

10722/23

T-10301/23



अभिषेक पश्चिम बंगाल WEST BENGAL

K 840641

K 840641

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

14 JUL 2023

DEVELOPMENT AGREEMENT

District Sub-Register-111
Alipore, South 24-parganas

THIS DEVELOPMENT AGREEMENT made this 14th day of July, Two Thousand and Twenty-three **BETWEEN (1) SRI PARTHA SARATHI BHATTACHARJEE** (having PAN AKZPB0272E, Aadhaar No.5170 8389 8112), Son of Late Narendra Nath Bhattacharya, by occupation Retired, residing at Premises No.273, Rajdanga Gold Park(Mailing Address 5, Gold Park,Rajdanga), Kolkata -700 107, Post Office E.K.T.P. and Police Station Kasba, South 24-Parganas, **(2) SMT. RATNA RAY CHAUDHURY** (having PAN ALWPC3816B, Aadhaar No.5289 1179 4718), wife of Sri Sisir Ray Chaudhury and Daughter of Late

Contd....

6875

11 JUL 2023

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

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

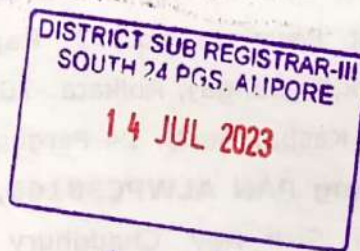
STAMP VENDOR

Alipore Police Court, Kol-27

Jupiter construction

3087, Rajdanga main Road.
Kol-107.

6875 = 5000/-



Chanchal Sarkar
Advocate
Son of Late Hari Kumar Sarkar
Alipore Judges' Court.

NarendraNath Bhattacharya, by occupation House-wife, residing at No.VD-503,Niharika CHS, Kanakia Spaces, Glady Alwares Road, Pokhran Road No.-2,Lokpuram,Thane West, P.S.-Manpada, Thane West, Maharastra-400 610,(3) **SMT. CHABI ALIAS JHARNA CHATTERJEE (having PAN ALYPC4902E, Aadhaar No.6685 0289 6003)**, wife of Late Mukul Chattapadhyay and Daughter of Late Narendra Nath Bhattacharya, by occupation House-wife, (4) **SMT. KHUKU BHATTACHARJEE (having PANATTPB1971F, Aadhaar No.6432 2358 8303)**, wife of Late Sankar Bhattacharya, by occupation House-wife and (5) **MISS. INDRANI BHATTACHARJEE (having PANGTJPB4937H, Aadhaar No.8646 5124 0867)**, Daughter of Late Sankar Bhattacharya, by occupation Student, serial Nos.3,4 and 5 residing at No.5, Rajdanga Gold Park, P.O. E.K.T. P., Kolkata -700 107, District South 24-Parganas and (6)**SRI RAM BHATTACHARYA (having PANAKZPB0273F, Aadhaar No.9592 3313 5487)**, son of Late Narendra Nath Bhattacharya, by occupation Service, residing at No.46, Jogendra Garden (Mailing Address 5, Rajdanga Gold Park),Kolkata-700 107 hereinafter collectively called and 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, executors, administrators, legal representatives and/or assigns) of the **ONE PART A N D JUPITER CONSTRUCTION (having PAN AASFJ8353P)**, a Partnership Firm, having its Office at No. 3087, Rajdanga Main Road, Kolkata-700 107, Post Office E.K. T. P., Police Station Kasba, District South 24-Parganas, constituted by

Contd....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
14 JUL 2023

its Partners **(1)SRI SHAMBHU KUNDU (having PAN AGAPK2904K, Aadhaar No.2215 8614 5510)**, son of Late Sunil Kundu, residing at No. 188, Rajdanga School Road, Kolkata-700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas, and **(2) SRI SUDEV CHAKRABORTY (having PAN AFWPC4315H,Aadhaar No.4013 6008 7372)**, son of Late Probodh Kumar Chakraborty, residing at No. 133, Purbachal Main Road, Kolkata-700 078, Post Office Haltu, Police Station Garfa (formerly Kasba), District South 24-Parganas, hereinafter called and referred to as the **DEVELOPER**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being and from time to time constituting the said Partnership Firm, the Survivor or Survivors of them, the heirs, executors, administrators, legal representatives of such last Survivor and/or assigns) of the **OTHER PART** .

WHEREAS :

- A) One Bipin Behari Adhikary and Baburam Adhikary, being the joint owners of ALL THAT the piece and parcel of 10 Cottahs 11 Chhitcks more or less land situated lying at MouzaKasba, J. L. No.13, comprised in R. S. Dag No. 2679, R. S. Khatian No. 591/1, sold the aforesaid property by a Deed of Sale dated 11-03-1957 unto and in favour of Narendranath Bhattacharya, son of late Kalicharan Bhattacharya at a valuable consideration and the said Deed of Sale dtd. 11-03-1957 was registered at the Office of the Sub-Registrar

Contd....

Alipore and was recorded in its Book No. I, Vol. No. 38, at Pages 233 to 236, Being No. 2305 for the year 1957.

- B) Being the owner/possessor of the aforesaid property, the said Narendra Nath Bhattacharya had died intestate on 25-01-1978 and upon his demise, all his Legal Heirs i.e., Santosh Kr. Bhattacharya, Jagadish Chandra Bhattacharya, Mrinmoy Bhattacharya, Prasanta Kr. Bhattacharya, jointly as the FIRST PARTIES and Smt. Usha Rani Bhattacharya, Ratna Roy Choudhury, Partha Sarathi Bhattacharjee, Sankar Das Bhattacharya and Ramdas Bhattacharya (both minor being represented through their Mother and legal guardian) jointly as the SECOND PARTIES got Partitioned the aforesaid property by metes and bounds under a Deed of Partition dated 05-11-1981 and the said Deed of Partition was registered at the Office of the District Sub-Registrar Alipore and was recorded in its Book No. I, Vol. No. 371, at Pages 1247 to 1254, Being No. 12073 for the year 1981.
- C) Under the aforesaid Deed of Partition dated 05-11-1981, Santosh Kr. Bhattacharya and Three Others were jointly allotted with ALL THAT the piece and parcel of 5 Cottahs 10 Chhitacks 9 Sq. ft. of land and Smt. Usha Rani Bhattacharya and Five others were jointly allotted with ALL THAT the piece and parcel of 4 Cottahs 5 Chhitacks more or less of land and land area having 11 Chhitacks 36 Sq. ft. was kept/marked as Common Passage as mentioned in Partition Plan annexed thereto.

