

14084/22 VC-3712/22

1-13695/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AG 774848

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

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

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 31<sup>st</sup> day of August, Two Thousand Twenty Two BETWEEN (1) MISS. JHARNA GHOSHAL CHAUDHURI, (PAN No. AYIPG7550K) (AADHAAR No. 2974 9870 4671), daughter of Late Jyotsna Ghoshal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Householding, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa (2) SRI SAMIR GHOSAL CHAUDHURY (PAN No. ACHPC 3112E) (AADHAAR No.4446 6400 3813) son of Late Jyotsna Ghosal Chaudhury, by Nationality-Indian, by faith-Hindu, by occupation-Retired, residing at 110/11, K.P. Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, and (3) SRI SISIR GHOSAL CHOWDHURY (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012) son of Late Jyotsna

Contd.....pg/2

30031

23 AUG 2022

No.....Rs. **100/-** Date.....

**S. KARMAKAR**  
Advocate

Name:.....

Address:.....**ALIPUR JUDGES COURT**  
**KOLKATA-700 027**

Vendor:.....

**Alipur Collectorate, 24 Pgs. (S)**

**SUBHANKAR DAS**

**STAMP VENDOR**

**Alipur Police Court, Kol-27**

*Tharna Ghoshal Chaudhury*



10836

*Tharna Ghoshal Chaudhury*



10837



T.I of Samir Ghosal Chaudhury  
by the pen of Sayandeep Ghosal  
Chaudhury



10838

*Sisir Ghosal Chaudhury*



10839

DISTRICT/SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE

31 AUG 2022

*by the pen of*  
**(KABIRAN JARWAR)**

P.T.O



Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation-Business, 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, all within the District of South 24-Parganas, hereinafter collectively referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

#### A N D

"CREATIVE" (PAN No. AARFC7669N) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S: Garfa, represented by its Partners (1) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012), son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 39, K. P. Roy Lane, Kolakta-700 078, P.O. Haltu, P. S. Garfa, (2) **SRI KALYAN SARKAR** (PAN No. ATAPS4250K) (AADHAAR No. 5370 0461 6175), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (3) **SMT. SRABONI ROY** (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696), wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being,its successors, successors-in-interest and assigns) of the **OTHER PART**

WHEREAS by a Bengali Suf-Kobala made on 11th day April, 1951 between Sri Bharat Chandra Kalya, son of Late Manimohan Kalya described therein as the Vendor of the One Part and and Sri Mahendra Nath Ghosal

Chowdhury, son of Late Kali Prasanna Ghosal Chowdhury, described therein as the Purchaser of the Other Part the said vendor sold, transferred and conveyed all that piece and parcel of land measuring 6 Cottahs 2 Chittaks 30 square feet be the same a little more or less lying situated Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S. erstwhile sadar Tollygunge thereafter Kasba at Present Garfa in the District of formerly 24 Parganas at present South 24 Parganas in favour of the said purchaser for valuable consideration therein mentioned and the said Bengali Suf-Kobala was registered in the office of the Sadar Joint Sub-Registrar at Alipore and recorded therein Book No.I, Volume No. 44, Pages 138 to 142, Being No. 2336 for the year 1954.

† AND WHEREAS since purchase the said Mahendra Nath Ghosal Chowdhury while thus seized and possessed of the said property sold transferred and conveyed a demarcated portion of the said land measuring 8 Chittaks more or less from the eastern side out of his purchased 6 Cottahs 2 Chittaks 30 Square feet of land in favour of Bimal Kumar Datta by virtue of a registered sale deed sometime in the year 1959 and their by written 5 Cottahs 10 Chittaks 30 Square feet in his exclusive possession. |

AND WHEREAS thereafter the said owner Mahendra Nath Ghosal Chowdhury while thus absolutely seized and possessed of the said property died intestate on 19th day of May 1965 leaving behind and surviving his wife Sushila Devi, two sons Jyotsna Ghosal Chowdhury and Nikhil Ranjan Ghosal Chowdhury and three daughters Smt. Kiran Banerjee, Smt. Chinu Bhattacharjya and Smt. Kalpana Chatterjee as his legal heirs, successors and representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of said Mahendra Nath Ghosal Chowdhury the property left by him thus devolved upon his aforementioned legal heirs, successors and representative who jointly inherited in equal shares and became the joint owners having undivided 1/6th share each.



