

140/8/23

1- 140/9/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 856624

Q. No. 2003073921/2023  
1:46 P.M.  
14/12

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Bahala, South 24 Parganas

11 4 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 14<sup>th</sup> day of Dec Two Thousand Twenty Three (2023)

BETWEEN

*[Handwritten signature]*

### Major Information of the Deed

Deed No :	I-1607-14019/2023	Date of Registration	14/12/2023
Query No / Year	1607-2003073971/2023	Office where deed is registered	
Query Date	13/12/2023 8:56:48 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY DAS Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228653, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 15,66,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:4B(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		



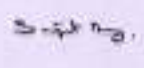


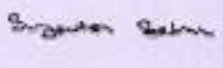


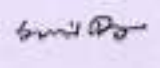
### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baggota Road, Road Zone : (Baggota Road – Baggota Road) , Premises No: 229, , Ward No: 127 Pin Code : 700061




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	3 Katha	1/-	15,39,002/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.95Dec	1 /-	15,39,002 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

4	Name	Photo	Finger Print	Signature
	<b>Mr Sujit Dey</b> Son of Late Kalipada Dey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
	3/3, Baggpota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: blxxxxxx4l, Aadhaar No: 81xxxxxxx3469, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	<b>Mrs Sujata Saha</b> Daughter of Late Kalipada Dey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
	3/3, 3/3, Baggpota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: pyxxxxxx5r, Aadhaar No: 46xxxxxxx3246, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	<b>Mr Sunil Dey</b> Son of Late Mon Mohan Dey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
	City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: btxxxxxx6g, Aadhaar No: 92xxxxxxx1158, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			

## Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Somnath Banerjee</b> <b>(Presentant)</b> Son of Nantu Banerjee Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured 14/12/2023	 14/12/2023
Son of Nantu Banerjee P-10, P.C. Colony, P.B. Road, City:- P.O:- Paschim Putlary, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ajxxxxxx0k, Aadhaar No: 36xxxxxxx3982, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Joy Prakash Chakraborty</b> Son of Mr Dilip Chakraborty 646, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061	 14/12/2023	 Captured 14/12/2023	 14/12/2023
Identifier Of Mrs Mita Dey, Mrs Kakali Dey, Mrs Laily Paul, Mr Sujit Dey, Mrs Sujata Saha, Mr Sunil Dey, Mr Somnath Banerjee			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Dey	Mr Somnath Banerjee-0.825 Dec
2	Mrs Kakali Dey	Mr Somnath Banerjee-0.825 Dec
3	Mrs Laily Paul	Mr Somnath Banerjee-0.825 Dec
4	Mr Sujit Dey	Mr Somnath Banerjee-0.825 Dec
5	Mrs Sujata Saha	Mr Somnath Banerjee-0.825 Dec
6	Mr Sunil Dey	Mr Somnath Banerjee-0.825 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Dey	Mr Somnath Banerjee-16.66666700 Sq Ft
2	Mrs Kakali Dey	Mr Somnath Banerjee-16.66666700 Sq Ft
3	Mrs Laily Paul	Mr Somnath Banerjee-16.66666700 Sq Ft
4	Mr Sujit Dey	Mr Somnath Banerjee-16.66666700 Sq Ft
5	Mrs Sujata Saha	Mr Somnath Banerjee-16.66666700 Sq Ft
6	Mr Sunil Dey	Mr Somnath Banerjee-16.66666700 Sq Ft





**Endorsement For Deed Number : I - 160714019 / 2023**

**On 14-12-2023**

**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 13:46 hrs on 14-12-2023, at the Office of the A.D.S.R. BEHALA by Mr. Somnath Banerjee, Claimant.

**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 15,86,002/-

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

Execution is admitted on 14/12/2023 by 1. Mrs Mita Dey, Wife of Late Kalipada Dey, 3/3, Road: Baggota Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mrs Kakali Dey, Daughter of Late Kalipada Dey, 14, Naskar Para 2nd Bye Lane, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 3. Mrs Laily Paul, Daughter of Late Kalipada Dey, 24, Road: Ram Gopal Paul Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Mr Sujit Dey, Son of Late Kalipada Dey, 3/3, Road: Baggota Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 5. Mrs Sujata Saha, Daughter of Late Kalipada Dey, 3/3, 3/3, Road: Baggota Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 6. Mr Sunil Dey, Son of Late Mon Mohan Dey, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 7. Mr Somnath Banerjee, Son of Nantu Banerjee, P-10, P.C. Colony, P.B. Road, P.O: Paschim Putiary, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Indetified by Mr Joy Prakash Chakraborty, , Son of Mr Dilip Chakraborty, 546, Road: Talpukur Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021.00/- ( B = Rs 1,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 9:27PM with Govt. Ref. No: 192023240316484898 on 13-12-2023, Amount Rs: 1,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 8703884321327 on 13-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 21/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11120, Amount: Rs.5,000.00/-, Date of Purchase: 07/12/2023, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 9:27PM with Govt. Ref. No: 192023240316484898 on 13-12-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 8703884321327 on 13-12-2023, Head of Account 0030-02-103-003-02



**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 414611 to 414657

being No 160714019 for the year 2023.