Contd....

- D) Out of the Parties of the First Part, the said Santosh Kr. Bhattacharya, Jagadish Bhattacharya, Monimoy Bhattacharya, and Prasanta Kr. Bhattacharya, jointly sold their undivided shares in the said property within the allotment unto and in favour of Partha Sarathi Bhattacharjee under a Deed of Sale dated 26-06-1992 and the said Deed of Sale was registered at the Office of the District Sub-Registrar Alipore and was recorded in its Book No. I, Vol. No. 210, at Pages 1 to 12, Being No. 11084 for the year 1992 and upon such Deed of Sale dtd. 26-06-1992, Partha Sarathi Bhattacharjee became the owner of 5Cottahs 10 Chhitcks 9 Sq. ft. of land within the Premises No. 273, Rajdanga Gold Park, under ward No. 107 of the Kolkata Municipal Corporation.
- E) Thereafter, by another Deed of Gift dated 30-06-2011, out of the aforesaid owners of Premises No. 273, Rajdanga Gold Park, Partha Sarathi Bhattacharjee conveyed and transferred ALL THAT the piece and parcel of 1 Cottah of land unto and in favour of Ratna Ray Chaudhury and the said Deed of Gift dtd. 30-06-2011 was registered at the Office of the District Sub-Registrar-III Alipore and was recorded in its Book No. I, CD Volume no. 10, at Pages 8082 to 8097, Being No. 04995 for the year 2011.
- F) On 13th day of August, 2011, by an another Deed of Gift, ParthaSarathiBhattacharjee, Ram Bhattacharya, Smt. Khuku Bhattacharya, KumariIndrani Bhattacharya had conveyed and transferred their undivided share in the property situated at

Contd....

Premises No. 273, Rajdanga Gold Park unto and in favour of Ratna Ray Chaudhury, Chabi alias Jharna Chatterjee for the consideration of natural love and affection therein mentioned and the said Deed of Gift was registered at the Office of the Addl. Registrar of Assurances-I, Kolkata and was recorded in its Book No.I, CD Volume no. 16, Page from 4390 to 4409, Being No. 07133 for the year 2011 and prior to her demise.

G) Thereafter the Landowners for the purposes of better use and utilization of the said properties into one premises on the 06th day of December, 2021 had executed the respective Deeds of Gift amongst themselves in the matter of transfer of their undivided shares in favour of others, which are as follows :

- (i) Deed of Gift dtd. 06-12-2021 executed by Partha Sarathi Bhattacharjee as DONOR in favour of Ratna Ray Chaudhury, Chabi alias Jharna Chatterjee as DONEES (undivided 2 Chhitcks of land at Premises No. 273, Rajdanga Gold Park). Registered at the Office of the District sub-Registrar-V, Alipore and recorded in its Book No. I, Volume No.1630-2021, Page from 176625 to 176656, Being No. 163005422 for the year 2021.
- (ii) Deed of Gift dtd. 06-12-2021 executed by Ratna Ray Chaudhury, Chabi alias Jharna Chatterjee as DONORS in favour of Partha Sarathi Bhattacharjee as DONEE (undivided 2 Chhitcks of land at Premises No. 272, Rajdanga Gold Park), Registered at

Contd....

the Office of the District sub-Registrar-V, Alipore and recorded in its Book No. I, Volume No.1630-2021, Page from 176592 to 176624, Being No. 163005423 for the year 2021.

- (iii) Deed of Gift dtd. 06-12-2021 executed by Ratna Ray Chaudhury as DONOR in favour of Partha Sarathi Bhattacharjee and Chabi alias Jharna Chatterjee as DONEES (undivided 2 Chhitcks of land at Premises No. 271, Rajdanga Gold Park). Registered at the Office of the District sub-Registrar-V, Alipore and recorded in its Book No. I, Volume No.1630-2021, Page from 176561 to 176591, Being No. 163005424 for the year 2021.

- H) Thereafter, the Owners of the aforesaid properties situated at Premises No. 273, Rajdanga Gold Park had made conversion of lands from "Shali" to "Bastu" under the Land Reforms Act and they have already obtained respective **Conversion Certificate** under **Memo No. 17/754/Con. Certificate/BLLRO/ATM/S24-Pgs dtd. 17-02-2020** (in the name of Partha Sarathi Bhattacharjee), **Memo No. 17/753/Con. Certificate/BLLRO/ATM/S24-Pgs dtd. 17-02-2020** (in the name of Smt. Ratna Ray Chaudhury), **Memo No. 17/752/Con. Certificate/BLLRO/ATM/S24-Pgs dtd. 17-02-2020** (in the name of Jharna Chatterjee) and the said Premises assessed bearing **Assessee No.31-107-15-1517-9** in the joint names of Partha Sarathi Bhattacharjee, Ratna Ray Chaudhury and Jharna Chatterjee under KMC Ward No.107.
- I) Adjacent to the property situated at Premises No. 273, Rajdanga Gold Park, Smt. Usha Rani Bhattacharya, wife of Narendra Nath Bhattacharya, by a Deed of Sale dated 24-09-1956 had purchased

Contd....

ALL THAT the piece and parcel of land measuring 6 Cottahs 10 Chhitacks 21 Sq. ft. more or less equivalent to 11 decimals more or less situated lying at Mouza Kasba, J. L. No. 13, in R. S. Dag No. 2587, R. S. Khatian No. 279, being the Premises No. 46, Jogendra Garden and the said Deed of Sale was registered at the Office of the Sub-Registrar Alipore and was recorded in its Book No. I, Volume No. 116, at Pages 268 to 270, Being No. 7220 for the year 1956.