AND WHEREAS by an indenture of Bengali Deed of Gift was made on 3rd day February, 1975 between Sri Nikhil Ranjan Ghosal Chowdhury, son of Late Mahendra Nath Chowdhury, Smt. Kiran Banerjee, wife of Late Nikunja Behari Banerjee, Smt. Chinu Bhattacharjya, wife of Sri Ajit Kumar Bhattacharjya, Smt. Kalpana Chatterjee, wife of Ramendra Nath Chatterjee and Smt. Sushila Devi, wife of Late Mahendra Nath Ghoshal Chowdhury collectively described therein as the Donor of the One Part and Jyotsna Ghosal Chowdhury, son of Late Mahendra Nath Ghosal Chowdhury described therein as the Donee of the Other Part the said donor jointly gifted transferred and conveyed their undivided 6/5th share of the said inherited property all that piece and parcel of land measuring 5 Cottahs 10 Chittaks 30 square feet be the same a little more or less lying situated Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S. erstwhile sadar Tollygunge thereafter Kasba at Present Garfa, in the District of formerly 24 Parganas at present South 24 Parganas and the said Deed of Gift was registered in the office of the Sub-Registrar at Alipore and recorded therein Book No.I, Volume No.19, Pages 97 to 102, Being No.562 for the year 1975.

AND WHEREAS by way of inheritance and by virtue of the aforementioned deed of gift the said Jyotsna Ghosal Chowdhury became the sole and absolute owner of the said property got his name mutated in the record of The Kolkata Municipal Corporation and the said plot of land has since been numbered as Municipal Premises No. 39 K. P. Roy Lane, Kolkata - 700 078, P.S. formerly Kasba at present Garfa and was paying taxes regularly.

AND WHEREAS the said owner Jyotsna Ghosal Chowdhury while thus absolutely seized and possessed of the said property as sole and absolute owner thereof died intestate on 28th December, 1990 leaving behind and surviving his wife Smt. Renuka Ghosal Chowdhury, one daughter Miss. Jharna Ghoshal Chowdhuri and two sons namely Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury as his heirs/heireses, successors and legal representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of the said Jyostna Ghosal Chowdhury the property left by him thus devolved upon his aforementioned legal heirs, successors and representatives who jointly inherited the said property in equal sharers and became the joint owners of the said property left by their predecessor-in-interest Jyostna Ghosal Chowdhury having undivided 1/4th share each.

AND WHEREAS since then the said owners while thus jointly seized and possessed of the said inherited property one of the co-owners Renuka Ghosal Chowdhury died intestate on 6th June, 1993 leaving behind and surviving her one daughter Miss. Jharna Ghoshal Chaudhuri and two sons namely Sri Samir Ghosal Chaudhuri and Sri Sisir Ghosal Chowdhury as her heirs/heirress, successors and legal representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of said Renuka Ghosal Chowdhury her undivided 1/4th share of the said property thus devolved upon her aforementioned heirs, successors and legal representatives Miss. Jharna Ghoshal Chaudhuri and two sons namely Sri Samir Ghosal Chaudhuri and Sri Sisir Ghosal Chowdhury who jointly inherited and became the joint owners of the said inherited property being known as Municipal Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, under K.M.C. Ward No.105, got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No.39, K. P. Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, under K.M.C. Ward No.105, (having Assessee No.31-105-13-0039-0) and are paying taxes regularly which is morefully and particularly mentioned and described in the first schedule hereunder written and hereinafter referred to as the "said property". )

AND WHEREAS the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhuri and Sri Sisir Ghosal Chowdhury measured their land area and at present in the actual physical measurement the land area is found 5



Cottahs 4 Chittaks 35 Square feet for which the said owners jointly executed a boundary declaration whereby they declared the land area and the said boundary declaration was registered on 6th day of July, 2022 in the office of the District Sub-Registrar-III at Alipore and recoded therein Book No1, Volume No. 1603-2022, Pages 371934 to 371951 being No. 160310406 for the year 2022.