*Sourav*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2023.12.20 17:00:45 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 20/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(1) **SMT. MITA DEY, Pan No.- GXSPD9390H, Aadhar No.- 2123 9158 1277**, wife of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 3/3, Bagpota Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (2) **SMT. KAKALI DEY, Pan No.- CIBPD5024N, Aadhar No.- 7798 3130 5051**, daughter of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 14, Naskar Para 2<sup>nd</sup> Bye Lane, Post Office- Sarsuna, Police Station- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (3) **SMT. LAILY PAUL, Pan No.- CVXPP2859Q, Aadhar No.- 9433 4041 9465**, daughter of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 24, Ram Gopal Paul Road, Post Office- Sarsuna, Police Station- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (4) **SRI. SUJIT DEY, Pan No.- BLOPD0514L, Aadhar No.- 8156 6569 3469**, son of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, (5) **SMT. SUJATA SAHA, Pan No.- PYLPS4255R, Aadhar No.- 4632 5151 3246**, daughter of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (6) **SRI. SUNIL DEY, Pan No.- BTWPD5376G, Aadhar No.- 9230 2196 1158**, son of Late Mon Mohan Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, all are residing at- 3/3, Bagpota Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter referred to and called as the "**LAND**

**OWNERS**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART**.

**AND**

**SRI. SOMNATH BANERJEE**, Pan No.- **AJWPB4360K**, Aadhar No.- **3620 9722 3982**, son of Nantu Banerjee, by faith - Hindu, by Nationality- Indian, by occupation - Business, residing at - P-10, P.C. Colony P.B. Road, Post Office- Paschim Putiary, Police Station- Behala, Kolkata- 700041, District - South 24 Parganas, hereinafter referred to and called as the **"DEVELOPER/VENDOR"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS** the Owners herein are the absolute Owners of **ALL THAT** piece and parcel of landed property measuring an area of 3 (Three) Cottahs more or less lying and situate at- Mouza- Sarsuna, J.L. No.- 17, R.S. No.- 486, Touzi No.- 16, Khatian No.- 1680, under Dag No.- 1782, under Ward No.- 127 of the Kolkata Municipal Corporation under Present Police Station- Sarsuna, Kolkata- 700061, being presently

*Handwritten signature*

known and numbered as Premises No.- 229, Bagpota Road, Kolkata-700061, Police Station- Sarsuna, District- South 24 Parganas.

**AND WHEREAS** the said property was jointly purchased by Late Kalipada Dey & Sunil Kumar Dey, son of Late Mon Mohan Dey by virtue of a Sale deed duly registered before the Registering Authority at A.D.S.R. Behala on lat 10-07-1989 being recorded in Book No.- I, Volume No.- 65, Pages from 118 to 125, being No.- 2562 for the year 1989,

**AND WHEREAS** the said Kalipada Dey (now deceased) and Sunil Dey recorded their names before the concerned authority and while jointly enjoying, possessing and occupying the aforesaid property being free from any encumbrances, obstacles or obstructions whatsoever, paying rents and taxes to the concerned authority, the said Kalipada Dey died intestate on 21-10-2013 leaving behind him his widow wife Smt. Mita Dey, one son namely Sri. Sujit Dey and three daughters namely Smt. Kakali Dey, Smt. Laily Paul, and Smt. Sujata Saha, as his only legal heirs and successors and they are now jointly enjoying, occupying and possessing their portions of the said property with their co-sharers and the said property is in their possession at present being



free from any sorts of encumbrances, obstacles, obstruction, hindrances whatsoever.

**AND WHEREAS** thus by the strength of the aforesaid manner said Smt. Mita Dey, one son namely Sri. Sujit Dey and three daughters namely Smt. Kakali Dey, Smt. Laily Paul, and Smt. Sujata Saha and Sri. Sunil Dey the Party of the One Part herein, became the absolute joint Owners of the said property and while thus seized and possessed over aforesaid property mutated their names before the Kolkata Municipal Corporation and the said property Known and numbered as being KMC Premises No.- 229, Bagpota Road, Kolkata- 700061, under Ward No.- 127, being Assessee No.- 41-127-01-0285-6, Police Station- Sarsuna, District- South 24 Parganas, together with the right of user of the Northern side 12' wide K.M.C Road and are in occupation and enjoyment of the same without any interruption from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as **"THE SAID PROPERTY"** more fully described and written in the **SCHEDULE- "A"** here under.



