

11,163/23

11,181/23



पश्चिम बंगाल WEST BENGAL

AP 783768

Q. No. 2002324802/2023.

11/12 AM
18/9

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

[Signature]

Addl. District Sub-Registrar
Bahala, South 24 Parganas

18 SEP 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this....18th....day of...September
Two Thousand and Twenty Three ;

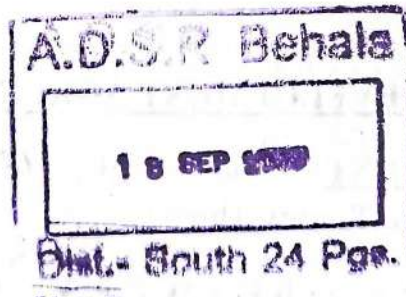
BETWEEN

[Signature]

8866

13 SEP 2023

..... ₹ 100/- Date.....
Name : Anil Pal.
Address : Advocate
Alipur Police Court
Kolkata-27
Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



Identified by me
Chand Kumar Halder
S/o, Sukanta Halder
C-30, Saradana Granibesh
P.S.-Behala; P.O.-Parnajree
KOL-60

Major Information of the Deed

Deed No :	I-1607-11181/2023	Date of Registration	18/09/2023
Query No / Year	1607-2002324702/2023	Office where deed is registered	
Query Date	12/09/2023 1:28:44 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anil Pal Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830966955, 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. 57,87,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,121/- (Article:48(g))		Rs. 1,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) --) , Premises No: 316A, , Ward No: 130 Pin Code : 700034




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	4 Katha		57,60,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				6.6Dec	0 /-	57,60,000 /-	

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.	0/-	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	0 /-	27,000 /-	






Land Lord- Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rajdeep Gupta Son of Late Sujit Kumar Gupta Executed by: Self, Date of Execution: 18/09/2023 , Admitted by: Self, Date of Admission: 18/09/2023 ,Place : Office			
		18/09/2023	LTI 18/09/2023	18/09/2023
49B, Goyala Para Road, Ramkrishna Sarani, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aixxxxxx0l, Aadhaar No: 67xxxxxxx9850, Status :Individual, Executed by: Self, Date of Execution: 18/09/2023 , Admitted by: Self, Date of Admission: 18/09/2023 ,Place : Office				

Developer Details :



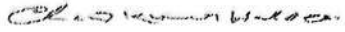
Sl No	Name,Address,Photo,Finger print and Signature
1	M.S. JISHU BASU 74/4, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: awxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jishu Basu (Presentant) Son of Late Promod Ranjan Basu Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office			
		Sep 18 2023 11:26AM	LTI 18/09/2023	18/09/2023
74/4, BECHARAM CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx1C, Aadhaar No: 50xxxxxxx1271 Status : Representative, Representative of : M.S. JISHU BASU (as sole proprietor)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chand Kumar Halder Son of Sukanta Halder C-30, Sarada Maa Upanibesh, Cily:- , P O:- Parnasree, P.S.-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060			
	18/09/2023	18/09/2023	18/09/2023
Identifier Of Mr Rajdeep Gupta, Mr Jishu Basu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-100.00000000 Sq Ft



Endorsement For Deed Number : I - 160711181 / 2023

On 14-09-2023

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 57,87,000/-

S. D. Chakraborty

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

On 18-09-2023

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 11:12 hrs on 18-09-2023, at the Office of the A.D.S.R. BEHALA by Mr Jishu Basu ,

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

Execution is admitted on 18/09/2023 by Mr Rajdeep Gupta, Son of Late Sujit Kumar Gupta, 49B, Goyala Para Road, Ramkrishna Sarani, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service

Indetified by Mr Chand Kumar Halder, , Son of Sukanta Halder, C-30, Sarada Maa Upanibesh, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

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

Execution is admitted on 18-09-2023 by Mr Jishu Basu, sole proprietor, M.S. JISHU BASU (Sole Proprietorship), 74/4, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Chand Kumar Halder, , Son of Sukanta Halder, C-30, Sarada Maa Upanibesh, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