AND WHEREAS the Owners herein approached the Developer herein with the proposal to construct a ground plus four storied building upon the said land for residential purpose comprising of several self contained flats and car parking spaces for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled by and between the parties herein.

AND WHEREAS the Owners have specifically represented to the Developer that they are the joint Owners of the said property according to their respective shares and save and except themselves no other person/persons has/have any right, title and interest in any manner whatsoever in the said property or any part or portion thereof morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the Owners thereof and that they have unfettered right and absolute authority of alienation or transfer of the same or any part or portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declare and confirm that they have not yet executed any sort of instrument like sale, lease, gift or create any mortgage or charge or encumbered the said property in any manner or entered into any Agreement for Sale, Tenancy and Development Agreement in respect of the said property or any part or portion thereof with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said

premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

**ARTICLE : I : DEFINITIONS**

1. **OWNERS** shall mean (1) **MISS. JHARNA GHOSHAL CHAUDHURI**, (PAN No. AYIPG7550K) (AADHAAR No. 2974 9870 4671), daughter of Late Jyotsna Ghoshal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Householding, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa (2) **SRI SAMIR GHOSAL CHAUDHURY** (PAN No. ACHPC 3112E) (AADHAAR No.4446 6400 3813) son of Late Jyotsna Ghosal Chaudhury, by Nationality-Indian, by faith-Hindu, by occupation-Retired, residing at 110/11, K.P. Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, and (3) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012) son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation- Business, 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, all within the District of South 24-Parganas .
2. **DEVELOPER** shall mean “**CREATIVE**” (PAN No. AARFC7669N) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata-700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI SISIR GHOSAL CHOWDHURY** (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012), son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 39, K. P. Roy Lane, Kolakta-700 078, P.O. Haltu, P. S. Garfa, (2) **SRI KALYAN SARKAR** (PAN No. ATAPS4250K) (AADHAAR No. 5370 0461 6175), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing



at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (3) **SMT. SRABONI ROY (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696)**, wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas.

3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean the piece and parcel of homestead land measuring 5 Cottahs 10 Chittaks 30 square feet at present in the actual physical measurement the land area is found 5 Cottahs 4 Chittaks 35 Square feet be the same a little more or less together with ground plus four storied building standing thereon lying situate at and being known as Premises No. 39, K.P. Roy Lane, Kolkata-700 078, P. S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No.105, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING** shall mean the ground plus four storied building to be constructed on the said piece and parcel of land mentioned above.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over head water tank and semi-underground water reservoir, Pump and Motor, Electric Meter Board, Lift, Lift machine room, Lift lobby and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments, car parking spaces or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the respective flat Owners in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** shall mean 50% (fifty percent) of the constructed flat area which includes entire third and fourth floor and 50% of the car parking spaces on the ground floor Eastern side of the proposed ground plus four storied building along with non-refundable/ non-adjustable monetary consideration of Rs.3,000/- (Rupees three thousand) only towards the Owners allocation as per the terms and conditions of these presents together with proportionate share in the common facilities, utilities and amenities of the building on prorata basis as morefully and particularly set out in the Second Schedule hereunder written.
9. **DEVELOPER'S ALLOCATION** shall mean the remaining 50% (fifty percent) of the constructed flat area which includes entire first and second floor and 50% of the car parking spaces on the ground floor Western side of the proposed ground plus four storied building to be constructed thereon towards the Developer's allocation after allocation to the Owners including proportionate share in the common facilities, utilities and amenities of the building on pro-rata basis as morefully and particularly set out in the ~~Third~~ <sup>Second</sup> Schedule hereunder written.
10. **ARCHITECT** shall mean the qualified person or persons as may be appointed by by the Developer for designing and planning of the building to be constructed on the said land.
11. **BUILDING PLAN** shall mean plan or plans to be prepared by the Artichet for construction of the proposed multi storied building.