**AND WHEREAS** thus the present Party of the First Party herein are the absolute joint Owners of the property more fully and particularly described in the **SCHEDULE "A"** hereunder written and hereinafter referred to as the **"SAID PROPERTY"** and while thus seized and possessed of the same intended to develop their property by raising a building thereon and is looking for a prospective builder/developer for the same.

**AND WHEREAS** the present Developer herein being aware of such development work has approached the Owners to develop the same under certain terms and conditions, as are appearing hereinafter.

**AND WHEREAS** the present Owners are being agreed with the said proposal of the Developer has this day entered into this Agreement for Development under certain terms and conditions as mutually agreed.

**AND WHEREAS** before execution of this Agreement the Owners have represented and assured the Developer as follows:

- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and



that the same is fully occupied by the Owners in respect of the property mentioned in the **SCHEDULE- "A"**.

- B. That excepting the present Owners no one else have any right title interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said **SCHEDULE- "A"** below property or any portion thereof.
- D. That the Owners have declare to the Developer that they have good and marketable title in respect of the said property situated thereon without any claim, right title interest of any person thereof or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any or all third party claims, actions and demands whatsoever with regards to the title and ownership of the Owners.
- E. Relying on the aforesaid representations and believing the same to be true and acting on good faith thereof the Developer being desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing:



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

**ARTICLE - I:**

**DEFINITIONS**

**1. LAND OWNERS :-**

Shall always mean (1) **SMT. MITA DEY, Pan No.- GXSPD9390H, Aadhar No.- 2123 9158 1277**, wife of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 3/3, Bagpota Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (2) **SMT. KAKALI DEY, Pan No.- CIBPD5024N, Aadhar No.- 7798 3130 5051**, daughter of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 14, Naskar Para 2<sup>nd</sup> Bye Lane, Post Office- Sarsuna, Police Station- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (3) **SMT. LAILY PAUL, Pan No.- CVXPP2859Q, Aadhar No.- 9433 4041 9465**, daughter of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 24, Ram Gopal Paul Road, Post Office- Sarsuna, Police Station- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (4) **SRI. SUJIT DEY, Pan No.- BLOPD0514L, Aadhar No.- 8156 6569 3469**, son of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, (5) **SMT. SUJATA**



**SAHA, Pan No.- PYLPS4255R, Aadhar No.- 4632 5151 3246**, daughter of Late Kalipada Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (6) **SRI. SUNIL DEY, Pan No.- BTWPD5376G, Aadhar No.- 9230 2196 1158**, son of Late Mon Mohan Dey, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, all are residing at- 3/3, Baggota Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, and their heirs, successors, executors, administrators, legal representatives and/or assigns.

2. **DEVELOPER :-**

Shall mean **SRI. SOMNATH BANERJEE, Pan No.- AJWPB4360K, Aadhar No.- 3620 9722 3982**, son of Nantu Banerjee, by faith - Hindu, by Nationality- Indian, by occupation - Business, residing at - P-10, P.C. Colony P.B. Road, Post Office- Paschim Putiary, Police Station- Behala, Kolkata- 700041, District - South 24 Parganas, and his heirs, successors, executors, administrators, legal representatives and/or assigns.

3. **PROPERTY :-**

Shall mean the property situate and lying at **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs** together with 100 Sq.Ft. R.T. Shed structure standing thereon situated and lying at- Mouza- Sarsuna, J.L. No.- 17, R.S. No.- 486, Touzi No.-

16, Khatian No.- 1680, under Dag No.- 1782, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 229, Bagpota Road**, Kolkata- 700061, under Ward No.- 127, being Assessee No.- 41-127-01-0285-6, Police Station- Behala at present Parnasree, District- South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, more fully described in the **SCHEDULE- "A"** hereunder written.

4. **NEW BUILDING :-**

Shall mean and include the building to be constructed as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.

5. **BUILDING PLAN :-**

Shall mean the Plan which shall be prepared by the Developer duly signed by its authorized agent or Attorney and sanction to be obtained by the Developer from the Kolkata Municipal Corporation for construction of the new building upon the said premises with such additions, alterations, modifications, revised in accordance with the building rules of the Kolkata Municipal Corporation as would be necessary by the Developer. Notwithstanding the Developer will take consent of the Owner in designing the said plan.



