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document are the part of this document.

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

21 MAR 2022

## DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 21<sup>st</sup> day of March, 2022 A.D. BETWEEN (1) SRI SWAPAN KUMAR DUTTA, son of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Retired person, residing at 2/18, Naktafa Govt Scheme No.-II, Post Office Naktafa, formerly Jadavpur then Patuli and presently Police Station Netaji Nagar,, Kolkata-700047. PAN AESPD5371B, AADHAAR No. 3148 7779 7187, (2) SRI RATNADEEP

3877

14/01/2022

31 ~~31~~ Pura Roy Labour Contractor

1/245, Nakata, Kolkata - 700047

108/- 500/-

108/- 500/-

108/- 500/-

Bandita Samal  
Husband - Raj Kumar Thakur  
908, Sanda Barui-Sout colony  
Wol - JoolSY  
occupation = Service



DISTRICT SUB REGISTRAR III  
SOUTH 24 PGS, ALIPORE  
21 MAR 2022

**DUTTA**, son of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Service, residing at 2/18, Naktala Govt Scheme No.-II, Post Office Naktala, formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN ASVPD9499H, AADHAAR No. 4856 2292 7558, (3) **SMT RITA DUTTA**, wife of Late Chandandeep Dutta, daughter -in-law of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at 2/18, Naktala Govt Scheme No.-II, Post Office Naktala, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN FCMPD2665F, AADHAAR No.6779 8837 5078, (4) **SMT JAYASREE ROY**, wife of Sri Ashok Roy, daughter of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Retired person, residing at 8C, Naktala Lane, Post Office Naktala, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN BBHPR3386K, AADHAAR No. 9488 3855 8507, (5) **SMT GITASREE MUKHERJEE**, wife of Sri Shovon Mukherjee, daughter of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at 251A/32, N.S.C. Bose Road, Post Office Naktala, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN AOPPM4313P, AADHAAR No. 5794 9528 3423, hereinafter collectively referred to as the "**OWNERS / PARTIES OF THE FIRST PART**" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **ONE PART**

**AND**

**M/S PUNA ROY LABOUR CONTRACTOR**, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely **SRI PUNA ROY**, son of Late Bina Roy,

by faith Hindu, by nationality Indian, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, West Bengal, PAN ADHPR1923M, AADHAAR No. 3738 2393 1466, hereinafter referred to as the **"DEVELOPER / PARTY OF THE SECOND PART"** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **SECOND PART**

WHEREAS the Owners hereto jointly are being the owners and are seized and possessed of All That piece and parcel of homestead land measuring about 05 (five) Cottahs 03 (three) Chittaks together with very old three storied building covering 3000 square feet of covered area standing thereon which is situated and lying within Kolkata Municipal Corporation, under Ward No. 100, Premises No. 255/91, Netaji Subhas Chandra Bose Road, being Postal Address No. 2/18, Naktala Govt Scheme No.-11, which is comprised in C.S. Dag No. 219 (Part), LOP No.18, in Mouza Naktala, J.L. No. 32, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, District South 24 Parganas, together with all easement rights, benefits, facilities and other advantages attached thereat which is more fully and particularly described in the Schedule - 'A' hereunder written and hereinafter referred to as the 'Said premises';

AND WHEREAS originally one Sudhanshu Bhusan Dutta alias Sudhansu Dutta (since deceased), son of Late Aditya Charan Dutta, the father of the Owners No. 1, 2, 4 and 5 hereto and father in-law of the Owner No. 3 hereto was the absolute owner of the said property and he became the absolute owner of the said premises by and/or under an Indenture dated 25<sup>th</sup> day of May, 1988 where the Government of West Bengal therein described as the Donor of the one part and said Sudhanshu Bhusan Dutta alias Sudhansu Dutta (since deceased) therein described as Donee of the other part and the said Indenture was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. XXI, Pages 117 to 120, Being No. 1530 for the year 1988 and

the said Donee i.e. said Sudhanshu Bhusan Dutta alias Sudhanshu Dutta (since deceased) had accepted the said Gift as made in their favour;

AND WHEREAS subsequently certain mistakes and inaccuracies are detected in the said Indenture dated 25<sup>th</sup> day of May, 1988 as such by one Deed of Rectification dated 10<sup>th</sup> day of June, 2012 where the Government of West Bengal therein described as the Donor of the one part and said Sudhanshu Bhusan Dutta alias Sudhansu Dutta (since deceased) therein described as Donee of the other part by which the mistakes and inaccuracies those were detected in the said Indenture dated 25<sup>th</sup> day of May, 1988 was being rectified and the said Deed of Rectification was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 7, Pages 37 to 40, Being No. 10 for the year 2012;

AND WHEREAS by one Deed of Gift dated 15/02/2016 said Sudhanshu Bhusan Dutta alias Sudhansu Dutta had transferred all his subsisting right, title, interest and possession in respect of the said premises which is fully and particularly described in the Schedule - 'A' hereunder written in favour of his two sons namely Sri Swapan Kumar Dutta and Sri Ratnadeep Dutta the Owners Nos. 1 and 2 hereto, two daughters namely Smt Jayasree Roy and Smt Gitasree Mukherjee the Owners Nos. 4 and 5 hereto, daughter-in-law namely Smt Rita Dutta (wife of the predeceased son namely Chandandeep Dutta) the Owner No. 3 hereto and the said deed was registered at the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. 1, Volume No. 1605-2016, Pages 29180 to 29208, Being No. 160501044, for the year 2016;

AND WHEREAS accordingly the Owners/Parties of the First Part jointly became the owners of the said premises and thus became entitled to undivided 1/5<sup>th</sup> (one-fifth) share each in All That piece and parcel of homestead land measuring about 05 (five) Cottahs 03 (three) Chittaks together with very old three storied building covering 3000 square feet of covered area standing thereon which is situated and lying within Kolkata Municipal Corporation, under Ward No. 100, Premises No. 255/91, Netaji

Subhas Chandra Bose Road, being Postal Address No. 2/18, Naktala Govt Scheme No.-II, which is comprised in C.S. Dag No. 219 (Part), LOP No.18, in Mouza Naktala, J.L. No. 32, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, District South 24 Parganas, together with all easement rights, benefits, facilities and other advantages attached thereat which is more fully and particularly described in the Schedule – 'A' hereunder written and are/were in occupation of the said premises in khas and without any disturbances from any corner;