12. **TRANSFER** shall mean with its gramatical variations and shall include Transfer of possesion and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. **TRANSFEEEE** shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building have been transferred under law for residential purpose.
14. **FORCE MAJUERE** shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availablity of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

#### **ARTICLE - II : TITLE AND INDEMNITY**

1. The Owners hereby declare that they have good and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declare that the premises is free from all and any manner of lispendens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
3. The Owners hereby also undertake that the Developer shall be entitled to construct the multi storied building on the said land as agreed by and between the parties hereto.

**ARTICLE-III : DEVELOPER'S RIGHTS**

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provisions herein contained.
2. The Developer shall arrange and take all such permission, sanction and approval in compliance with the prevailing laws as are legally required for the purpose of developing the said land.
3. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions, clearances and approvals as aforesaid.
4. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats and other saleable space or spaces in the said proposed building.
5. That on signing of this agreement the owners shall hand over all the original deed, upto date Municipal Tax Receipts and Mutation Certificate in respect of the said property to the developer which the developer do hereby receipt and acknowledge and the said original



documents will be retained by the developer till completion of the project and after completion of project the said original documents will be returned back to the Owners by the developer

#### **ARTICLE - IV : CONSIDERATION**

In consideration of the Owners having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned, the Developer shall allot 50% (fifty percent) of the constructed flat area which include entire third and fourth floor and 50% of the car parking spaces on the ground floor Eastern side of the proposed ground plus four storied building to be erected and/or constructed thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation in favour of the owners along with non-refundable/ non-adjustable monetary consideration of Rs.3,000/-(Rupees Three Thousand) only towards the full and final consideration against the said land.

#### **ARTICLE - V : BUILDING**

1. The Developer shall at his own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner he considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners portion in the building to be constructed on the land comprised in the said premises with good materials as are necessary for such construction and specifications must not be below as mentioned in the Fourth Schedule hereunder written and also in good workmen like manner within a period of 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation and the said period may be mutually extended upto six months.

2. The Developer shall also install and provide in the said building at his own costs the pumps, Lift, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrifications and/or other facilities required to be provided in the building under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Fourth Schedule hereunder written.
3. The Owners shall be entitled to transfer or otherwise deal with only the Owners allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Owners shall execute in favour of the developer Power of Attorney and other authority as shall be required by the



Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein.
8. All costs, charges and expenses relating to the proposed multi storied building including Architects Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

#### **ARTICLE - VI : AUTHORITY**

1. The Owners and the Developer shall jointly be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any othersaleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building and to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all

- taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign complaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.
3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartment and/or any other saleable space or spaces or any portion of the Owners allocation in the said building which the Developer agreed to make delivery of possession to the Owners as consideration against the said land handed over to the Developer for undertaking the construction work thereon as agreed.

#### **ARTICLE - VII : COMMON FACILITIES**

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due from the date of getting vacant possession of the said property till completion of the building and delivery of possession thereof.
2. After completion of the Owners allocation portion of the said building completed in all respects and with all amenities whatsoever the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners allocation in the said building agreed to be provided as consideration as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners allocation and the said rates are to be proportionate prorata with reference to the saleable space in the building.



3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

#### **ARTICLE - VIII : OWNER'S OBLIGATIONS**

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.
2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any part or portion thereof without the previous consent in writing of the Developer during the subsistence of this Agreement.

#### **ARTICLE - IX : DEVELOPER'S OBLIGATION**

1. The Developer hereby agrees and covenant with the Owners to complete the construction of the said building in terms of this

Agreement under the supervision of the developer and shall deliver the possession of the Owners allocation to the Owners within 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation.

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of the Owners allocation or any part or portion thereof of the said building in the said premises.
4. That the Developer shall be liable to deliver possession of the Owners allocation in the newly constructed building before delivery of possession to the other buyers of the flats under Developer's allocation.
5. If the construction and completion of the building is delayed from any wilful act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of Rs. 10,000/- (Rupees ten thousand ) only other than Rent to be provided as usual per month after expiry of the stipulated period of 24 (twenty four) months with grace period of six months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation till delivery of possession of the Owners allocation in the newly built up building.