6. **COMMON SERVICE AREAS :-**

*Corridors, stairways, surrounding open spaces/passages, ways, pump room, overhead water tank, underground water reservoir, water pump, septic tank, roof and all other facilities attached to the said building.*

7. **SALEABLE SPACES :-**

*All spaces treated/mentioned as Developer's Allocation in the new building available for the independent use and occupation.*

8. **ARCHITECT :-**

*The person and/or the Firm to be appointed by the Developer for planning, designing and supervising the new building.*

9. **ADVOVATE :-**

*Shall mean Mr. Joy Prokash Chakraborty of 546, Talpukur Road, Sarsuna Subhas Nagar, Police Station- Thakurpukur, Kolkata- 700061.*

10. **TRANSFEROR :-**

*The Owners herein.*

11. **TRANSFEEEE :-**

*The Purchaser/s who will purchase flats/spaces in the new building from the Developer and/or Owners.*



**12. TRANSFER :-**

*Transfer of proportionate undivided share/interest of land in the premises by the Owners attributable to the Developer's Allocation.*

**13. OWNERS' ALLOCATION :-**

*The Owners/First Part herein shall get the entire Top Floor of the building consisting of Two separate Double Bed Room Flats and One separate single Bed Room Flat together with dining space, toilet etc. in each of the flats to be developed as per sanction plan of K.M.C. Beside this Owner will get forfeit money of Rs. 1,00,000/- to be payable by the Developer/Promoter at the time of signing this Agreement.*

**14. DEVELOPER'S ALLOCATION :-**

*The Developer other Part herein shall get remaining portion of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Developer's Allocation.*

**15. SUPER BUILT-UP AREA :-**

*Super built-up area of the building shall mean the plinth area of the unit or units in the building (which inter alias includes the area under such wall or pillar in such wall or pillars in such unit) and*



shall include proportionate share of the area of the common areas and installations including service areas.

16. **TIME :-**

The Developer will deliver the peaceful vacant physical possession of the Owners' Allocation within **24 (Twenty Four) months** from the date of Sanctioned Building Plan. In case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended as mutually would be agreed upon and by between the parties hereto but in any event the said extended period shall not exceed 6 (Six) months and in that case a prior notice in writing justifying the cause for such extension shall have to be given to the Owners by the Developer within stipulated period of this Developers' Agreement. If the Developer shall not complete the construction work within the said exceed period of 6 months in that event the Developer shall pay Rs. 15,000/- per month as penalty.

**ARTICLE - II**

**OWNERS' RIGHT**

The Owners/First Part herein shall get the entire Top Floor of the building consisting of Two separate Double Bed Room Flats and One separate single Bed Room Flat together with dining space, toilet etc.



*in each of the flats of the new proposed Multi storied building, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.*

**ARTICLE - III**

**OWNERS' OBLIGATION:**

- 1. The Developer shall be entitled to construct and complete the new building strictly in accordance to the building plan without any interference or hindrance from the side of the Owners provided that the Developer shall use good quality of materials and good quality of labours as well.*
- 2. During the continuance of this Agreement the Owners will not let - out, grant, lease and mortgage and/or create any change in respect of the premises or any portion thereof without the consent in writing of the Developer and vice-versa.*
- 3. That the Owners will also allow the said Developer to commercially exploit the strip of land situated at the back side and within the boundary of the said property by constructing additional construction as per the sole discretion of the said Developer.*



4. *The Owners will execute all deeds of conveyance the undivided proportionate share of land relating to the Developer's Allocation in the new building.*
5. *The Owners/First Part herein shall get the entire Top Floor of the building consisting of Two separate Double Bed Room Flats and One separate single Bed Room Flat together with dining space, toilet etc. in each of the flats of the new proposed Multi storied building, along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.*
6. *The Owners will execute a registered General Power of Attorney in favour of the Developer or its nominee authorizing it inter-alia to proceed with the construction as well as to enable the Developer to receive any advance/earnest money from any intending Purchaser/s and also the balance of the purchase money against and to give good, valid receipt and discharge for the same which will protect the Purchaser/s without seeing the application of the money, to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the Developer's Allocation and receive consideration therefore, to present any such conveyance/s for registration, to admit execution and receipt for registration and to admit execution and receipt of consideration before the competent*



*Registration Authority for and to have the said Conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for sale to Purchaser/s and the said Developer shall bear the all cost/expenses for the registration of such Power of Attorney given by the said Owners. Notwithstanding the Developer will execute Deed of Conveyance to any Purchaser/s in respect of the Developer's Allocation of the Owners in complete habitable conditions.*