AND WHEREAS the Owners/Parties of the First Part hereto are being desirous to develop the said premises by way of construction of one ground plus four storied building thereon after demolition of the existing structures standing on the said premises and due to paucity of fund and lack of technical knowledge, could not materialize the same and on account of fulfilment of such desire they were in search of a Developer who will undertake such construction work on the said land by collecting men, materials and providing proper finance and technical expertise for construction of one ground plus four storied building at the said premises in accordance with Building Plan to be sanctioned by Kolkata Municipal Corporation after demolition of the existing structures standing on the said property. After coming to know the said intention of the First Parties/Owners, the Second Party/Developer made contact with the First Parties/Owners and after lots of discussions, exchange of opinions and settlement of specific terms and conditions between the parties to this Instrument both the First Parties/Owners and the Second Party/Developer agreed to come to a conclusion to enter into a Joint Venture Agreement between each other.

AND WHEREAS for avoiding all future disputes, misunderstanding and complication, First Parties/Owners and the Second Party/Developer became agreed to sign and execute this Joint Venture Agreement on certain terms and conditions with some rights and obligations to be performed by the parties as binding upon them and the same are more fully stated hereinafter.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:

The First Parties/Owners hereby accept the offer of the Second Party/Developer in connection with construction of ground plus four storied building on the said premises which is described in the Schedule - A hereunder written on the terms and condition hereinafter appearing.

ARTICLE - I: COMMENCEMENT

This Agreement will be effected on and from this day and shall remain in force until such time all the terms and conditions set forth herein are complied with and fulfilled by both the Parties.

ARTICLE - II: DEFINITIONS

A) LAND OWNERS SHALL mean and include :

(i) SRI SWAPAN KUMAR DUTTA, (ii) SRI RATNADEEP DUTTA, both sons of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, (iii) SMT RITA DUTTA, wife of Late Chandandeep Dutta, daughter-in-law of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, all three are residing at 2/18, Naktala Govt Scheme No.-II, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, (iv) SMT JAYASREE ROY, wife of Sri Ashok Roy, daughter of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, residing at 8C, Naktala Lane, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, (v) SMT GITASREE MUKHERJEE, wife of Sri Shovon Mukherjee, daughter of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, residing at 251A/32, N.S.C. Bose Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, hereinafter jointly referred to as the OWNERS and in their absence their respective legal heirs, successors and assignees.

B) DEVELOPER SHALL mean and include :

M/S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely SRI PUNA ROY, son of Sri Bina Roy, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, hereinafter referred to as the DEVELOPER which include his heirs, successors and assignees.

C.1) PROPOSED BUILDING SHALL mean and include:

The ground plus four storied to be constructed as per the Building Plan to be sanctioned by Kolkata Municipal Corporation on the said land which is situated and lying within Kolkata Municipal Corporation, under Ward No. 100, Premises No. 255/91, Netaji Subhas Chandra Bose Road, being Postal Address No. 2/18, Naktala Govt Scheme No.-II, which is comprised in C.S. Dag No. 219 (Part), LOP No.18, in Mouza Naktala, J.L. No. 32, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, District South 24 Parganas and which is more fully and particularly described in the Schedule "A" herein below.

D) LAND OWNERS' ALLOCATION SHALL mean and include

Subject as aforesaid, Owners allocation shall be of five self contained flats and two car - parking area in the said proposed building to be constructed upon the said land with all modern amenities and facilities and with the specific fittings which is fully and particularly described in the Schedule B-1" herein below which shall be as follows:

Ground floor ..... Total two car parking area.

First floor ..... Total two flats of which one flat shall be at front side and other flat shall be at the back side of the proposed building and each flat shall be more



or less 600 square feet of covered area.

Second floor ..... Total two flats of which one flat shall be at front side and other flat shall be at the back side of the proposed building and each flat shall be more or less 600 square feet of covered area.

Fourth floor ..... One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.

E ) DEVELOPER'S ALLOCATION SHALL mean and include

Subject as aforesaid, save and except the Owners' allocation as mentioned hereinabove, the remaining total seven self contained flats from the first floor to top floor and four car - parking areas in the ground floor in the said proposed building to be constructed upon the said land with all modern amenities and facilities and with the specific fittings which is fully and particularly described in the Schedule B-2" herein below which shall be as follows:

Ground floor ..... Total four car parking area.

First floor ..... One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.

Second floor ..... One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.

Third floor ..... Total three flats each flat shall be measuring more or less 600 square feet of covered area.

Fourth floor ..... Total two flats of which one flat shall be at front side and the other flat shall be at back side and each flat shall be measuring more or less

600 square feet of covered area.

F) BUILDING PLAN SHALL mean and include

ALL or any drawing, sketch, structural design, etc prepared by any recognised Architect for the construction of the proposed ground plus four storied building in accordance with Building Plan to be sanctioned by Kolkata Municipal Corporation.

G) STIPULATED TIME SHALL mean and include

The time for completion of the proposed building in ready and habitable condition with full amenities and facilities, which will be 30 (thirty) months time from the date of sanction of building plan and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings, in that event such period may be extended as may be mutually decided by the parties hereto.

The completion of the building shall mean issuance of completion certificate issued by the appointed Architect under whose supervision the proposed building will be constructed. And the date on the said certificate shall be deemed to be the date of completion irrespective to the fact that completion certificate issued by Kolkata Municipal Corporation be obtained at a later date.

H) DATE OF COMMENCEMENT OF CONSTRUCTION WORK SHALL mean and include

The particular date which shall be within thirty days from the date of getting sanction of building plan and/or getting delivery of vacant possession of the said premises from the Owners which ever shall be later.