#### ARTICLE - X : MISCELLANEOUS

1. That on demolition of the existing one storied building standing thereon the Developer will be at liberty to sell the old building materials and the sale proceeds thereon will be exclusively retained by the Developer



for which the owners do hereby render their No Objection and neither the owners nor their any legal heirs and successors shall claim the said sale proceeds against the Developer in future.

2. That after obtaining sanction building plan and before demolition of the existing two storied building standing thereon the owners will be shifted temporarily in the suitable rented accommodation to a nearby place and the monthly rent for the said temporary accommodation will exclusively be borne by the Developer from the date of shifting till giving possession in the newly built up building.
3. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required. The authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall give any such additional Power of Attorney and/or authorisation as may be required by the developer for the purpose and the Owners are also undertaking to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of these presents.
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.

5. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts including Lift thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
6. A suitable name of the building shall be given by the Developer in consultation with the Owners.
7. After completion of the construction of the building and getting possession of the Owners allocation thereof the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate undivided share of land and also the common areas of the said premises in favour of the Developer or his Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.
8. That for any reason if the Developer precluded from construction of the proposed multi storied building thereon then and in that event the owners shall be at liberty to cancel this agreement and after proper and marketable assessment of the cost to be incurred by the Developer in the said project till such time and refund the same at a time to the Developer by the owners.
9. That the Developer shall be liable for maintenance of the said building for one year only from the date of handover to the owners for natural damage only excepting floor and after expiry of one year the Developer shall not be liable for any maintenance of natural damage.



10. That neither the owners nor any intending purchaser of the said building shall not change the elevation of the building in any circumstances.
11. Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement /final document for transfer of property between the owners and the developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

#### ARTICLE - XI : JURISDICTION

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

#### THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 5 Cottahs 4 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078, (having mailing address 110/11, K.P. Roy Lane, Kolakta - 700078) (being Assessee No.31-105-13-0039-0), in the District of South 24-Parganas, together with all right of easement belonging and appurtenant thereto which is butted and bounded in the manner following :-

On the North : By Premises No.38, K. P. Roy Lane ;  
On the South : By Premises No.40, K. P. Roy Lane ;  
On the East : By Premises No.1A, K. P. Roy Lane ;  
On the West : By 20' feet wide Black Top Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**  
**(OWNERS ALLOCATION)**

The Owners shall be allotted 50% (fifty percent) of the constructed flat area which include entire third and fourth floor and 50% (fifty percent) of the car parking spaces on the ground floor Eastern side of the proposed ground plus four storied building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

The Developer will get remaining 50%(fifty percent) of the constructed flat area which include entire first and second floor and remaining 50% (fifty percent) of the car parking space on the ground floor Western side of the proposed ground plus four toried building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.



**THE FOURTH SCHEDULE ABOVE REFERRED TO :****(Specification)**

- Structure :** R.C.C. (1:2:4) framed structure .
- Caracass Walls :** 200mm thick brick work (1:6 Morter)
- Partition walls:** 125mm thick Brick work to flat separating wall and stair, 75mm thick Brick work to internal wall (1:4) mortar with wire netting.
- Plastering :** a) 15mm thick to external walls (1:4) Morter  
b) 12mm thick to internal walls (1:4) Morter  
c) 10mm thick to ceiling beams etc. (1:4) Morter
- Flooring Skirting :** All the flat and stair flooring areas will be Vitrified Tiles (2'x2')/Marble, size not exceeding 4'x2' / 3'x2' including cutting and acid polishing complete. Skirting 4". Car parking space and side space neat cement finish.
- Dado :** Disigned glazed tiles upto lintel height for toilet and (900) 3' height form cooking platform at Kitchen area as per approval of the architect.
- Wood-work and Joinery :** a) 100x62.5mm section Salwood for main entry door frames to flat and the rest door frames will be 100 x 50 mm salwood section.  
b) 32mm thick flush type panel door shutter to main entry door and other door shutters will be 32 mm thick solid core phenol bonded flush type door shutter. PVC door in toilet.
- Window :** Glazed Aluminium window shutter with 3mm thick smoke glass.
- Hardware:** Main entry door will have Godrej night latch with one eye-hole and the rest doors will have the ordinary mortice / handle locks. All the necessary hardware fittings like door

stopper, buffers tower bolts, steel hinge etc. will be provided.