- 7. The Owners if required will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and spaces pertaining to the Developer's Allocation for registration.*
- 8. The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building also face and/or handle the local disturbance regarding the construction of the said building at free of cost.*
- 9. The Developer will be entitled to deliver the flats and spaces pertaining to the Developer's Allocation to the Purchaser/s only after it deliver the Owners' Allocation to the Owners in complete habitable conditions.*



10. *The Developer will be entitled to transfer the flat/ space along with the undivided proportionate share of land in the premise attributable to the Developer's Allocation on the strength of the Power of Attorney to be given by the Owners.*
11. *The Developer will be entitled to make publicity in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the said building.*
12. *The Developer will have the sole and exclusive right to the debris of the old building.*

#### **ARTICLE - IV**

##### **DEVELOPER'S OBLIGATION**

1. *The Developer will bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C., K.M.D.A., Land and Revenue Department of West Bengal and any other statutory or Government bodies time to time during the construction period and up to the delivery of the said building to the Owners and the other purchaser/s.*
2. *That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc. if any costs, expenses, loss and damages that may arise*



*in respect of 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 against any other claims over and in respect of the ownership of the said premises in so far as it relates to the Developer's Allocation in the building.*

*3. The Developer other Part herein after handed over the owners' allocation shall get remaining portion of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Owners' Allocation.*

*4. That the Developer shall arrange Electricity connection of the 440 Volts service for the entire new building. The Purchaser/s shall bear and pay proportionately for the total amount of deposits and expenses as would be required to obtain the said 440 Volts service from the CESC Ltd. for the common electricity meter in the new building in respect of their respective portions/flats in the said new building at the said premises. The Developer shall provide electric meter in the names of the Owners as the cost and expenses borne by the Developer.*



5. That the Developer/the Party of the Other Part shall demolish the old structure of the above mentioned property for construction a New building upon the said property and the Party of the other Part shall also arrange the alternative accommodation for the Owners the Party of the One part and shall bear the expenses i.e. Rs. 7,000/- per month for sifting charges.

**ARTICLE - V**  
**OWNERS' INDEMNITY**

1. The Owners declare that the premise is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.
2. The Owners declare that save and except the Owners herein no other person has any right title and interest over the said premises.
3. The Owners declare that there is no defect in the title of the said premises.
4. The Owners declare that no other agreement whatsoever subsist in respect of the said premises.

**ARTICLE - VI**  
**DEVELOPER'S INDEMNITY**

1. The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the said new building and/or



*accepting money from the intending purchaser in respect of the Developer's Allocation except giving suggestions regarding construction of the said building in general and Owners' Allocation in particular and keeping in view the standard of people obtaining in the area as well.*

**ARTICLE-VII**  
**BUILDING**

- 1. The Developer shall at its own cost will construct the new proposed building as per sanctioned plan permitted and/or approved by the Kolkata Municipal Corporation and/or by the approval of any other competent authority.*
- 2. That the design and the nature of the building and the materials to be used shall be according to the standard quality and specifications.*
- 3. That the developer shall be authorized by the Owner to apply for and obtain temporary and also permanent connection of water, electricity, telephone and other input and facilities required for the building.*
- 4. All costs, charges and expenses including Architect's fees shall be discharged by the Developer and the owner shall have no responsibility in this context.*



5. The aforesaid construction until and unless transferred to the transferees and/or allocated as provided therein, shall be held by the Developer.

**ARTICLE- VIII**  
**RATES AND TAXES**

That till completion of the new building the Developer of this agreement shall be responsible for payment of all Kolkata Municipal Corporation rates and taxes but prior to the date of agreement if any dues are outstanding for payment the Developer shall be fully and solely responsible for the same and will be bound to pay the same within 10 days from the date of demand raised and in respect of Income Tax liability, for transferring any allocations the respective party shall be responsible for collection of Income Tax clearance certificate under Section 230A(I) of the Income Tax Act by the cost and expenses of such respective parties.

**ARTICLE - IX**  
**COMMON RESTRICTIONS**

1. Neither party shall use or permit to use of their respective allocations or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupants of the entire new building.



2. *Neither Party shall demolish or permit demolition of any wall or make any structural alteration to the new building.*
3. *Both the Parties shall abide by all law, byelaws, rules & regulations of the competent authority in enjoying the occupation of the new building.*
4. *Each party will jointly form association and/or common body to look after the maintenance of the new building.*
5. *Neither party shall use or permit to use of their respective Allocations or any portions of the new building for storing articles which may be detrimental to the free ingress and egress to the new building or part thereof.*
6. *Both parties will allow the said association or the common person to enter into their respective Allocations for maintenance of the new building upon giving notice in writing.*
7. *Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allotments.*

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a combination of initials and a surname.

