payment
GRN Date:	14/05/2024 12:24:45	Bank/Gateway:	State Bank of India
BRN :	CK00BEVTZ9	BRN Date:	14/05/2024 12:25:42
GRIPS Payment ID:	140520242004613741	Payment Init. Date:	14/05/2024 12:24:45
Payment Status:	Successful	Payment Ref. No:	2001111060/3/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	ROCKY ENTERPRISE
Address:	88, R. S. ROAD
Mobile:	8910121422
Depositor Status:	Others
Query No:	2001111060
Applicant's Name:	Mr Ranajit Das
Identification No:	2001111060/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/05/2024
Period To (dd/mm/yyyy):	14/05/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001111060/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001111060/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>41</b>

IN WORDS: FORTY ONE ONLY.

PAYED

### Major Information of the Deed

Deed No :	I-1506-05003/2024	Date of Registration	16/05/2024
Query No / Year	1506-2001111060/2024	Office where deed is registered	
Query Date	02/05/2024 3:48:09 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranjit Das Sodepur, Natagarh, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9/-	Rs. 24,17,856/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, .  
Ward No: 24, Holding No:26 JI No: 20, Pin Code : 700028



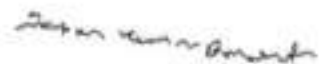



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3893 (RS :- )	LR-1939	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L2	LR-3893 (RS :- )	LR-5270	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L3	LR-3893 (RS :- )	LR-4839	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L4	LR-3893 (RS :- )	LR-2168	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L5	LR-3893 (RS :- )	LR-1729	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L6	LR-3893 (RS :- )	LR-3520	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L7	LR-3893 (RS :- )	LR-6258	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,

L8	LR-3893 (RS :- )	LR-659	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>2.5575Dec</b>	<b>8 /-</b>	<b>23,85,456 /-</b>	
<b>Grand Total :</b>					<b>2.5575Dec</b>	<b>8 /-</b>	<b>23,85,456 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	120 Sq Ft.	1/-	32,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>120 sq ft</b>	<b>1 /-</b>	<b>32,400 /-</b>	



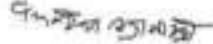
### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr TAPAN KUMAR BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 <small>16/05/2024</small>	 Captured <small>LTI 16/05/2024</small>	 <small>16/05/2024</small>
14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: CBxxxxxx3R, Aadhaar No: 60xxxxxxxx4038, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
2	<b>Mr SANTI BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 <small>16/05/2024</small>	 Captured <small>LTI 16/05/2024</small>	 <small>16/05/2024</small>

14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: GZxxxxxx2P, Aadhaar No: 88xxxxxxxx2203, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mr LAL MOHAN BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 LTI 16/05/2024 Captured	 16/05/2024



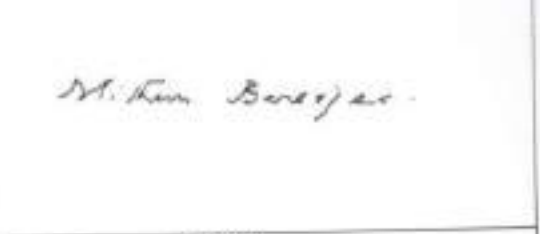


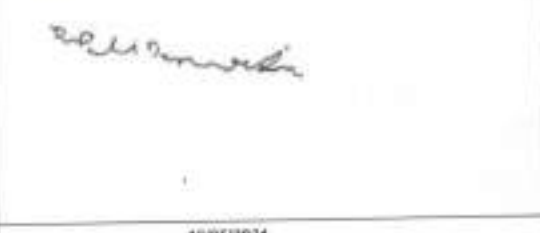


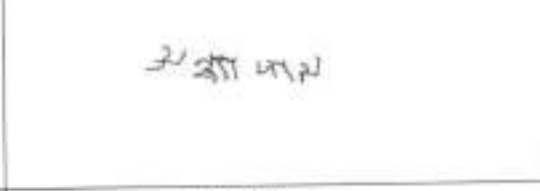



14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BXxxxxxx5E, Aadhaar No: 32xxxxxxxx3002, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mr DILIP BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 LTI 16/05/2024 Captured	 16/05/2024

14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BExxxxxx0E, Aadhaar No: 78xxxxxxxx8561, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Mrs KAMALA BANERJEE</b> Wife of Late Joydev Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 LTI 16/05/2024 Captured	 16/05/2024

50 NO, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: GZxxxxxx3N, Aadhaar No: 57xxxxxxxx5092, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office



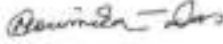
6	Name	Photo	Finger Print	Signature
	<b>Mr MITHUN BANERJEE</b> Son of Late Joydev Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 <small>16/05/2024</small>	 <small>LTI</small> <small>16/05/2024</small>	 <small>16/05/2024</small>
	50 NO, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: BAxxxxxx9N, Aadhaar No: 95xxxxxxxx7050, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	<b>Mrs DIPALI BANERJEE</b> Wife of Late Bulan Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 <small>16/05/2024</small>	 <small>LTI</small> <small>16/05/2024</small>	 <small>16/05/2024</small>
	14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: CExxxxxx9Q, Aadhaar No: 49xxxxxxxx8778, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	<b>Mrs SANDHYA DAS</b> Wife of Nepal Chandra Das Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 <small>16/05/2024</small>	 <small>LTI</small> <small>16/05/2024</small>	 <small>16/05/2024</small>
	14/11, Nagendra Nath Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BSxxxxxx8C, Aadhaar No: 61xxxxxxxx6421, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	<b>Mrs ARATI ROY</b> Wife of Sunil Roy Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 <small>16/05/2024</small>	 <small>LTI</small> <small>16/05/2024</small>	 <small>16/05/2024</small>