**Fabricated work :** M. S. Grill (18x5mm) will be provided to window grill and stair railing and balcony railing with grill gate to be provided in front of the main entry of the stair case.

**Interior Finish :** a) Interior finish with putty punning to all the wall and ceiling surfaces of the flat and stair case. The covered space at ground floor which will be painted with two coats of cement base paint.

b) Two coats of synthetic enamel paint over a coat of primer to doors , grills etc. as per approved shade by the Architect. Main entry door varnish polishing .

c) Two coats weather proof exterior paint to exterior surfaces of walls, the shade being approved by the Architect.

**Cooking Zone :** One cooking platform finised with black granite including one stainless sink, one scullery below the sink with necessary taps.

**Toilet (1) :** Hot and cold water supply system for one toilet will be provided with wall mixer tap one white commode with PVC cistern, one overhead shower with one white wash basin with necessary tap. Geyser fixing possession to be provided.

**Toilet (2):** Cold water suply system for one toilet will be provided one white commode with pvc cistern and with necessary tap one white basin with tap at dining space. All sanitary fittings and fixtur will be standard make.

**Electrical works :** All the electrical lines will be concealed with PVC conduit (Dalda Make) with copper wire (Finolex / Havells) with Simense/Havels/HPL MCB. Switch North-West/Roma, main' switch flora or J.J. make -32 Amps. The electrical points are given below :-



**Each Bed room :** three light points, one fan point and one 5 Amp plug point in board .

**Living Dining Area :** four light points, two fan points & one 5 Amp plug point in board one 15 Amp plug point, one T.V point, with 5 Amp plug point.

**Kitchen :** One light points, one 15 Amp power point & one Exhaust fan point, one fan point and one Aquaguard point.

**Balcony :** one light point, one 5 Amp plug point, one fan point.

**Toilet :** (i) one light point, one 15 Amp plug point & one Exhaust fan point,  
(ii) one light point, one Exhaust fan point and one 15 Amp plug point.

**Call Bell :** 1 Call bell point.

**Stair case & common area :** Necessary light points will be provided for proper illumination .

**Water Supply :** One semi-underground and one overhead water reservoir will be provided as per K.M.C. sanction plan and one centrifugal or mono block Pump for lifting of water to overhead reservoir for properly distributed water to each flat through PVC Pipes.

**Sanitary Plumbing :** All soil and waste pipes will be of approved brand PVC Pipes and the total waste water will be discharged by U.G. stoneware pipes to nearest K.M.C. pit including inspection chamber as required the internal water supply pipes will be concealed with PVC Pipe.

**Roof Treatment :** Average 50mm thick concrete (1:1.5:3) to roof mixed with water proofing compound to maintaining the regular slope towards the mount of rain water pipe.

**Each Flat :** One AC point and one washing machine point will be in each flat.

**Lift :** Standard Quality Lift Machine.

**N.B. :** extra fittings and better quality- fittings, extra electricity point fittings, extra civil work will be provide at extra cost, pay able in advance

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

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PARTIES

AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Bhabatosh Roy  
1/45A Jadargarh  
PO:- Haldi  
Kolkata - 78.

2 Sayandeep Ghosal  
Chaudhury  
39, K.P. Roy Lane  
Kolkata - 700078

1. Tharna Ghosal Chaudhury



L.T.I of Samir Ghos  
Chaudhury by the pe  
of Sayandeep Ghosal  
Chaudhury

3. Sisir Ghosal Chaudhury

SIGNATURE OF THE OWNERS  
CREATIVE

Sisir Ghosal Chaudhury

Partner

CREATIVE

Wajm Wajm - (Kalyan SA  
Partner

CREATIVE

Sraboni Roy  
Partner

SIGNATURE OF THE DEVELOPER



## MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 3,000/- (Rupees three thousand) only as and by way of non-refundable/ non adjustable monetary consideration as per denomination below :-

By Cheque No. 000146 dated 26/08/2022 for  
drawn on Indian Overseas Bank, Dhakuria Branch,  
Kolkata-700 031.