I) COMMON AREAS AND FACILITIES SHALL mean and include:

The stair, staircase, stair landing, passage ways, side spaces, lift well, pump room, septic tank, underground water reservoir, overhead tank, electric meter room or space, pump room, main gate, corridors, guard room if any, landings, outer walls of the building, tap water line, rain water pipe line, sewerage lines, boundary walls, and roof of the proposed building including all wirings for common area and other space and facilities, which may be required for the enjoyment of the different flat holders and/or by the occupants of the units of the said building and shall remain common for all and every occupants of the said building and further shall be joint-for enjoyment, maintenance and/or management of the said building and more fully and particularly described in the SCHEDULE - 'C' herein below.

Common Facilities includes 24 Hours Water Supply in every flat, common lighting in common areas, and maintenance of building from common fund.

J) TRANSFER SHALL mean and include

The transfer of self contained units covering super built up area / space in the building along with common user of common space and service area in terms of sale as per provision of Transfer of property Act.

ARTICLE - III: OWNERS' RIGHT AND REPRESENTATION

1. The said property acquired by the Owners is free from all encumbrances, charges, liens, lispendens, transfers, attachments and/or acquisition, requisition whatsoever.
2. The said property is not affected by the provision of Urban Land (Ceiling & Regulation) Act, 1976.
3. The owners declare and represent that they have good and absolute right title to the said property and they have good marketable title to the said property and they have good marketable title enter into this agreement with the Developer. It is further declare that the original title deeds and other

documents relating to the property lying with the Owners hereto shall be handed over to the Developer on the day of the execution of this agreement for which the Developer shall grant acknowledgement for the same. The Developer shall hand over all those original documents/title deeds to the Owners after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.

4. Nobody else except the Owners have any sort of claim, right, title deemed over and in respect of said premises and/or any portion thereof.

5. The Owners have good, clear, absolute marketable title to enter into this agreement with the Developer.

6. No notice of acquisition or requisition have been received or served upon the Owners nor the Owners have any knowledge or are aware of any such notice or orders of acquisition or requisition in respect of the said property or any part thereof.

7. That there is no suit or proceeding both civil and criminal pending questioning the title in respect of the said property or any part thereof.

8. The Owners have not received any money from any individual, bank and/or financial institution against his/her said land.

9. The Developer is entering into this Agreement relying on the aforesaid representation and/or assurances made and/or obtained on the part of the Owners.

#### ARTICLE-IV- BUILDING

1. That as agreed the Second Party/Developer shall demolish the existing structure standing on the said property at his own costs and expenses and the Developer shall take all the dismantled materials and the First Parties/Owners shall have no objection to that effect

2. That after demolition of the existing structure standing on the said property, the Developer shall at his own cost and expenses shall construct the proposed Ground plus four storied building on the said property according to the specification mentioned in the Seventh Schedule hereunder written in accordance with the Municipal building Rules for the time being in force and further in compliance with all Municipal Rules, regulations and provisions. If required the Developer shall obtain any further additional building plan and/or revised plan or may make permissible deviation there from. The building is to be constructed shall be of good and standard quality of building materials and workmanship. That for the construction purpose the Developer shall be entitled to use the existing electric connection and municipal water connection at the said property.
3. That qualified Architect/Engineer shall be engaged by the Developer for construction of the proposed building with good quality of building materials. Any of such materials shall not be of low or inferior quality, the users whereof may cause defect or damage to the proposed building.
4. The Developer shall at his own cost and expenses shall construct the said proposed building together with all arrangement as shall be required to be provided in the proposed building which shall be consisting of several self contained independent units.
5. The Developer shall at his own cost and expenses and without creating any financial or other liability upon the Owners shall construct and complete the said proposed building on the said property within a period of 30 (thirty) months from the date of sanction of building plan by Kolkata Municipal Corporation and/or from the date of getting delivery of vacant possession of the said property from the Owners whichever shall be later SUBJECT HOWEVER the Developer is not prevented for reasons beyond the control of the Developer, in that event such period may be extended as may be mutually decided by the parties hereto.

#### ARTICLE - V: CONSIDERATION

The Developer shall provide to the Land Owners five self contained flats and two car - parking area in the said proposed building to be constructed upon the said land with all modern amenities and

facilities with the specific fittings which is fully and particularly described in the Schedule B-I" herein below which shall be as follows:

- |                    |   |
|--------------------|---|
| Ground floor ..... | Total two car parking area.   |
| First floor .....  | Total two flats of which one flat shall be at front side and other flat shall be at the back side of the proposed building and each flat shall be more or less 600 square feet of covered area. |
| Second floor ..... | Total two flats of which one flat shall be at front side and other flat shall be at the back side of the proposed building and each flat shall be more or less 600 square feet of covered area. |
| Fourth floor ..... | One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.  |

#### ARTICLE - VI: DEVELOPER'S RIGHTS

1. All application, plans and other paper and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owners at his own costs and expenses and the Developer shall pay all charges and bear all fees including Architect's fees and sanctioned fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refund of any or all payments and/or deposits made by the Developer without any burden to the Owner.
2. The Owners do hereby grant, subject to what has been hereunder provided, exclusive right to the Developer who will build up to and to exploit commercially the said plot of land and to take all



necessary steps thereto on behalf of the Owners and shall be able to construct the said proposed building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the consent of all the parties hereto within the time mentioned hereinabove. The Developer shall hand over the Owners' Allocation in accordance with the specifications which are fully described in the Schedule - D hereunder written within 30 days from the date of completion envisaged hereinabove and the Developer shall construct and complete the units of the proposed building in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.

3. The Developer shall bear all the costs, charges and expenses for the construction of all the residential flats and car parking including Owners' allocation and the said owners' allocation will be made fit for occupation with proportionate rights in all manners at the costs and expenses of the Developer. The Developer shall not violate any municipal rules while carrying on any constructional works. The Developer without prejudice to the right of the Owners in this Agreement and subject to the terms contained herein, the Developer in his own capacity shall be entitled to enter with any other Building Contractor, Architect and others for carrying out the said Development at his risk and costs.
4. The Owners hereby fully agree and have consent that the Developer shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of commercial exploitation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be removed by the Developer from the premises.