- J) Thereafter, the said Smt. Usha Rani Bhattacharya had died intestate on 16th day of June, 2007, leaving behind surviving her 2 (two) Sons viz., Partha Sarathi Bhattacharjee, Ram Bhattacharya alias Ramdas Bhattacharya, 2 (two) Daughters viz., Ratna Ray Chaudhury and Jharna Chatterjee and also Smt. Khuku Bhattacharya, wife of her pre-deceased Son Sankardas Bhattacharjee and one Grand Daughter Indrani Bhattacharya, i.e., daughter of said pre-deceased Son Sankardas Bhattacharjee as her Heirs and Heiress, who jointly inherited the undivided share in the said property as said Sankardas Bhattacharya had pre-deceased her Mother Usha Rani Bhattacharya and he died intestate on 26-11-2005 leaving his Wife, Daughter and Mother as aforesaid and her Husband Narendra Nath Bhattacharya had pre-deceased her and he died intestate on 25-01-1978 and in course of time RTDH measuring 890 Sq.ft. was constructed on the said plot of land.
- K) On 13th day of August, 2011, by a Deed of Gift, Ratna Ray Chaudhury and Jharna Chatterjee had conveyed and transferred their undivided 1/5th share each in the property situated at Premises No. 46, Jogendra Garden unto and in favour of Partha Sarathi

Contd.....

Bhattacharjee, Ramdas Bhattacharya, Smt. Khuku Bhattacharya and the said Deed of Gift was registered at the Office of the Addl. Registrar of Assurances-I, Kolkata and was recorded in its Book No.I, CD Volume No. 16, Page from 4372 to 4389, Being No. 07132 for the year 2011. The said property at Premises 46, Jogendra Garden is assessed bearing **Assessee No.311070500466** under KMC Ward No.107.

- L) All the properties as aforesaid are contiguous to each other and the property within the ownership of the Partha Sarathi Bhattacharjee, Smt. Ratna Ray Chaudhury, Smt. Chabi alias Jharna Chatterjee, are the joint owners of 10 Cottahs 11 Chhitacks 09 Sq.ft. at Premises No.273, Rajdanga Gold Park and Partha Sarathi Bhattacharjee, Ram Bhattacharya, Smt. Khuku Bhattacharjee, Indrani Bhattacharjee are the joint owners 06 Cottahs 10 Chhitacks 21 Sq.ft. together with old Three storied building at Premises No.46, Jogendra Garden and the said Owners were/are in joint possession of the properties as aforesaid.
- M) For better utilization of the aforesaid properties the owners herein on 14th day of July, 2023 had executed a Deed of Amalgamation amongst themselves in regard to the aforesaid properties at Premises Nos. 273, Rajdanga Gold Park and 46, Jogendra Garden and the said Deed of Amalgamation was registered at the office of District Sub-Registrar -III Alipore South

24-Parganas and was recorded in its Book No.I, Vol. No.1603-2023, Being No.1603-~~10300~~ for the year 2023.

- N) Upon execution and registration of the aforesaid Deed of Amalgamation dtd. 14th day of July, 2023, the Owners herein became the joint owners of **ALL THAT** the piece and parcel of **17 Cottahs 05 Chhitacks 21 Sq.ft. more or less of Bastu land** together with Old Three storied Building having Built-up area of 1318 Sq.ft. in Ground floor, Built-up Area of 1318 Sq. ft. on First floor and Built-up area of 1318 Sq. ft. more or less on Second floor aggregating to total Built-up area of 3954 Sq.ft. more or less subject to occupancy of 2 (two) Monthly Tenants in Ground floor ^{with Car Parking Space of 2822 Sq. ft. more or less} along with RTDH measuring 890 Sq.ft. more or less in the said building in the said old Three storied building comprised at Mouza Kasba, J. L. No.13, in R. S. Dag No. 2679, under R. S. Khatian No. 591, Police Station Kasba, **Premises No.46, Jogendra Garden** (having Mailing Address 5, Gold Park, Rajdanga), Kolkata-700 107 under KMC Ward No. 107(Br.- XII) fully described in the **FIRST SCHEDULE** hereunder and the said premises is assessed bearing **Assessee No.311070500466** under KMC Ward No.107.
- O) The existing Building in the said Premises is old one and thus the Owners for having better utilization and for sufficient accommodation have decided to raise new Residential Building/Buildings within the said premises and with the said intentions have made negotiations with the Developer herein on diverge dates.

Contd....

- P) In pursuance of such negotiations, the Owners and the Developer have now decided to enter into this Development Agreement on the terms conditions herein contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS :

1. The new building as proposed to be constructed in the said premises would be in 02 (two) Blocks i.e., **Tower -I and Tower -II** and each would be i.e., Ground plus Three storied Building comprising of Car Parking Spaces in Ground floor and Flats from First floor to Third Floor.
2. In the new constructed building the Owners shall be entitled to retain their Allocations as follows :

Landowners' Allocations : Owner Nos. 1, 4, & 5, 6 shall have 50% : 50% sharing with the Developer as per their respective Land Share and the Owner Nos. 2 and 3 shall get one Residential Flat along with one Car Parking Space each againsts their Land Share.

Tower -I : Total 6 (Six) Flats

First Floor : Flat Type -B Built-up area 792 Sq.ft.

Third floor : Flat Type -C Built-up area 867 Sq.ft.

Flat Type -D Built-up area 850 Sq.ft.

First floor : Flat Type -D Built-up area 850 Sq.ft.

Second floor : Flat Type -D Built-up area 850 Sq.ft.

Contd....

Third floor : Flat Type -B Built-up area 792 Sq.ft.

Tower -II : Total 5 (five) Flats

First floor : Flat Type E Built-up area 670 Sq.ft.

First floor : Flat Type F- Built -up area 841 Sq.ft.

Third floor : Flat Type E Built-up area 670 Sq.ft.

First floor : Flat Type G-Built -up area 682 Sq.ft.

Third floor : Flat Type G-Built -up area 682 Sq.ft.

6 (six) Nos. Open Car Parking spaces under the Roof of the Building in Tower-I and 5 (five) Nos. Open Car Parking spaces under the Roof of the Building Tower -II.

It is hereby recoded that Smt. Chabi alias Jharna Chatterjee, the Owner No.3 herein will **Refund the sum of Rs.5,00,000/-** (Rupees Five Lakhs only) to the Developer before receiving possession of her Allocations in the new building.

Payment of Non-Refundable Amount :

Rs.30,00,000/- (Rupees Thirty Lakhs only) towards reimbursement of expenses of outgoing Developer Royal Shelters under the heads of :

- i) Partha Sarathi Bhattacharjee – Rs.10,00,000/-
- ii) Ratna Ray Chaudhury – Rs.10,00,000/-
- iii) Chabi Chatterjee alias Jharna Chatterjee – Rs.10,00,000/-

Contd....

It is hereby recorded that the above mentioned Non-Refundable Amount of Rs.30,00,000/- shall be paid to Partha Sarathi Bhattacharjee himself and also on behalf of Ratna Ray Chaudhury, Chabi Chatterjee alias Jharna Chatterjee, the Owner Nos. 2 and 3 herein.