**ARTICLE- X**  
**COMMENCEMENT**

*This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.*

**ARTICLE- XI**  
**PROCEDURE**

- 1. That the building plan for the aforesaid construction of the building to be constructed on and upon the **SCHEDULE- "A"** referred land shall be obtained by the Developer by the cost and expenses his own fund but it would be in the name of the Owners herein from the proper authority of the Kolkata Municipal Corporation.*
- 2. That until completion of the new building the Developer shall hold possession of the said Property on behalf of the Owners and both the Owners and the Developer shall be entitled to deal with their respective allocation as Owners thereof.*

**ARTICLE - XII**  
**MISCELLANEOUS**

- 1. The Owners and the Developer have entered into this Agreement purely as a contract and nothing herein shall deem to construct a Partnership between the parties in any manner whatsoever.*



**ARTICLE - XIII****FORCE MAJEURE**

1. The parties hereto shall not be consideration to be liable for any obligations hereunder to the extent that the performance of the relative obligations are prevented by the existence of a force majeure.
2. Force Majeure shall mea flood, earth quake, war, stream, tempest, civil commotion, and/or other act of god beyond control of particular hereto.

**ARTICLE-XIV****ARBITRATION**

In case of any dispute, differences or questions arising between the parties hereto with regard to this agreement the same shall be referred to an Arbitrator. In addition to Arbitration it may be settled through proceedings of Civil Court or any other proceedings.

**ARTICLE - XV****JURISDICTION**

The Court of Calcutta the courts having territorial and pecuniary jurisdiction over the said property along alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



**:: THE SCHEDULE- "A" ABOVE REFERRED TO ::**

*(Description of the Property of the Owners)*

**ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs** together with 100 Sq.Ft. R.T. Shed structure ~~standing~~ thereon situated and lying at- Mouza- Sarsuna, J.L. No.- 17, R.S. No.- 486, Touzi No.- 16, Khatian No.- 1680, under Dag No.- 1782, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 229, Bagpota Road, Kolkata- 700061**, under Ward No.- 127, being Assessee No.- 41-127-01-0285-6, Police Station- Behala at present Parnasree, District- South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

Zone :- Bagpota Road to Bagpota Road;

ON THE NORTH : 12'-00" wide K.M.C. Road;

ON THE SOUTH : Dag No.- 1783;

ON THE EAST : Dag No.- 1782;

ON THE WEST : Property of Sri. Deben Mandal;



**:: THE SCHEDULE- "B" ABOVE REFERRED TO ::**

**ALL THAT** the new proposed building consisting of several self contained flats, to be constructed as per sanctioned plan to be obtained from the Kolkata Municipal Corporation by the Developer for consideration of a new proposed building on and upon the **SCHEDULE- "A"** referred land.

**:: THE SCHEDULE- "C" ABOVE REFERRED TO ::**

(Owners' Allocation)

The Owners/First Part herein shall get the entire Top Floor of the building consisting of Two separate Double Bed Room Flats and One separate single Bed Room Flat together with dining space, toilet etc. in each of the flats to be developed as per sanction plan of K.M.C. Beside this Owner will get forfeit money of Rs. 1,00,000/- to be payable by the Developer/Promoter at the time of signing this Agreement.

**:: THE SCHEDULE- "D" ABOVE REFERRED TO ::**

(Developer's Allocation)

**SAVE AND EXCEPT** the Owners' Allocation the entire rest area of the said proposed new building along with undivided proportionate share of land at **Premises No.- 229, Bagpota Road, Kolkata- 700061,**



*Under Ward No.- 127, being Assessee No.- 41-127-01-0285-6, Police Station- Thakurpukur now Sarsuna, District- South 24 Parganas (South),, attributable thereto including the right of common user of all the common areas, common walls, lobbies, staircases, ultimate roof and facilities, amenities and advantages attached thereto together with right on the part of the Developer to enter into Agreement/s for Sale and/or transfer, lease or in any way deal with the same as the Constituted Attorney or Agent of the Owners in the manner hereinafter provided however after obtaining the sanctioned building Plan from the Kolkata Municipal Corporation.*

**:: THE SCHEDULE- "E" ABOVE REFERRED TO ::**

*(Common Portions)*

- 1. Entrance and Exit.*
- 2. Boundary Wall and main gate.*
- 3. Drainage and sewerage lines and other installations of the same.*
- 4. Electric Wirings and other fittings.*
- 5. Water Supply system.*
- 6. Roof of the building, Lift well, lift, Lift room.*
- 7. Water pump, water reservoir together with all common plumbing installations for carriage of water.*