#### ARTICLE - VII: PROCEDURE

The First Parties/Owners shall grant in favour of the Developer a Power of Attorney as per the provisions of the existing law to assist the Developer for construction and completion of the proposed

building and also to enter into Agreement for Sale with the prospective purchaser/s of the Developer's Allocation and also to execute and register the appropriate Deed of Conveyance in respect of Developer's Allocation in the proposed building together with the proportionate share of land attributable to the Developer's allocation in the proposed building. And also to do all other acts, deeds, matters and things as may be found necessary by the Developer for construction, sanction of the building plan and for commercial exploitation of the proposed building.

#### ARTICLE - VIII: POSSESSION

That the Developer shall commence the construction within thirty days from the date of the sanction of the building plan and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later and will deliver/handover the Owners' allocation in complete habitable condition to the Owners hereto within a span not exceeding 30 (thirty) months time from the date of sanction of building plan and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings.

#### ARTICLE - IX: OWNERS' OBLIGATIONS

The Owners hereby agrees and covenant with the Developer not to cause any interference or hindrance in the matter of construction and doing any other work in respect of the said proposed building at the said premises by the Developer subject to however the Developer's compliance with and/or acting in consonance in this agreement.

The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, subject to Developer complying with the terms and conditions of this agreements.

That in case of death of any of the Owners hereto the legal heirs and/or legal representatives of the deceased Owner shall be bound to execute and register a fresh Power of Attorney in favour of the Developer on the existing terms and conditions and/or without any change of conditions mentioned in these presents and also without any demands.

ARTICLE - X: OWNER'S INDEMNITY

The Owners hereby undertakes that the Developer shall be entitled to the said Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer performs and fulfils all the terms and conditions herein contained and on his part to be observed and performed.

ARTICLE- XI : OWNERS' RIGHT

That the Owners shall be entitled to transfer and otherwise deal with the Owners' allocation of the building to any person/persons and intending purchaser or purchasers in the manner deemed fit and proper by the Owners.

ARTICLE - XII : DEVELOPER'S INDEMNITY & OBLIGATION

- a. That for the purpose of the construction work of the said proposed building temporary shifting of the Owners No. 1 and 3 from the said premises are required for which the Owners No. 1, 2 and 3 hereto shall make arrangement of temporary accommodation for themselves and the Developer shall bear the temporary accommodation of the Owners No. 1, 2 and 3 hereto calculated @ Rs.7000/- (Rupees Seven thousand) only per month for each of the Owners No. 1, 2 and 3 hereto from the date of vacating the said premises and/or from the date of delivering vacant possession of the said property by the Owners to the Developer till the date of re-delivery of their allocation or their share in complete habitable condition by the Developer in the said proposed building to be constructed on the said premises.

- b. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any act of omission or commission of the Developer in or relating to the construction of the said proposed building.
- c. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
- d. The Developer shall obtain all necessary registrations and licenses required for constructing the said building under the applicable laws and rules of the state and shall keep the Owners saved, harmless and indemnified from any violation thereof.
- e. The Developer shall bear all costs, charges and expenses for construction of all residential flats and car parking including owners' allocations and the said owners' allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the cost of expenses of the Developer.
- f. The developer shall construct the proposed building in strict compliance with all statutory laws, rules, regulations including but not limited, to environmental laws, labour laws, building rules and buildings codes, fire safety norms,
- g. The Developer shall also pay all cess, taxes, electricity bills, and water taxes and out goings and including municipal rates and taxes, electricity bills and water taxes pertaining to the Premises after taking possession of the said Premises till the Completion Date as mentioned above.
- h. Upon completion of the Building the Developer shall form an Association which shall consist of the ultimate purchaser/s of units of the Building including the units in occupation or retained by the land Owners or the Developer and shall have the Association Registered as per Statutory Requirements.

- i. All the necessary clearance, permissions incidental to the execution of the project shall be procured and obtained by the developer.

ARTICLE - XIII : DEVELOPER'S RIGHT

ai) The Developer will hold the said property land as one of the parties to the joint venture scheme under this joint venture agreement and Developer shall have the permission to construct the said proposed ground plus four storied building at the said premises as per building plan to be sanctioned by Kolkata Municipal Corporation or any subsequent changes made thereto and or in accordance with the Rules and Regulation for the time being in force and the Developer is entitled to deal with and dispose of Developer's allocated portions or constructed areas in the proposed building in the manner the Developer find fit and proper.

a.ii) If any amendment or modification is be required in the said building plan, the same shall be done by the Developer at his own costs and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan.

a.iii) The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling his allotted portion mentioned above excluding the Owners' share and shall settle terms with the prospective buyers of the units and if necessary the Owners may join in the said agreement as necessary party without making any objection to enable the Developer to sell his allotted portion with the proportionate share of the said land to the said intending buyers.

a.iv) The Developer shall also be entitled to accept money by way of consideration price from the prospective buyers in respect of his allocated share/portion in the said proposed building.

a.v) Nothing in these presents shall be construed as assignment or conveyance in law by the Owners in respect of the said property or any part thereof to the Developer or it is creating any right, title or

interest in respect thereof to the Developer other than possessory right being an exclusive party to the Joint Venture scheme to exploit the said property commercially and to deal with the Developer's allocated area in the proposed building in the manner herein stated.

ARTICLE - XIV: DEFAULT & MISCELLANEOUS

It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relative to which specified provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done regarding the matter and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the said purpose and the Owners also undertake 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 this agreement and the common law.

Any notice required to be served by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served to the Owners if delivered by hand and duly acknowledged or sent by pre paid registered post with acknowledgement due and be deemed to have been served on the Owners and likewise if delivered by hand duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if sent with addressed to the Registered Office of the Developer.

The name of the building shall be as per the discretion of the Developer subject to the approval of the Owners.



Nothing in these presents shall be construed to assignment or conveyance in law by the Owners of the said property of any part thereof to the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof.

As and from the date of completion of the proposed building the Developer and/or his transferees shall be liable to pay and bear proportionate charges on account taxes payable in respect of their respective allocation.

There is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any prior to this agreement have been cancelled and are being suppressed by this agreement.

The Original Agreement, the Original Deeds and documents of Title in respect of the said Property shall be kept in the Office of the Developer and the Developer shall hand over all those original documents/title deeds to the Owners after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.

#### ARTICLE: XV: FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations is prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

Force Measure shall mean floods, earth - quake, riot, war, storms, tempest, civil commotion, strike, and lockout and or any other act or commission beyond the control of the parties hereto.