Payment of Another Non-Refundable Amount to Landowners :

In addition of payment of the Non-Refundable Amount of Rs.30,00,000/- as aforesaid, the Developer shall pay Further Non-Refundable Amount of **Rs. 30,00,000/-** (Rupees Thirty Lakhs only) to the following Landowners :

- a) **Partha Sarathi Bhattacharjee** -Rs.10,00,000/- out of which Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day of execution and registration of Development Agreement and Balance Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day First floor Roof Casting.
- b) **Khuku Bhattacharjee and Indrani Bhattacharjee** - Rs.10,00,000/- out of which Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day of execution and registration of Development Agreement and Balance Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day First floor Roof Casting.
- c) **Ram Bhattacharya** -Rs.10,00,000/- out of which Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day of execution and registration of Development Agreement and Balance Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day First floor Roof Casting.

Contd....

The Landowners' Allocations in the new building within the said premises are fully described in the **SECOND SCHEDULE** hereunder written.

3. Besides the Owners' Allocations as aforesaid, the Developer shall be entitled to retain their Allocations as follows :

DEVELOPER'S ALLOCATIONS IN THE NEW BUILDING :

1. **Tower -I : Total 6 (six) Flats**
2. **First Floor** : Flat Type -A Built -up area 844 Sq.ft.
Flat Type -C Built -up area 867 Sq.ft.
3. **Second Floor** : Flat Type -A Built-up area 844 Sq.ft.
Flat Type -B -Built -up area 792 Sq.ft.
Flat Type -C -Built -up area 867 Sq.ft.
4. **Third Floor** : Flat Type -A Built -up area 844 Sq.ft.
5. **Tower -II - Total 7 (seven) Flats**
6. **First Floor** : Flat Type -H -Built -up area 859 Sq.ft.
7. **Second Floor** : Flat Type -E -Built -up area 670 Sq.ft.
Flat Type -F -Built -up area 841 Sq.ft.
Flat Type -G -Built -up area 682 Sq.ft.
Flat Type -H -Built -up area 859 Sq.ft.
8. **Third Floor** : Flat Type -F -Built -up area 841 Sq.ft.
Flat Type -H -Built -up area 859 Sq.ft.
9. **Ground Floor** : Rests Open Car Parking Spaces under the Roof of the Building.

Contd.....

4. Simultaneously with the execution of these presents, the Owners shall handover to the Developer all original documents of title and other papers in their custody and the Developer shall grant accountable Receipt in favour of the Owners in acknowledgement of said documents.
5. The proposed development of the said property shall be carried out by the Developer at its entire costs and expenses wherein the Landowners shall have no financial obligations in any manner.
6. After completion of all formalities before the Statutory Authorities, the Developer shall apply before the Kolkata Municipal Corporation for sanction of Building Plan within the period of next 30 (thirty) days. The Developer shall complete the construction of the said building in Two Blocks within the said premises, Subject to Force Meajure and circumstances beyond control the Developer.
7. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the Project and delivery of possession of Owners' Allocations and Developer's Allocation (in favour of intending Purchasers out of Developer's Allocations).

Contd....

8. The Developer shall pay and/or clear all rates and taxes of the premises until such time the respective possession of Owners' Allocation and Developer's Allocations are delivered and after delivery of such possession the Owners shall remain liable to pay rates and taxes for their Allocations and the Purchasers of Developer's Allocation shall also be responsible and liable for the same.
9. The Owners from time to time shall execute and register all documents, deeds and undertakings and render such co-operation to the Developer as would be required by the Developer.
10. All costs, charges, expenses etc. for construction as per the Specification written in the **FOURTH SCHEDULE** of the new building in the said premises shall be borne by the Developer and the Owners shall have no financial obligations thereof.
11. The Owners will be exclusively entitled to deal with the **Owners' Allocations** in the new building and the Developer shall be exclusively entitled to the **Developer's Allocations** therein and the Developer shall be at liberty to sale/transfer its Allocations in favour of any person or persons at any consideration which may be considered by the Developer and the Owners shall not be entitled to interfere in such sale in any manner in such sale in the new building.

Contd....

12. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials accidents etc. and the Developer shall keep the Owners saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the Owners shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.
13. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the intending Purchasers of flats in the new building out of Developer's Allocations, the Owners shall grant **Development Power of Attorney** and also **General Power of Attorney** in favour of the Developer and if required the Owners shall attend any Registration Office and the Developer shall bear all costs/expenses of registration of such Power of Attorney and/or all documents thereof. The said Power of Attorney will remain valid till the completion of date for construction of Building as stated below.
14. During the period of construction the Owners shall not cause any interference in construction work to be carried out by the Developer. However, the Owners shall be entitled to inspect the site till the construction of the new building is fully completed.

Contd....

15. The Developer hereby agree to undertake the development work of the said premises at its costs and expenses, wherein the Owners shall have no financial obligations and the Developer shall complete the construction of the new building within the period of next **42 (forty-two) Months** from the date of execution of Registered Development Agreement and Development Power of Attorney.
16. After handing over the possession of the Flats to the Owners and the intending Purchasers of the Flats in the said new Building, the Developer would assist or take initiative to constitute an Association for the purpose of maintenance, safety and security of the Building and Common Areas thereof.
17. The Owners herein have appointed the Developer as the exclusive Developer for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction and after execution of this Agreement the Owners shall not deal with the aforesaid property either for the purposes of Development or for sale/transfer in any manner whatsoever.
18. It is declared by the Owners that in the event any additional work or jobs are done in the Owners' Allocated portion, the Owners shall bear all cost of such additional jobs separately.

Contd.....