8. *Such other common parts, common area, equipments, installations, fittings, fixtures and spaces in and around the land and the building as are necessary for passage to and/or user of the units in common by the co-owners.*
9. *All costs of maintenance operating replacing repairing whitewashing painting decorating redecorating rebuilding reconstruction lighting the common portion and the common areas of the proposed building including outer walls.*

**:: THE SCHEDULE- "F" ABOVE REFERRED TO ::**

*(Common Expenses)*

1. *The salary of all persons employed for the common purpose including guards, darwans, sweepers, plumbers electricians.*
2. *Insurance premium for insuring the building (if any).*
3. *All charges deposit, subscriptions, required for the purpose of common utilities to the co-owners in common.*
4. *Taxes, Rates including water and other levies in respect of the land and the proposed building save those separately assessed.*
5. *Costs of formation and operation of the Association and/or society of the proposed building.*



**:: THE SCHEDULE- "G" ABOVE REFERRED TO ::**

*(Specifications)*

1. **GENERAL :-** The Building shall be R.C.C Column structure as per design of the consulting Engineer.
2. **BRICK WORK :-** Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
3. **PLASTERING :-** All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.
4. **FLOORING & SKIRTING :-** Flooring with Marble (Developer's Choice) for the Owners only.
5. **PAINTING :-** All internal walls cement plaster with Putty finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.
6. **DOOR :-** Flush doors with commercial ply and Sal wood frame of standard thickness.
7. **WINDOWS :-** Fully glazed windows with steel frames and integrated guard bars.
8. **ELECTRIC WORKS :-**
  - i) Concealed wiring and board with piano switches.
  - ii) In each bedroom- 2 light pts, 1 fan pt & 1 plug pt,



- iii) In living-dining room – 2 light pts, 2 fan pts, 1 plug pt, and 1 TV pt.
  - iv) In kitchen – 1 light pt, 1 exhaust fan pt & 1 power pt.
  - v) In Toilet – 1 light pt, & 1 plug pt.
  - vi) In Veranda – 1 light pt, only.
  - vii) Water pump connected with starter switch, security light in common passage and 1 light pt, at each stair landing will be provided (All electrical switch in good quality).
9. **WATER SUPPLY & SANITARY :-** Water supply will be through necessary fittings from overhead water tank with necessary Pump fittings, All the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage.
10. **TOILET :-** Each Toilet with 6' feet high Glaze Tiles good quality on wall with marble flooring good quality and commode (Colour) matching with wall, PVC white cistern & wash basin with fittings of standard size and good quality.
11. **KITCHEN :-** Grenades on top platform with washing sink, space for shelf with 2+1 feet tiled wall above the cooking platform, Flooring good quality Marble. All fittings to be installed by the Developer.
12. **ROOF :-** Pittston with net Cement Finished.



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

**WITNESSES :-**

1/ Joy Prokash Chakraborty  
Alipore Judge Court  
Kol-27

2/ Raj Keshavn  
24/7 P. N. Mitra Lane  
Kol-700041

1. Brijan
2. Kakali Dey
3. Laily Paul
4. Sujata Saha
5. Sujit Dey
6. Suresh Das

Signature of the **LAND OWNERS**

Somnath Banerjee  
Signature of the **DEVELOPER**

Drafted by me:-

Joy Prokash Chakraborty  
**JOY PROKASH CHAKRABORTY**

Advocate

EN. NO.- F/1108/2007.

Alipore Judges Court, Kol -27.

Typed by me:-

Lu

**MEMO OF CONSIDERATION**

Received the sum of Rs. 1,00,000/- (Rupees One Lac) only from the Developer in terms of the agreement as per memo below :-

**MEMO**

paid in Cash

Rs 4,00,000/-

/

Total :- Rs. 1,00,000/-

Rupees One Lac only.

**WITNESSES :-**

1) Jyotirakash Chakraborty

2) RCD Karmakar

1. Piyush

2. Kakali Dey

3. Laili Paul

4. Swagata Saha

5. Sujit Dey

6. Sanjay

\_\_\_\_\_  
Signature of the **LAND OWNERS**



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left hand					
right hand					

Name .....  
Signature *[Signature]*



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left hand					
right hand					

Name .....  
Signature *Kakali Dex*



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left hand					
right hand					

Name .....  
Signature *Leahy Paul*



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left hand					
right hand					

Name .....  
Signature *Sugata Bala*

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PHOTO	left hand					
	right hand					

Name .....

Signature .....



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left hand						
right hand						

Name .....

Signature *Swish Day*



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left hand						
right hand						

Name .....