#### CONCLUSION

After preparation of this Agreement all terms and conditions are heard and explained to the Owners and the Developer and after understanding all its contents both the Parties herein do hereby sign and approve the same. And further undertake to abide by all those terms and conditions in its true spirit.

**SCHEDULE "A"**

**(DESCRIPTION OF THE PROPERTY)**

ALL THAT piece and parcel of homestead land measuring about **05 (five) Cottahs 03 (three) Chittaks** together with very old three storied residential building covering 3000 square feet of covered area having cemented floor standing thereon (each floor is measuring about 1000 sq. ft.) which is situated and lying within Kolkata Municipal Corporation, under Ward No. 100, Premises No. 255/91, Netaji Subhas Chandra Bose Road, being Postal Address No. 2/18, Naktala Govt Scheme No.-II, which is comprised in C.S. Dag No. 219 (Part), LOP No.18, in Mouza Naktala, J.L. No. 32, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, District South 24 Parganas, together with all easement rights, benefits, facilities and other advantages attached thereat and which is butted and bounded by-

- ON THE NORTH - By 25' (twenty five feet) wide K.M.C. Road.
- ON THE SOUTH - By Scheme Boundary.
- ON THE EAST - By H.S. Plot No. 19 and by 25' (twenty five feet) wide K.M.C. Road.
- ON THE WEST - By H.S. Plot No. 17.

**SCHEDULE "B-1"**

**OWNER'S ALLOCATIONS ABOVE REFERRED TO**

**LAND OWNERS' ALLOCATION SHALL mean and include**

Five self contained flats and two car - parking area in the said proposed building to be constructed upon the said land with all modern amenities and facilities with the specific fittings and which shall be as follows:

Ground floor ..... Total two car parking area.

- First floor ..... Total two flats of which one flat shall be at front side and other flat shall be at the back side of the proposed building and each flat shall be measuring more or less 600 square feet of covered area.
- Second floor ..... Total two flats of which one flat shall be at front side and other flat shall be at the back side of the proposed building and each flat shall be measuring more or less 600 square feet of covered area.
- Fourth floor ..... One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.

**SCHEDULE "B-2"**

**DEVELOPER'S ALLOCATIONS ABOVE REFERRED TO**

**DEVELOPER'S ALLOCATION SHALL mean and include**

Save and except the Owners' allocation as mentioned above, the remaining or balance total seven self contained flats from the first floor to top floor and four car - parking areas in the ground floor in the said proposed building to be constructed upon the said land with all modern amenities and facilities and with the specific fittings and which shall be as follows:-

- Ground floor ..... Total four car parking area.
- First floor ..... One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.
- Second floor ..... One flat which shall be at front side and shall be measuring more or less 600 square feet of covered area.
- Third floor ..... Total three flats and each flat shall be measuring more or less

600 square feet of covered area.

Fourth floor ..... Total two flats of which one flat shall be at front side and the other flat shall be at back side and each flat shall be measuring more or less 600 square feet of covered area.

**SCHEDULE "C"**

**COMMON AREA AND SERVICE**

1. Stair case on all floors.
2. Stair case landings on all floors.
3. Lift well and lift plant installation with motor and other equipments.
4. Common passages and lobbies on each floor including the statutory open space around the Building and all other common passage for ingress and egress from the Flats to the Public Road.
5. Water pumps, water tanks/reservoirs in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
6. Common toilet at ground floor.
7. Common electrical installations, meter room, wiring fitting and fixtures.
8. Drainage and sewerage, pits and pipelines over and under the passage and septic tank.
9. Space for keeping pump for lifting water in the overhead tank."
10. Boundary walls and main gates.
11. Roof of the Building.
12. 24 Hours Water Supply System.

13. Lighting in the common Areas.

14. Caretaker Room and Caretaker Service for 24 Hours.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO:-**  
**SPECIFICATIONS**

**1. FOUNDATION:**

- a) Excavation of earth up to the depth as per sanction drawing.
- b) Filling with excavated earth
- c) Disposal of surplus earth.
- d) Fine sand filing on the top of filling with excavated earth.

**2. STRUCTURE:**

- a) The buildings will be designed on R.C.C framed structure as per Indian standard Code of practice.
- b) Use of Steel reinforcement as per sanctioned structural drawing.

**1. WALLS: Brick walls with good quality bricks.**

- a) For internal surface — plaster of Paris over the plastered surface.
- b) External Putty with painting with water proof cement paint.

- 2. Flooring: Vitrified tiles flooring at bedrooms, living cum dining space with 4" (four inches) skirting at flat.
- 3. Kitchen: Vitrified tiles flooring, cooking platform of granite with stainless steel sink and ceramics glazed tiles up to 3' (three feet) height above the cooking platform are provided.
- 4. Bathroom: Antiskid tiles flooring with 7' (seven feet) height ceramics glazed tiles on walls.
- 5. One bath cum privy in each flat with Indian Style pan (white)/Comode (white).

6. Sanitary and Plumbing works : Water supply line in kitchen and toilet will be PVC pipes and external plumbing and sanitary connection will be of PVC pipes
7. Water connection: one shower point, two tap points at bath cum privy and one water point at basin will be provided in dinning cum drawing room and one water point shall be in kitchen.
8. Antiskid tiles flooring at car parking.
9. Drainage & Sewage: Sufficient technically approved drainage & sewage facilities with PVC pipe for rain water, PVC pipes as approved.
10. Door Frames and Door: Seasoned and treated plywood Flush Door with sal wood frames shall be provided with door bolt, lock and eye hole.
11. Windows & Grills: Aluminium channel sliding together with plain glass fittings and iron grill.
12. Electrical works : Electrical work will be done with commercial fittings (switches and plugs) and wiring will be concealed type and there shall be four points in each bedroom, four points including one 15 Amp in living cum drawing room, two points in kitchen and bathroom, one point in balcony and one door bell point.
13. At balcony there shall be two feet brick wall and there upon one feet grill.
14. At staircase railing from the ground floor to top floor there shall be two feet brick wall and there upon one feet grill
15. Marble at staircase, common passages and/or corridors in the building.
16. There shall be four passenger lift in the building.
17. Municipal water connection at the said premises with overhead water reservoir with concealed pipe line with PVC standard quality pipes.
18. Roof treatment with approved water proofing and tile finishing.
19. Any extra work other than our specification mentioned hereinabove shall be charged extra as decided by our authorized engineer and such amount shall have to be deposited before execution of the aforesaid work.