19. The Developer hereby agree to pay **3 (three) Nos. Shifting charges/Cost of Alternate Accommodation@ Rs.12,000/-** (Rupees Twelve thousand only) per month to Partha Sarathi Bhattacharjee, Khuku Bhattacharjee and Ram Bhattacharya and none of the Landowners shall claim any other amount/amounts from the Developer in this behalf.
20. It is hereby recorded that the Developer shall obtain Additional Sanction in Ground floor in regard to Tenanted Area at Premises No. 46, Rajdanga Gold Park. The Developer shall construct Flats within such Additional Sanction Area at Premises No 46, Rajdanga Gold Park and Developer shall at its costs shall construct the said Flats therein. After completion of Sale of the Flats, within the said Additional Sanction Area, the available Profit thereon shall be distributed between Landowners viz., Partha Sarathi Bhattacharjee, Khuku Bhattacharjee with Indrani Bhattacharjee and Ram Bhattacharya jointly in 50% share and rests 50% would be allotted to Developer and in arriving such profit, all expenses for Sanction payable to KMC, construction of the Additional Sanction Area shall be deducted and/or calculated first.
21. Amongst the Landowners of the property/premises i.e., Partha Sarathi Bhattacharjee, Khuku Bhattacharjee, Indrani Bhattacharjee and Ram Bhattacharya and the Developer herein, it is hereby agreed and declared that in event, the aforesaid Landowners are allotted with Excess Area besides their entitlement of 50% in the buildings, then in such event the said Landowners shall pay the

Contd....

- Additional Amount on the prevailing market rate to the Developer before receiving possession of their Allocations in the building and similarly, in the event, the Developer are allotted with Excess Area besides their entitlement of 50% in the buildings, then in such event the said Developer shall pay the Additional Amount on the prevailing market rate to the Landowners herein named. In such arrangements, the other Landowners i.e., Ratna Ray Chaudhuri and Chabi Chatterjee alias Jharna Chatterjee shall have no connection in any manner.
22. The Owners shall deliver the possession of the said property for the purposes of commencement of construction and the Developer shall bear all costs and expenses for construction of the new building within the said property including Sanction of Building Plan for the proposed building.
23. The Developer at its cost and expenses shall demolish the existing old structures in the premises and the Developer shall be entitled to all Sale proceeds of such Building materials wherein the Owners shall have no entitlement.
24. The Owners hereby agree to extend their fullest co-operation to the Developer in the matter of smooth completion of the project and during subsistence of this MOU, the Landowners shall have no entitlement to deal with the said property or any part thereof with any Person/Firm in any manner and shall not create any Charge.

Contd....

25. The Developer shall complete the Construction of the new buildings in 2 (two) Towers **(Ground plus Three storied Building)** within a Span of **42 (forty-two) Months** from the date execution and Registration of Development Agreement and the Development Power of Attorney. In the event, there is any delay due to unforeseen circumstances, the Excess time for the Completion of the Project shall be determined in consultations between the Landowners and the Developer. Save as aforesaid any Additional Delay is caused on the part of the Developer due to their fault then in such event for each Month's delay the Developer shall pay @ **Rs.1,25,000/-** (Rupees One Lakh and Twenty-five thousand only) to the Owner Nos. 1, (4 and 5) & 6 for every Month's delay after expiry of 42 Months as aforesaid.
26. After Allocations of Car Parking Spaces to all the Landowners in the building, the Developer shall be at liberty to sell the Open Car Parking Spaces in the building in favour of any Intended Purchaser/Purchasers and the Sales Proceeds of such Open Car Parking Spaces (on the basis of Sanction by KMC, if available and after meeting up all expenses thereto) shall be shared equally in the Ratio of 50% : 50%, which would be shared between the Landowner Nos. 1, (4 and 5) & 6 and the Developer herein.
27. Courts of District South 24-Parganas, Alipore having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.

Contd....

28. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description the property whereupon the new buildings would be constructed)

ALL THAT the piece and parcel of **17** (seventeen) **Cottahs** **05 Chhitacks** (five) **21** (twenty-one) **Sq. ft. more or less of Bastu land** together with Old Three storied Building measuring 1318 Sq.ft. in each floor aggregating to 3954 Sq.ft. more or less subject to occupancy of 2 (two) Monthly Tenants in Ground floor along with open Car Parking Space of 2822 Sq.ft. more or less also along with RTDH having area of 890 Sq.ft. more or less in the said old Three storied building comprised at **Mouza Kasba**, J. L. No.13, in R. S. Dag Nos. 2679 and 2587, under R. S. Khatian Nos. 591/1,479, Police Station Kasba, **Premises No.46, Jogendra Garden** (having Mailing Address 5, Rajdanga Gold Park), **Kolkata-700 107** under KMC Ward No. 107 (Br.- XII). The said entire property at **Premises No.46, Jogendra Garden** is butted and bounded as follows :

Contd.....

ON THE NORTH : By 12'-8" wide KMC Road, 90, Bose Pukur Road and 8' wide common passage;
ON THE SOUTH : By Premises No. 134, Rajdanga Gold Park;
ON THE EAST : By 13'-3" wide KMC Road;
ON THE WEST : By Premises No.56/2 and 111, Bose Pukur Purba Para and land in R.S. Dag No.2684 ;

THE SECOND SCHEDULE ABOVE REFERRED TO
*(Description of the **Landowners' Allocations** in the new buildings as would be constructed)*

Landowners' Allocations : Owner Nos. 1, 4, & 5, 6 shall have 50% : 50% sharing with the Developer, whereas Owner Nos. 2 and 3 shall get their Allocations as per their respective Land Share.

Tower -I : Total 6 (Six) Flats

First Floor : Flat Type -B Built-up area 792 Sq.ft.

Third floor : Flat Type -C Built-up area 867 Sq.ft.

Flat Type -D Built-up area 850 Sq.ft.

First floor : Flat Type -D Built-up area 850 Sq.ft.

Second floor : Flat Type -D Built-up area 850 Sq.ft.

Third floor : Flat Type -B Built-up area 792 Sq.ft.

Tower -II : Total 5 (five) Flats

First floor : Flat Type E Built-up area 670 Sq.ft.

First floor : Flat Type F- Built-up area 841 Sq.ft.

Third floor : Flat Type E Built-up area 670 Sq.ft.

Contd....

First floor : Flat Type G-Built -up area 682 Sq.ft.

Third floor : Flat Type G-Built -up area 682 Sq.ft.

6 (six) Nos. Open Car Parking spaces under the Roof of the Building in Tower-I and 5 (five) Nos. Open Car Parking spaces under the Roof of the Building Tower -II.

Payment of Non-Refundable Amount :

Rs.30,00,000/- (Rupees Thirty Lakhs only) towards reimbursement of expenses of outgoing Developer Royal Shelters under the heads of :

- iv) Partha Sarathi Bhattacharjee - Rs.10,00,000/-
- v) Ratna Ray Chaudhury - Rs.10,00,000/-
- vi) Chabi Chatterjee alias Jharna Chatterjee - Rs.10,00,000/-

It is hereby recorded that the above mentioned Non-Refundable Amount of Rs.30,00,000/- shall be paid to Partha Sarathi Bhattacharjee on behalf of Ratna Ray Chaudhury, Chabi Chatterjee alias Jharna Chatterjee, the Owner Nos. 2 and 3 herein.