Kadihati Akashdeep, Sir Ramesh Mitra Road, City:- , P.O:- Ganti, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: EJxxxxxx9M, Aadhaar No: 76xxxxxxxx1933, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office


#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S G DEVELOPER</b> 218, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AExxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs MOUMITA DAS (Presentant)</b> Wife of Mr Sanjay Das Date of Execution - 16/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	 <small>May 16 2024 11:05AM</small>	 <small>LT1 16/05/2024</small>	 <small>16/05/2024</small>
7/27, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ATxxxxxx5M, Aadhaar No: 50xxxxxxxx6256 Status ; Representative, Representative of : S G DEVELOPER (as PARTNER)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Madhu Das</b> Son of Late Gouranga Chandra Das Sodepur, Natagarh, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113	 <small>16/05/2024</small>	 <small>16/05/2024</small>	 <small>16/05/2024</small>
Identifier Of Mr TAPAN KUMAR BANERJEE, Mr SANTI BANERJEE, Mr LAL MOHAN BANERJEE, Mr DILIP BANERJEE, Mrs KAMALA BANERJEE, Mr MITHUN BANERJEE, Mrs DIPALI BANERJEE, Mrs SANDHYA DAS, Mrs ARATI ROY, Mrs MOUMITA DAS			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	M TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec

3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec

8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec

2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
2	Mr SANTI BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
4	Mr DILIP BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
5	Mrs KAMALA BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
6	Mr MITHUN BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
7	Mrs DIPALI BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
8	Mrs SANDHYA DAS	S G DEVELOPER-13.33333300 Sq Ft
9	Mrs ARATI ROY	S G DEVELOPER-13.33333300 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, , Ward No: 24, Holding No:26 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3893, LR Khatian No:- 1939	Owner:তপন বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিত , Classification:বাড়, Area:0.00320000 Acre,	Mr TAPAN KUMAR BANERJEE
L2	LR Plot No:- 3893, LR Khatian No:- 5270	Owner:সান্তি বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিত , Classification:বাড়, Area:0.00320000 Acre,	Mr SANTI BANERJEE
L3	LR Plot No:- 3893, LR Khatian No:- 4839	Owner:লাল মোহন বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিত , Classification:বাড়, Area:0.00320000 Acre,	Mr LAL MOHAN BANERJEE
L4	LR Plot No:- 3893, LR Khatian No:- 2168	Owner:দিলিপ বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিত , Classification:বাড়, Area:0.00320000 Acre,	Mr DILIP BANERJEE
L5	LR Plot No:- 3893, LR Khatian No:- 1729	Owner:কামলা বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিত , Classification:বাড়, Area:0.00320000	Mrs KAMALA BANERJEE

L6	LR Plot No:- 3893, LR Khatian No:- 3520	Owner:কুলন বন্দ্যোপাধ্যায়, Gurdian:মহিলা কল্যাণী, Address:সিঙ্গা . Classification:বাড়, Area:0.00320000 Acre,	Mrs DIPALI BANERJEE
L7	LR Plot No:- 3893, LR Khatian No:- 6258	Owner:সন্ধ্যা দাস, Gurdian:কেশব চন্দ্র দাস, Address:সিঙ্গা . Classification:বাড়, Area:0.00320000 Acre,	Mrs SANDHYA DAS
L8	LR Plot No:- 3893, LR Khatian No:- 659	Owner:আরতি রায়, Gurdian:পারি রায়, Address:সিঙ্গা . Classification:বাড়, Area:0.00320000 Acre,	Mrs ARATI ROY

**Endorsement For Deed Number : I - 150605003 / 2024**

**On 16-05-2024**

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

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

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

Presented for registration at 10:32 hrs on 16-05-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs MOUMITA DAS ..

**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 24,17,856/-

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

Execution is admitted on 16/05/2024 by 1. Mr TAPAN KUMAR BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mr SANTI BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 3. Mr LAL MOHAN BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 4. Mr DILIP BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 5. Mrs KAMALA BANERJEE, Wife of Late Joydev Banerjee, 50 NO. N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 6. Mr MITHUN BANERJEE, Son of Late Joydev Banerjee, 50 NO. N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 7. Mrs DIPALI BANERJEE, Wife of Late Bulan Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 8. Mrs SANDHYA DAS, Wife of Nepal Chandra Das, 14/11, Nagendra Nath Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 9. Mrs ARATI ROY, Wife of Sunil Roy, Kadihati Akashdeep, Sir Ramesh Mitra Road, P.O: Ganti, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by Profession House wife

Indetified by Mr Madhu Das, , Son of Late Gouranga Chandra Das, Sodepur, Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

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

Execution is admitted on 16-05-2024 by Mrs MOUMITA DAS, PARTNER, S G DEVELOPER (Partnership Firm), 218, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Madhu Das, , Son of Late Gouranga Chandra Das, Sodepur, Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2024 12:25PM with Govt. Ref. No: 192024250046137421 on 14-05-2024, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CK00BEVTZ9 on 14-05-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1505, Amount: Rs.5,000.00/-, Date of Purchase: 14/05/2024, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2024 12:25PM with Govt. Ref. No: 192024250046137421 on 14-05-2024, Amount Rs: 20/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CK00BEVTZ9 on 14-05-2024, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 151971 to 152022  
being No 150605003 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.05.17 10:51:20 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 17/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.