IN WITNESS WHEREOF the OWNERS and the DEVELOPER herein have set and subscribed their respective hands and seals hereunder on the day, month and year first written above.

WITNESSES :

1. Bandita Samal  
908, Sarda Boral Govt colony  
KOL - 700159

2. Rachael Dutta  
2/18, Nakatara,  
Kolkata - 47.

Saapam M. Dutta  
KOL 700159

Rita Dutta  
Gangadhar Ray

Gilance Nulchey  
SIGNATURE OF THE OWNERS

p.w. 2

SIGNATURE OF THE DEVELOPER

Drafted by me

*Amrita Majumdar*  
Advocate

Howrah Court

WB/290/99

Typed by:

*Debilina Majumdar*  
Liluah, Howrah.












# FORM FOR TEN FINGER IMPRESSION

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Sunam n. Datta*.....

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*N. Datta*.....








		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Rita Datta*.....




# FORM FOR TEN FINGER IMPRESSION

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
		Thumb	Fore	Middle	Ring	Little
	Right Hand					

Signature... *Jaya ... Ray* ...

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
		Thumb	Fore	Middle	Ring	Little
	Right Hand					

Signature... *Chitra Mukherjee* ...

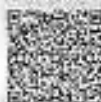
		Little	Ring	Middle	Fore	Thumb
	Left Hand					
		Thumb	Fore	Middle	Ring	Little
	Right Hand					

Signature... *P. ...* ...

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AESP05371B

नाम/Name  
SWAPAN KUMAR DUTTA

पिता का नाम / Father's Name  
SUDHANSU BHUSAN DUTTA

जन्म की तारीख / Date of Birth  
15/08/1953

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :-  
Income Tax PAN Services Unit, UTTISE,  
Plot No. 3, Sector II, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने / पाये पर कृपया सूचित करें / लौटाएं :-  
आयकर पैन सेवा यूनिट, UTTISE,  
प्लॉट नं. 3, सेक्टर II, सीडी बेलापुर,  
नवी मुंबई - 400 614.

Swapan K. Dutta



ভারত সরকার  
Government of India



স্বপন কুমার দত্ত  
Swapan Kumar Datta  
জন্মতারিখ / DOB: 15/08/1953  
পুংসক / Male



3148 7779 7187

আমার **আমার**, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় পরিদপ্তর  
Unique Identification Authority of India

ঠিকানা:

গ্রন্থ/৩: সুধানু দত্ত, ২/১৪,  
নাকতলা, নাকতলা (পোস্ট অফিস)  
নাকতলা, নাকতলা, (বঙ্গবন্ধু),  
নাকতলা, পশ্চিম বঙ্গ, ৭০০০৪৭

Address:

S/O. Sudhansu Datta, 2/14,  
NAKTALA, NAKTALA POST,  
OFFICE, NAKTALA, Naktala,  
Kolkata, Naktala, West Bengal,  
700047

3148 7779 7187



1847



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Swapan Mr. Datta

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RATNADEEP DUTTA

SUDANGSU BHUSHAN DUTTA

26/12/1959

Prominent Account Number

ASVPD9499H

*Signature*



*Ratnadeep Dutta*





ভারতীয় বিনিময় পরিচয় প্রাপ্তিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

পরিচয়  
 নাম  
 পিতা/স্বামীর নাম  
 জন্ম তারিখ  
 জন্মস্থান  
 বর্তমান ঠিকানা  
 মোবাইল নম্বর



স্বাক্ষরিত ও সত্যায়িত হয়েছে (Signature & Attestation)

**4856 2292 7558**

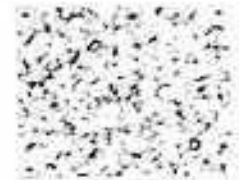
আসান সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



পরিচয়  
 নাম  
 পিতা/স্বামীর নাম  
 জন্ম তারিখ  
 জন্মস্থান  
 বর্তমান ঠিকানা  
 মোবাইল নম্বর



**4856 2292 7558**

*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी आयकर क्रेडिट कार्ड  
Permanent Account Number Card

FCMPD2665F

नाम / Name  
RITA DUTTA

पति / Father's Name  
SUNIL MUKHERJEE

जन्म तिथि / Date of Birth  
11/06/1970

15/12/2019

Rita Dutta



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তি কার্ড

ভারত সরকার

Unique Identification Authority of India  
Government of India

শ্রীমতী রিতা দুট্টা (Rita Dutta) এর

নাম: রিতা দুট্টা  
নাম: RITA DUTTA  
জন্ম তারিখ: ১৫/০৮/১৯৬৮  
জন্ম স্থান: কলকাতা  
বাসস্থান: কলকাতা  
বাসস্থান: KOLKATA  
বাসস্থান: KOLKATA



UID: 5307687DE



আপনার আদhaar সংখ্যা: Your Aadhaar No.

6779 8837 5078

আপনার সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



নাম: রিতা দুট্টা  
নাম: RITA DUTTA  
নাম: রিতা দুট্টা  
নাম: RITA DUTTA  
নাম: রিতা দুট্টা  
নাম: RITA DUTTA



6779 8837 5078

আপনার সাধারণ মানুষের অধিকার

Rita Dutta

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYASREE ROY

SUDHANGSHU BHUSAN DUTTA

24/10/1949

Permanent Account Number

BBHPR3386K

Jayasree Roy

Signature



18-8-2011

Jayasree Roy

इस कार्ड को अपने अपने या अपने अधिकृत व्यक्ति को सौंपें।  
आयकर देय सेवा प्राप्त करने के लिए इस कार्ड को  
आपकी पंजीकृत, आयकर सेवा,  
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Bansga, Pune - 411 045

Tel: 91-20-2721 8881, Fax: 91-20-2721 8881  
e-mail: [nsdi@nsdi.gov.in](mailto:nsdi@nsdi.gov.in)