Payment of Another Non-Refundable Amount to the Landowners :

In addition of payment of the Non-Refundable Amount of Rs.30,00,000/- as aforesaid, the Developer shall pay Further Non-Refundable Amount of **Rs. 30,00,000/-** (Rupees Thirty Lakhs only) to the following Landowners :

Contd.....

- d) **Partha Sarathi Bhattacharjee** -Rs.10,00,000/- out of which Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day of execution and registration of Development Agreement and Balance Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day First floor Roof Casting.
- e) **Khuku Bhattacharjee and Indrani Bhattacharjee** - Rs.10,00,000/- out of which Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day of execution and registration of Development Agreement and Balance Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day First floor Roof Casting.
- f) **Ram Bhattacharya** -Rs.10,00,000/- out of which Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day of execution and registration of Development Agreement and Balance Rs.5,00,000/- (Rupees Five Lakhs only) shall be paid on the day First floor Roof Casting.

THE THIRD SCHEDULE ABOVE REFERRED TO

*(Description of the **Developer's Allocations** in the new buildings as would be constructed)*

1. **Tower -I : Total 6 (six) Flats**
2. **First Floor : Flat Type -A Built -up area 844 Sq.ft.**
3. **Flat Type -C Built -up area 867 Sq.ft.**
4. **Second Floor : Flat Type -A Built-up area 844 Sq.ft.**
5. **Flat Type -B -Built -up area 792 Sq.ft.**
6. **Flat Type -C -Built -up area 867 Sq.ft.**

Contd.....

7. **Third Floor : Flat Type -A Built -up area 844 Sq.ft.**
8. **Tower -II - Total 7 (seven) Flats**
9. **First Floor : Flat Type -H -Built -up area 859 Sq.ft.**
10. **Second Floor : Flat Type -E -Built -up area 670 Sq.ft.**
 Flat Type -F -Built -up area 841 Sq.ft.
 Flat Type -G -Built -up area 682 Sq.ft.
 Flat Type -H -Built -up area 859 Sq.ft.
11. **Third Floor : Flat Type -F -Built -up area 841 Sq.ft.**
 Flat Type -H -Built -up area 859 Sq.ft.
12. **Ground Floor : Rests Open Car Parking Spaces under the Roof of the Building.**

THE FOURTH SCHEDULE ABOVE REFERRED TO

*(Description of the **Common Areas** in the new buildings as would be constructed)*

1. Common Passage, staircase leading from Ground floor to the Top floor of the building and Drive ways for Parking of Motor Cars .
2. Common Meter space in Ground floor together with right to install new meter in the names of the respective Owners of flats.
3. Drainage & Sewerage and common system of supply of water.
4. Common user of underground water reservoir and overhead Water Tank.
5. Common user of main entrance gate and surrounding spaces of the building.
6. Ultimate Roof of the Building
7. Lift, Lift installations, Lift well
8. Such other common portions installations and Spaces in or about the said building within the said premises which would be used by all Flat Owners in the building.

Contd....

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Specification of Construction)

Floor finish, Skirting etc. :-

All Bedrooms, Drawing, dining and Kitchen will be finished in Good Quality Flooring- Any Branded Tiles (Nitco/Kajaria/Somany).

All Toilets/W.C. flooring will be finished with Good quality Ceramic Tiles or Marble. All Kitchen Walls and Toilets/W.C. walls shall be finished with Good quality Ceramic Tiles.

Plumbing & Outside Pipe&Drainage Line :-

All inside plumbing work will be concealed. All outside Plumbing work will be done with Supreme Brand PVC Pipes and necessary fittings for drainage, particular from Toilet to Septic Tank with 6" PVC Pipe. All Rain Water pipes will be PVC Pipes.

Doors and Windows :-

Main Entrance Door

- a) Main Entrance door shall be of Flush Door with Door Frame shall be Sal Wood as per the drawing.
- b) Steel Handle.
- c) 3 No. Oxidized Hinges.
- d) 8" long Oxidized tower bolt from inside.
- e) 1 Eye Hole.
- f) One Night Latch.

Contd....

Other Doors

- a) All Doors 35 mm. flush door finished with Teak wood ply and polished on the both sides of the Door or as per drawing.
- b) Wooden door frame, shall be Sal Wood.
- c) Cylindrical Lock.
- d) 3 No. Oxidized Hinges.
- e) 6" long Oxidized tower bolt from inside.

Toilet and W.C. Doors

- a) 35 mm. P.V.C. doors in Kitchen, Toilet and W.C. and/or Flush Door.
- b) 3 No. Oxidized Hinges.
- c) 4" long Oxidized tower bolt from inside.

Windows

All Aluminium Sliding Windows with Glass.

Grill:-M.S. Grill 1/2" Square Bar fitted windows steel frame or extended Box type.

Toilet & Kitchen

- a) One Commode in each Toilet and W.C. ISI approved Parryware Brand or Hindware.
- b) Shower Head,
- c) Commode Shower and One Tap.
- d) Hot and Cold Mixture Taps.
- e) Flushing Cistern(P.V.C.)

Contd.....

Kitchen

One Stainless steel sink in kitchen, one tap.

One Granite stone Cooking Top/ Table in the kitchen.

Electrical Installation:-

All electrical points should be modular gold model switches & Plug & Board cover concealed Electrical wiring (Havels), MCB

a) 3 Light Points, One ceiling an point and 1 No. 15 Amps. Plug point & One Air Conditioner Point in each Bedroom.

b) 4 light points, 2 fan points - 5 Amp., 1 plug point 5 Amp., 1 plug point -15 Amp., 2 (two) A.C. points in Drawing room and Dining Room.

c) One light point, 2 (two) 15 Amps plug Point and One 5 Amps plug Point in Kitchen. 1 Light Point, 1 Geyser Point- 15 Amps Plug Point, 1 Exhaust Fan Point in each Toilet.

1 Light Point, 1 Exhaust Fan Point in each W.C.

1 Light Point and 1 Fan Point in each Verandah.

Paints & Colour wash :-

The Building shall be painted externally with Weather Coat. The inside of the Building shall be finished with Plaster of Paris on the plastered surface. Each Doors, Windows of the Common Area and each flat shall be finished with good quality enamel paints.