Signature *Samir Day*



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left hand						
right hand						

Name .....

Signature *Somnath Ramani*



সংসদীয় অফিস

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2003073971/2023	Office where deed will be registered
Query Date	13/12/2023 8:56:48 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228663, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 15,66,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:4B(g))	Rs. 1,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bagpota Road, Road Zone : (Bagpota Road -- Bagpota Road) , Premises No: 229, , Ward No: 127, Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	15,39,002/-	Width of Approach Road: 12 Ft.
Grand Total :				4.95Dec	1/-	15,39,002/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total : 100 sq ft		1/-	27,000/-		



Query No: 2003073971 of 2023, Printed On: Dec 13 2023 8:56PM, Generated from: wtrgistration.gov.in

## Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Mita Dey Wife of Late Kalipada Dey, 3/3, Baggota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. gxxxxxxx0h, Aadhaar No.: 21xxxxxxxx1277, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Kakali Dey Daughter of Late Kalipada Dey, 14, Naskar Para 2nd Bye Lane, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. cxxxxxxx4n, Aadhaar No.: 77xxxxxxxx5051, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Laily Paul Daughter of Late Kalipada Dey, 24, Ram Gopal Paul Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. cvxxxxxx9q, Aadhaar No.: 94xxxxxxxx9465, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Sujit Dey Son of Late Kalipada Dey, 3/3, Baggota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. blxxxxxx4l, Aadhaar No.: 81xxxxxxxx3460, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs Sujata Saha Daughter of Late Kalipada Dey, 3/3, 3/3, Baggota Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. pyxxxxxx5r, Aadhaar No.: 48xxxxxxxx3246, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mr Sunil Dey Son of Late Mon Mohan Dey, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. btxxxxxx6g, Aadhaar No.: 92xxxxxxxx1158, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No. 2003073971 of 2023, Printed On : Dec 13 2023 5:55PM, Generated from wbregistration.gov.in

## Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Somnath Banerjee Son of Nantu Banerjee, P-10, P.C. Colony, P.B. Road, City:- , P.O:- Paschim Putiary, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: ajxxxxxx0k, Aadhaar No.: 36xxxxxxxx3982, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Identifier Details :

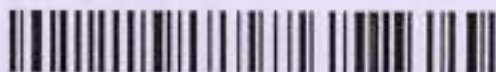
Name & address
Mr Joy Prakash Chakraborty Son of Mr Dilip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Mita Dey, Mrs Kakali Dey, Mrs Laily Paul, Mr Sujit Dey, Mrs Sujata Saha, Mr Sunil Dey, Mr Somnath Banerjee

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Dey	Mr Somnath Banerjee-0.825 Dec
2	Mrs Kakali Dey	Mr Somnath Banerjee-0.825 Dec
3	Mrs Laily Paul	Mr Somnath Banerjee-0.825 Dec
4	Mr Sujit Dey	Mr Somnath Banerjee-0.825 Dec
5	Mrs Sujata Saha	Mr Somnath Banerjee-0.825 Dec
6	Mr Sunil Dey	Mr Somnath Banerjee-0.825 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Dey	Mr Somnath Banerjee-16.6667 Sq Ft
2	Mrs Kakali Dey	Mr Somnath Banerjee-16.6667 Sq Ft
3	Mrs Laily Paul	Mr Somnath Banerjee-16.6667 Sq Ft
4	Mr Sujit Dey	Mr Somnath Banerjee-16.6667 Sq Ft
5	Mrs Sujata Saha	Mr Somnath Banerjee-16.6667 Sq Ft
6	Mr Sunil Dey	Mr Somnath Banerjee-16.6667 Sq Ft



Query No: 2003073871 of 2023, Printed On : Dec 13 2023 8:56PM, Generated from: wroregistrar.gov.in

Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411270102658 Premises No. : 229 Ward No. : 127 Street Name : BAG POTA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : MITA DEY, SUJIT DEY, KAKALI DEY, LAILY PAUL, SUJATA SAHA, SUNIL KR DEY Owner Address : 3/3, SONALI PARK BAG POTA ROAD, P.O.- SARSUNA, KOLKATA Pin No. : 700061	Character of Premises: Constructed Building Total Area of Land: 3 Cottah,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 12-01-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

77AB 784295

2086/2023  
16 MAY 2023

2.00  
2.00  
9.00  
(a) 6.00  
(b) 6.00  
Plan 24.00  
Baron 10.00  
Pump 10.00  
A. Rec. 10.00  
63.00.



*(Signature)*  
Addl. District Sub-Registrar  
Behala, South-24 Parganas

16 MAY 2023