Jayasree Roy



भारत सरकार  
GOVERNMENT OF INDIA



জয়শ্রী রায়  
Jayasree Roy  
পিতা : সুধাংশু কুশন দত্ত  
Father : SUDHANGSHU KUSHAN DUTTA  
জন্ম বর্ষ / Year of Birth : 1949  
মহিলা / Female



9488 3855 8507

আধার - সাধারণ মানুষের অধিকার

Jayasree Ray



ভারতীয় শিক্ষা প্রতিষ্ঠান প্রাধিকরণ  
INDIAN EDUCATION AUTHORITY OF INDIA

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ই.ক.টি.পি. কোলকাতা, পশ্চিমবঙ্গ,  
700107

Address:  
187 NO. RAJ DANGA NABA  
PALLY, KASBA, E.K.T.S.O.  
E.K.T. Kolkata, West Bengal,  
700107



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1800 180 1947



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P.O. Box No. 1947,  
Kolkata-700 001

Jayasree Ray

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GITASREE MUKHERJEE  
SUDHANSHU BHUSAN DUTTA  
03/01/1962  
Permanent Account Number  
AOPPM4313P

*Gitasree Mukherjee*  
अनुमोदित



*Gitasree Mukherjee*

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Navi Mumbai - 400 614.

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आयकर पैन सेवा यूनिट, यूटीएसआई,  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई-400 614।

*Gitasree Mukherjee*





भारत सरकार  
GOVERNMENT OF INDIA



श्रीधर मुखर्जी  
Gidhasree Mukherjee  
पिता मुखर्जी, २.३.२०  
पत्नी श्रीमती सुश्री मुखर्जी  
उप. पं. (क. १०.१११) १०  
महिला १०००००००



5794 9528 3423

आधार - साधारण মানুষের অধিকার

*Gidhasree Mukherjee*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:  
ए.३.३. १३, एन.एस.सी. रोड (ए.३.३.)  
नाकटाला, नाकटाला, (कोलकाता),  
पश्चिमबंग, ७०००४७

Address:  
25(A)/32, N.S.C. BOSE  
ROAD, NAKTALA, Naktala  
S.O, Naktala, Kolkata, West  
Bengal, 700047.



0347  
95467941194



naidu@uidai.gov.in



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(C) Box No. 1947,  
Chughatai, Kolkata-700047

*Gidhasree Mukherjee*



भारत सरकार  
GOVERNMENT OF INDIA



নাম: রায়  
Name: Ray  
পিতা: বীণা রায়  
Father: BINA RAY  
জন্ম তারিখ: 1955  
সঙ্গ: Male



3738 2393 1466

সংখ্যা: সাধারণ মানুষের অধিকার

*Prudh*



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
1/182, বাকতালা, কলকাতা,  
কেন্দ্রীয়, পশ্চিমবঙ্গ, 700047

Address:  
1/245, NAKTALA, Naktala,  
S.O. Naktala, Kolkata, West  
Bengal, 700047



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1800 181 1800

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PUNA ROY

BINA ROY

02/06/1955

ADHPR1923M

*punz*



04/06/2011

*punz*



सर्वोच्च न्यायालय, कोर्ट ऑफ अपील, दिल्ली

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 115043\*4600591

To  
Bandita Samal  
D/O Babudelo Samal  
C/O-D SUBHASH GARIA GOVT COLONY  
BORAL  
P.S- SONARPUR Boral S.O.  
Boral, South Twenty Four Parganas,  
West Bengal 700154  
9562093238

14/03/2019



UNIQUE IDENTIFICATION



आपका आधार क्रमांक / Your Aadhaar No. :

**2172 2374 8610**

आधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



Bandita Samal  
Year of Birth : 1982  
Female



2172 2374 8610

आधार — आम आदमी का अधिकार

Bandita Samal

## Directorate of Registration and Stamp Revenue

Finance (Registration) Department, Government of West Bengal

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01/04/2022

### Validity Extension of Assessment Slip

Validity of Query No 20004-2018 is extended upto 15-04-2022 with prayer NO.

QR Code  
Digit

Stamp  
Duty

Registration  
Fees

Mutation  
Fees

Print

## Major Information of the Deed

Deed No :	I-1603-04341/2022	Date of Registration	21/03/2022
Query No / Year	1603-2000442028/2022	Office where deed is registered	
Query Date	08/02/2022 7:55:37 PM	D.S.R. - III SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Suman Majumder Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mo No. : 9143287576, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,30,43,426/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (over area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S., Road Zone: (Ward No. 100 - Ward No. 100) , Premises No: 255/91, , Ward Code : 700047



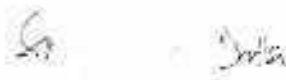


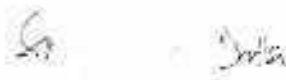


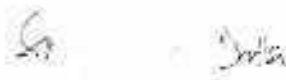


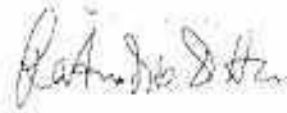


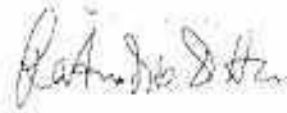


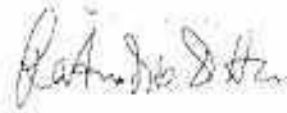


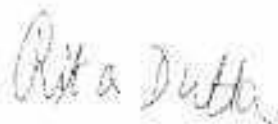


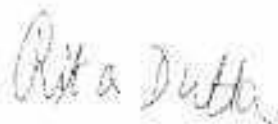


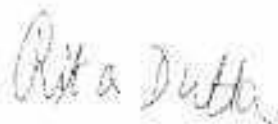
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 3 Chatak		1,10,18,426/-	Width of Appro Road: 25 ft. Adjacent to Main Road,
Grand Total :				8.5594Dec	0/-	110,18,426/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	20,25,000/-	Struc
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0/-	20,25,000/-	