Water Supply:-

One R.C.C. overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical submersible pump with motor will be installed in the underground Water Reservoir to deliver water to overhead reservoir from the under-ground water reservoir.

Contd....

Compound:-

Standard height compound wall to be made existing road level. M.S. Grill Gate as per approved design of the Architect and will be painted both sides. All the above technical specifications are subject to being approved by K.M.C. Authority and with necessary modification/alteration if any.

Specification of Materials:-

- 1) Cement:-Ambuja, Lafarge, Ramco
- 2) Steel:- Elegant, ICI Branded
- 3) Brick-1 No. Picket
- 4) Stone Chips-3/4 and /or 5/8
- 5) Sand-Medium Course/ Full Course
- 6) Door Frame-Malaysia Sal
- 7) Main Entrance Door-Teak Wood
- 8) Window-Aluminium Sliding with Glass
- 9) M.S. Grill- 1/2 Inch Square Bar.
- 10) All Commode, PVC Cistern made by Hindware Brand.
- 11) Hot & Cold Mixture made by Hindware Brand.
- 12) Vitrified Floor Tiles- 2' X 2.
- 13) All Paints - Asian Paints/Berger
- 14) Electric Wire - Finolex and modular gold modelBox and Switches (Crabtree).



Contd....

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

SIGNED, SEALED AND DELIVERED
BY THE **LANDOWNERS AND DEVELOPER**
AT KOLKATA IN THE PRESENCE OF :

1. ~~(BISWASITDAS)~~
2/60, Jadavgarh
KOL - 70.

2. Shri. the Banerjee.
P. G. Banerjee
KOL - 70.

3. Indranath Bhattacharyee
5, Gold Park (Rajdanga)
Kolkata - 700107

JUPITER CONSTRUCTION
Shambhu Kundu
PARTNER

JUPITER CONSTRUCTION
Sudesh Chakraborty
PARTNER

(Landowners)

(Developer)

Drafted by :

Chanchal Santra
(Chanchal Santra)

Advocate

Regn. No. W.B./496/1984

Alipore Judges Court.

Typed by :

Sunil Kr. Dey
(Sunil Kr. Dey)

513, C. R. Colony, Baghajatin,
Kolkata-700 092

Contd....

RECEIVED of and from the within named Developer the within mentioned sum of **Rs.30,00,000/-** (Rupees Thirty Lakhs only) in terms of this Development Agreement as per Memo below :

MEMO OF RECEIPT

<u>Date</u>	<u>Particulars</u>	<u>Amount</u>
12-07-2023	By Demand Draft No.001127 on Bandhan Bank, Kalikapur Br., drawn in favour of Partha Sarathi Bhattacharjee	Rs.30,00,000.00

Rs.30,00,000.00

(Rupees Thirty Lakhs only)

Partha Sarathi Bhattacharjee
Rajni Das Choudhary

Charini alias Tharna Chatterjee

(Landowners)

WITNESSES:

- 1) ~~DA~~ (BISWAJIT DAS)
- 2) *Shom Choudhary*
- 3) *Praduman Bhattacharjee*



Partha Sarathi Bhatta Charjee

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PARTHA SARATHI BHATTACHARJEE

Signature Partha Sarathi Bhatta Charjee



Ratna Ray Chaudhury

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RATNA RAY CHAUDHURY

Signature Ratna Ray Chaudhury



Chhabi Aliks Tharna Chatterjee

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name CHHABI ALIKS THARNA CHATTERJEE

Signature Chhabi Aliks Tharna Chatterjee



Khuku Bhattacharjee

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KHUKU BHATTACHARJEE

Signature Khuku Bhattacharjee





Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name INDRANI BHATTACHARJEESignature Indrani Bhattacharjee

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAM BHATTACHARYASignature Ram Bhattacharya

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHAMBHU KUNDUSignature Shambhu Kundu

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUDEV CHAKRABORTYSignature Sudev Chakraborty

Major Information of the Deed

Deed No :	I-1603-10301/2023	Date of Registration	14/07/2023
Query No / Year	1603-2001753962/2023	Office where deed is registered	
Query Date	11/07/2023 12:46:11 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, 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 : 60,00,000/-]	
Set Forth value		Market Value	
		Rs. 7,00,18,042/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 60,053/- (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: JOGENDRA GARDEN, Road Zone : (Other than on R.B. Connector -- Other than on R.B. Connector) , , Premises No: 46, , Ward No: 107 Pin Code : 700107

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	17 Katha 5 Chatak 21 Sq Ft		6,59,65,882/-	Width of Approach Road: 14 Ft., Encumbered by Tenant,
Grand Total :				28.6138Dec	0 /-	659,65,882 /-	

Structure Details :



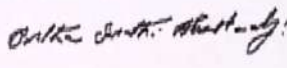


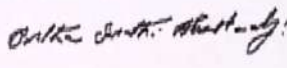


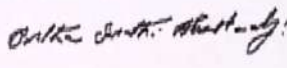


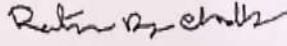


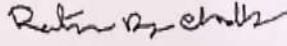


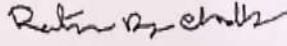
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3954 Sq Ft.	0/-	26,68,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 1318 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1318 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1318 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	2822 Sq Ft.	0/-	11,42,910/-	Structure Type: Open Garage
Gr. Floor, Area of floor : 2822 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	890 Sq Ft.	0/-	2,40,300/-	Structure Type: Structure



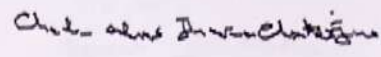


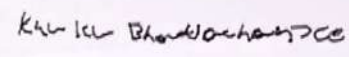


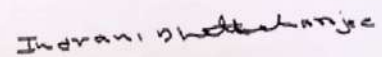




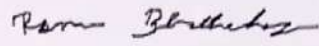
Gr. Floor, Area of floor : 890 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	7666 sq ft	0 /-	40,52,160 /-	:
---------	------------	------	--------------	---