Rs. 3,000/-

(Rupees three thousand ) only

Rs. 3,000/-


SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED OWNERS  
AT KOLKATA IN THE PRESENCE OF :-

### WITNESSES :-

1. Bhabatosh Roy  
1/45A Jadhavgarh  
P.O - Haldi  
Kolkata - 78

2. Sayandeep Ghosal  
Chaudhury  
39, K.P. Roy Lane  
Kolkata - 78

1. Tharona Ghoshal Chaudhury

2.  L.T.I of Samir Ghosal  
Chaudhury by the pen  
Sayandeep Ghosal  
Chaudhury

3. Sisir Ghosal Chaudhury

---

SIGNATURE OF THE OWNERS

DRAFTED BY :

Subrata Karmakar  
(SUBRATA KARMAKAR)

ADVOCATE

JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027

ENROLL NO.: WB/334/89

TYPED BY :

Sandeep Sen  
(SANDEEIP SEN)

DHAKURIA, KOLKATA - 31

Thumb

1st finger

middle finger

ring finger

small finger

left  
handright  
handName JHARNA GHOSAL CHAUDHURYSignature Jharna Ghosal Chaudhury

Thumb

1st finger

middle finger

ring finger

small finger

left  
handright  
handName SAMIR GHOSAL CHAUDHURYSignature L.T.I of Samir Ghosal Chaudhury by the pen of Sayandeep Ghosal Chaudhury

Thumb

1st finger












middle finger

ring finger

small finger












left  
handright  
handName SISIR GHOSAL CHOWDHURYSignature Sisir Ghosal Choudhury



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












Name..... Kalyan Sarkar .....

Signature..... Kalyan Sarkar .....

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

Name..... Sraboni Roy .....

Signature..... Sraboni Roy .....

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

Name..... Sayandeep Ghosal Chaudhury .....

Signature..... Sayandeep Ghosal Chaudhury (Sudip Red) .....



## Major Information of the Deed

Deed No :	I-1603-13695/2022	Date of Registration	02/09/2022
Query No / Year	1603-2002432589/2022	Office where deed is registered	
Query Date	10/08/2022 1:09:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUBRATA KARMAKAR 15L K P ROY LANE, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9331405190, 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 : 3,000/-]		
Set Forth value	Market Value		
Rs. 3,000/-	Rs. 1,48,98,347/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 103/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 39, , Ward No: 105 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 4 Chatak 35 Sq Ft	2,000/-	1,48,71,347/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				8.7427Dec	2,000 /-	148,71,347 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,000 /-	27,000 /-	



## Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Miss JHARNA GHOSHAL CHAUDHURI (Presentant )</b> Daughter of Late JYOTSNA GHOSHAL CHAUDHURI 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AYxxxxxx0K, Aadhaar No: 29xxxxxxxx4671, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Pvt. Residence
2	<b>Shri SAMIR GHOSAL CHAUDHURY</b> Son of Late JYOTSNA GHOSAL CHAUDHURY 110/11, K,P, ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2E, Aadhaar No: 44xxxxxxxx3813, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Pvt. Residence
3	<b>Shri SISIR GHOSAL CHOWDHURY</b> Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx4E, Aadhaar No: 44xxxxxxxx0012, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Pvt. Residence

## Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CREATIVE</b> 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AAxxxxxx9N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SISIR GHOSAL CHOWDHURY</b> Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4E, Aadhaar No: 44xxxxxxxx0012 Status : Representative, Representative of : CREATIVE (as DEVELOPER)
2	<b>Shri KALYAN SARKAR</b> Son of Shri KHAGENDRA NATH SARKAR 2, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0K, Aadhaar No: 53xxxxxxxx6175 Status : Representative, Representative of : CREATIVE (as DEVELOPER)
3	<b>Smt SRABONI ROY</b> Wife of Shri BHABATOSH ROY 1/45A, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3B, Aadhaar No: 28xxxxxxxx1696 Status : Representative, Representative of : CREATIVE (as DEVELOPER)

# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri SAYANDEEP GHOSAL CHAUDHURY</b> Son of Shri SAMIR GHOSAL CHAUDHURY 39, K. P. ROY LANE, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078			

Identifier Of Miss JHARNA GHOSHAL CHAUDHURI, Shri SAMIR GHOSAL CHAUDHURY, Shri SISIR GHOSAL CHOWDHURY, Shri SISIR GHOSAL CHOWDHURY, Shri KALYAN SARKAR, Smt SRABONI ROY

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-2.91424 Dec
2	Shri SAMIR GHOSAL CHAUDHURY	CREATIVE-2.91424 Dec
3	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-2.91424 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-33.33333300 Sq Ft
2	Shri SAMIR GHOSAL CHAUDHURY	CREATIVE-33.33333300 Sq Ft
3	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-33.33333300 Sq Ft



On 29-08-2022

**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 1,48,98,347/-



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 31-08-2022

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

Presented for registration at 18:45 hrs on 31-08-2022, at the Private residence by Miss JHARNA GHOSHAL CHAUDHURI, one of the Executants.

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

Execution is admitted on 31/08/2022 by 1. Miss JHARNA GHOSHAL CHAUDHURI, Daughter of Late JYOTSNA GHOSHAL CHAUDHURI, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Shri SAMIR GHOSAL CHAUDHURY, Son of Late JYOTSNA GHOSAL CHAUDHURY, 110/11, K.P, ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. Shri SISIR GHOSAL CHOWDHURY, Son of Late JYOTSNA GHOSAL CHOWDHURY, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Shri SAYANDEEP GHOSAL CHAUDHURY, , , Son of Shri SAMIR GHOSAL CHAUDHURY, 39, K. P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

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

Execution is admitted on 31-08-2022 by Shri SISIR GHOSAL CHOWDHURY, DEVELOPER, CREATIVE (Partnership Firm), 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Shri SAYANDEEP GHOSAL CHAUDHURY, , , Son of Shri SAMIR GHOSAL CHAUDHURY, 39, K. P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

Execution is admitted on 31-08-2022 by Shri KALYAN SARKAR, DEVELOPER, CREATIVE (Partnership Firm), 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Shri SAYANDEEP GHOSAL CHAUDHURY, , , Son of Shri SAMIR GHOSAL CHAUDHURY, 39, K. P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

Execution is admitted on 31-08-2022 by Smt SRABONI ROY, DEVELOPER, CREATIVE (Partnership Firm), 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

*Shan*

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 01-09-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 103/- ( B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/-  
,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 71/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/08/2022 12:00AM with Govt. Ref. No: 192022230098754812 on 16-08-2022, Amount Rs: 71/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 2208161427037675 on 16-08-2022, Head of Account 0030-03-104-  
001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs  
19,921/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/08/2022 12:00AM with Govt. Ref. No: 192022230098754812 on 16-08-2022, Amount Rs: 19,921/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 2208161427037675 on 16-08-2022, Head of Account 0030-02-  
103-003-02

*Shan*

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 02-09-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 41  
(g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 103/- ( B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/-  
,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 30031, Amount: Rs.100/-, Date of Purchase: 23/08/2022, Vendor name: S Das



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 470465 to 470501  
being No 160313695 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.09.02 19:30:04 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/09/02 07:30:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



DATED : THIS THE 31<sup>st</sup> DAY OF AUGUST, 2022

DEVELOPMENT AGREEMENT

B E T W E E N

1. MISS. JHARNA GHOSHAL CHAUDHURI
2. SRI SAMIR GHOSHAL CHAUDHURY
3. SRI SISIR GHOSAL CHOWDHURY

..... OWNERS

A N D

" CREATIVE "

REPRESENTED BY ITS PARTNERS

1. SRI SISIR GHOSAL CHOWDHURY
2. SRI KALYAN SARKAR
3. SMT. SRABONI ROY

..... DEVELOPER

DRAFTED BY :

SUBRATA KARMAKAR

ADVOCATE

JUDGES' COURT, ALIPORE,

KOLKATA - 700 027