## Land Lord Details :

Sl 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> <b>Mr Swapan Kumar Dutta</b>            Son of Late Sudhanshu Bhusan Dutta            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office         </td> <td>             21/03/2022         </td> <td>             LTI            21/03/2022         </td> <td>             21/03/2022         </td> </tr> </tbody> </table> <p>2/18, Naktala Govt. Scheme No. II, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx1B, Aadhaar No: 31xxxxxxxx7187, Status :Individual            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Swapan Kumar Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022
Name	Photo	Finger Print	Signature						
<b>Mr Swapan Kumar Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ratnadeep Dutta</b>            Son of Late Sudhanshu Bhusan Dutta            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office         </td> <td>             21/03/2022         </td> <td>             LTI            21/03/2022         </td> <td>             21/03/2022         </td> </tr> </tbody> </table> <p>2/18, Naktala Govt. Scheme No. II, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASxxxxxx9H, Aadhaar No: 48xxxxxxxx7558, Status :Individual            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Ratnadeep Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022
Name	Photo	Finger Print	Signature						
<b>Mr Ratnadeep Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Rita Dutta</b>            Wife of Late Chandandeep Dutta            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office         </td> <td>             21/03/2022         </td> <td>             LTI            21/03/2022         </td> <td>             21/03/2022         </td> </tr> </tbody> </table> <p>2/18, Naktala Govt. Scheme No. II, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: FCxxxxxx5F, Aadhaar No: 67xxxxxx, Status :Individual            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Rita Dutta</b> Wife of Late Chandandeep Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022
Name	Photo	Finger Print	Signature						
<b>Mrs Rita Dutta</b> Wife of Late Chandandeep Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022						

Name	Photo	Finger Print	Signature
<b>Mrs Jayasree Roy</b> Wife of Mr Ashok Roy Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022

8C, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBxxxxxx6K, Aadhaar No: 94xxxxxxxx8507, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022  
, Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Mrs Gitasree Mukherjee</b> Wife of Mr Shevon Mukherjee Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022

251A/32, N.S.C. Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx3P, Aadhaar No: 57xxxxxxxx3423, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022  
, Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Puna Roy Labour Contractor</b> 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ADxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Puna Roy (Presentant )</b> Son of Late Bina Roy Date of Execution - 21/03/2022, , Admitted by: Self, Date of Admission: 21/03/2022, Place of Admission of Execution: Office	 Mar 21 2022 1:30PM	 LTI 21/03/2022	 21/03/2022

1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India  
 PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizer PAN No.:  
 ADxxxxxx3M, Aadhaar No: 37xxxxxxxx1466 Status : Representative, Representative of : Puna Roy  
 Labour Contractor

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs Bandita Samal</b> Daughter of Mr. Basudeb Samal Gana Govt Colony, City:- Rajpur- sonarpur, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154.			
	21/03/2022	21/03/2022	21/03/2022

Identifier Of Mr Swapan Kumar Dutta, Mr Ratnadeep Dutta, Mrs Rita Dutta, Mrs Jayasree Roy, Mrs.Gitasree Mukherjee  
 Mr Puna Roy

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Dutta	Puna Roy Labour Contractor-1.71187 Dec.
2	Mr Ratnadeep Dutta	Puna Roy Labour Contractor-1.71187 Dec.
3	Mrs Rita Dutta	Puna Roy Labour Contractor-1.71187 Dec.
4	Mrs Jayasree Roy	Puna Roy Labour Contractor-1.71187 Dec.
5	Mrs Gitasree Mukherjee	Puna Roy Labour Contractor-1.71187 Dec.

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Dutta	Puna Roy Labour Contractor-600.00000000 Sq Ft
2	Mr Ratnadeep Dutta	Puna Roy Labour Contractor-600.00000000 Sq Ft
3	Mrs Rita Dutta	Puna Roy Labour Contractor-600.00000000 Sq Ft
4	Mrs Jayasree Roy	Puna Roy Labour Contractor-600.00000000 Sq Ft
5	Mrs Gitasree Mukherjee	Puna Roy Labour Contractor-600.00000000 Sq Ft

**Endorsement For Deed Number : I - 160304341 / 2022**

**On 21-03-2022**

**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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:16 hrs on 21-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Puna Roy.

**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 1,30,43,426/-

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

Execution is admitted on 21/03/2022 by 1. Mr Swapan Kumar Dutta, Son of Late Sudhanshu Bhushan Dutta, 2/16, Naktala Govt. Scheme No. II, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Ratnadeep Dutta, Son of Late Sudhanshu Bhushan Dutta, 2/16, Naktala Govt. Scheme No. II, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mrs Rita Dutta, Wife of Late Chandandeep Dutta, 2/ Naktala Govt. Scheme No. II, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mrs Jayasree Roy, Wife of Mr Ashok Roy, 8C, Naktala, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 5. Mrs Gitasree Mukherjee, Wife of Mr Shree Mukherjee, 251A/32, N.S.C. Road, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Indetified by Mrs Bandita Samal, Daughter of Mr Basudeb Samal, Garia Govt Colony, P.O: Boral, Thana: Sonarpur City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Service

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

Execution is admitted on 21-03-2022 by Mr Puna Roy,

Indetified by Mrs Bandita Samal, Daughter of Mr Basudeb Samal, Garia Govt Colony, P.O: Boral, Thana: Sonarpur City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Financial Department, Govt of West Bengal  
Online on 09/02/2022 3:41PM with Govt. Ref. No: 192021220180718931 on 09-02-2022, Amount Rs: 21/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKS7873117 on 09-02-2022, Head of Account 0030-03-104-00-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs. 100/- by online = Rs 19,920/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 195276, Amount: Rs.100/-, Date of Purchase: 14/01/2022, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Financial Department, Govt. of West Bengal

Online on 09/02/2022 3:41PM with Govt. Ref. No: 192021220180718931 on 09-02-2022, Amount Rs: 19,920/-, State Bank of India (SBIN0000001), Ref. No. CKS7873117 on 09-02-2022, 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 1603-2022, Page from 163340 to 163388  
being No 160304341 for the year 2022.



Digitally signed by DEBASISH DHAR  
Date: 2022.03.28 19:22:55 +05:30  
Reason: Digital Signing of Deed.

*Debasish Dhar*

(Debasish Dhar) 2022/03/28 07:22:55 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)