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr PARTHA SARATHI BHATTACHARJEE (Presentant) Son of Late NARENDRA NATH BHATTACHARJEE Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>14/07/2023</td><td>LTI</td><td>14/07/2023</td><td>14/07/2023</td></tr> </tbody> </table> <p>273 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx2E, Aadhaar No: 51xxxxxxxx8112, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr PARTHA SARATHI BHATTACHARJEE (Presentant) Son of Late NARENDRA NATH BHATTACHARJEE Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				14/07/2023	LTI	14/07/2023	14/07/2023
Name	Photo	Finger Print	Signature										
Mr PARTHA SARATHI BHATTACHARJEE (Presentant) Son of Late NARENDRA NATH BHATTACHARJEE Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office													
14/07/2023	LTI	14/07/2023	14/07/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Smt RATNA RAY CHAUDHURY Wife of Mr SISIR RAY CHAUDHURY Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>14/07/2023</td><td>LTI</td><td>14/07/2023</td><td>14/07/2023</td></tr> </tbody> </table> <p>503, NIHARIKA CHS, GLADYALWARES ROAD, POKHRAN, City:- , P.O:- LOKPURAM, P.S:-MANPADA, District:-Thane, Maharashtra, India, PIN:- 400610 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx6B, Aadhaar No: 52xxxxxxxx4718, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt RATNA RAY CHAUDHURY Wife of Mr SISIR RAY CHAUDHURY Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				14/07/2023	LTI	14/07/2023	14/07/2023
Name	Photo	Finger Print	Signature										
Smt RATNA RAY CHAUDHURY Wife of Mr SISIR RAY CHAUDHURY Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office													
14/07/2023	LTI	14/07/2023	14/07/2023										



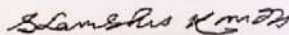


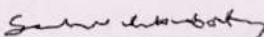
Name	Photo	Finger Print	Signature
Smt CHABI CHATTARJEE, (Alias: Smt JHARNA CHATTERJEE) Wife of Late MUKUL CHATTAPADHYAY Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
5 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2E, Aadhaar No: 66xxxxxxxx6003, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt KHUKU BHATTACHERJEE Wife of Late SANKAR BHATTACHARYA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
5 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx1F, Aadhaar No: 64xxxxxxxx8303, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt INDRANI BHATTACHARJEE Daughter of Late SANKAR BHATTACHARYA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
5 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: GTxxxxxx7H, Aadhaar No: 86xxxxxxxx0867, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Mr RAM BHATTACHARYA Son of Late NARENDRANATH BHATTACHARYA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			
14/07/2023	LTI 14/07/2023	14/07/2023	
46 JOGENDRA GARDEN, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKxxxxxx3F, Aadhaar No: 95xxxxxxxx5487, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	JUPITER CONSTRUCTION 3087 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHAMBHU KUNDU Son of Late SUNIL KUNDU Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 2:37PM	 LTI 14/07/2023	 14/07/2023
188 RAJDANGA SCHOOL ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx4K, Aadhaar No: 22xxxxxxxx5510 Status : Representative, Representative of : JUPITER CONSTRUCTION (as AS PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SUDEV CHAKRABORTY Son of Late PROBODH CHAKRABORTY Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 2:39PM	 LTI 14/07/2023	 14/07/2023

133 PURBACHAL MAIN ROAD, City:- , 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.:: AFxxxxxx5H, Aadhaar No: 40xxxxxxxx7372 Status : Representative, Representative of : JUPITER CONSTRUCTION (as AS PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	14/07/2023	14/07/2023	14/07/2023

Identifier Of Mr PARTHA SARATHI BHATTACHARJEE, Smt RATNA RAY CHAUDHURY, Smt CHABI CHATTARJEE, Smt KHUKU BHATTACHERJEE, Smt INDRANI BHATTACHARJEE, Mr RAM BHATTACHARYA, Mr SHAMBHU KUNDU, Mr SUDEV CHAKRABORTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-4.76896 Dec
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-4.76896 Dec
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-4.76896 Dec
4	Smt KHUKU BHATTACHERJEE	JUPITER CONSTRUCTION-4.76896 Dec
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-4.76896 Dec
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-4.76896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-659.00000000 Sq Ft
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
4	Smt KHUKU BHATTACHERJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-659.00000000 Sq Ft



Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-470.33333300 Sq Ft
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
4	Smt KHUKU BHATTACHERJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-470.33333300 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-148.33333300 Sq Ft
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
4	Smt KHUKU BHATTACHERJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-148.33333300 Sq Ft



On 14-07-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 12:38 hrs on 14-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PARTHA SARATHI BHATTACHARJEE , one of the Executants.

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 7,00,18,042/-

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

Execution is admitted on 14/07/2023 by 1. Mr PARTHA SARATHI BHATTACHARJEE, Son of Late NARENDRA NATH BHATTACHARJEE, 273 RAJDANGA GOLD PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Retired Person, 2. Smt RATNA RAY CHAUDHURY, Wife of Mr SISIR RAY CHAUDHURY, 503, NIHARIKA CHS, GLADYALWARES ROAD, POKHRAN, P.O: LOKPURAM, Thana: MANPADA, , Thane, MAHARASHTRA, India, PIN - 400610, by caste Hindu, by Profession House wife, 3. Smt CHABI CHATTARJEE, Alias Smt JHARNA CHATTERJEE, Wife of Late MUKUL CHATTAPADHYAY, 5 RAJDANGA GOLD PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 4. Smt KHUKU BHATTACHERJEE, Wife of Late SANKAR BHATTACHARYA, 5 RAJDANGA GOLD PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 5. Smt INDRANI BHATTACHARJEE, Daughter of Late SANKAR BHATTACHARYA, 5 RAJDANGA GOLD PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Student, 6. Mr RAM BHATTACHARYA, Son of Late NARENDRANATH BHATTACHARYA, 46 JOGENDRA GARDEN, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-07-2023 by Mr SHAMBHU KUNDU, AS PARTNER, JUPITER CONSTRUCTION (Partnership Firm), 3087 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-07-2023 by Mr SUDEV CHAKRABORTY, AS PARTNER, JUPITER CONSTRUCTION (Partnership Firm), 3087 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,053.00/- (B = Rs 60,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 60,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2023 1:52PM with Govt. Ref. No: 192023240126765341 on 13-07-2023, Amount Rs: 60,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIQZYN0 on 13-07-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6875, Amount: Rs.5,000.00/-, Date of Purchase: 11/07/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/07/2023 1:52PM with Govt. Ref. No: 192023240126765341 on 13-07-2023, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIQZYN0 on 13-07-2023, Head of Account 0030-02-103-003-02



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 1603-2023, Page from 286811 to 286854
being No 160310301 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.14 18:04:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/14 06:04:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)