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 15/09/2023 6:54PM with Govt. Ref. No: 192023240221804611 on 15-09-2023, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0060011 on 15-09-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8866, Amount: Rs.100.00/-, Date of Purchase: 13/09/2023, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2023 6:54PM with Govt. Ref. No: 192023240221804611 on 15-09-2023, Amount Rs: 7,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKY0060011 on 15-09-2023, 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 332268 to 332301

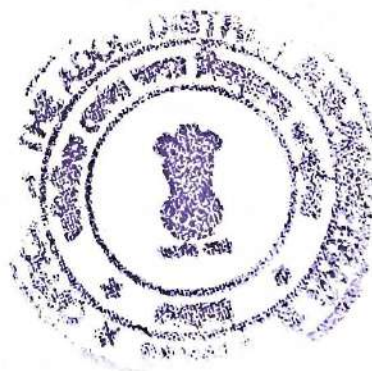
being No 160711181 for the year 2023.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2023.09.22 14:26:16 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 22/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.



SRI RAJDEEP GUPTA having PAN – AIIPG2030L and Aadhaar No. 6780 5580 9850, son of Late Sujit Kumar Gupta, by faith Hindu, by Nationality Indian, by Occupation Service, residing at 49B, Goyala Para Road, Ramkrishna Sarani, P.O. Parnasree, P.S. Behala now Parnasree, Kolkata – 700060, Dist. South 24-Parganas, hereinafter referred to as the **OWNER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND

M/S. JISHU BASU, a proprietorship Firm, having its Office at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, represented by its Proprietor **SRI JISHU BASU** having PAN- **AWKPB8201C** and Aadhaar No. 5001 5064 1271, son of Late Promod Ranjan Basu, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, hereinafter referred to as the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its proprietor, his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** :

WHEREAS by a Deed of Sale (Kowala) registered at the Office of Sub-Registrar, Alipore Sadar and recorded in Book No. I, Volume No. 87, Pages from 244 to 250, being No. 5789, for the year 1959, one Smt. Sunity Biswas, since deceased, purchased **ALL THAT** piece and parcel of Danga Land measuring 7 Cottahs 14 Chittaks 1 sq.ft. more or less being Scheme Plot No. 15, lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian Nos. 2430 and 2433 and under R.S. Khatian Nos. 3500 and

Basu



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A.D.S.R Behala

18 SEP 2010

CHIEF SECRETARY

3501, previously under South Suburban Municipality now lying within the limits of the Kolkata Municipal Corporation (S.S. Unit) Ward No. 130, P.S. Behala now Parnasree, Sub-Registry Office at present A.D.S.R. Office Behala, District : 24-Parganas since South 24-Parganas, from its the then rightful Owners 1. Sri Sudhir Lal Seal and 2. Sri Sankar Lal Seal, for a valuable consideration therein mentioned.

AND WHEREAS thus the said Sunity Biswas, since deceased became the absolute owner of the said land/Property and got her name recorded/mutated with the appropriate Authority concerned after raising a dwelling house thereon and enjoyed the same exercising all rights of ownership thereto and free from all encumbrances.

AND WHEREAS thereafter said Sunity Biswas died intestate on 06.08.1977 leaving behind her husband Debendra Nath Biswas, since deceased, three sons namely 1. Sri Rabindra Nath Biswas, 2. Sri Probir Kumar Biswas and 3. Sri Subir Biswas and three daughters namely 1. Smt. Sangita Biswas alias Hena Biswas, wife of Late Kashinath Biswas, 2. Smt. Rita Pramanik, wife of Sri Bhutnath Pramanik and 3. Smt. Nita Das, wife of Sri Monish das, as her only legal heirs.

AND WHEREAS thereafter the said Debendra Nath Biswas died intestate on 17.08.1996 leaving behind his three sons namely 1. Sri Rabindra Nath Biswas, 2. Sri Probir Kumar Biswas and 3. Sri Subir Biswas and three daughters namely 1. Smt. Sangita Biswas alias Hena Biswas, wife of Late Kashinath Biswas, 2. Smt. Rita Pramanik, wife of Sri Bhutnath Pramanik and 3. Smt. Nita Das, wife of Sri Monish Das, as his only legal heirs.

Handwritten signature/initials

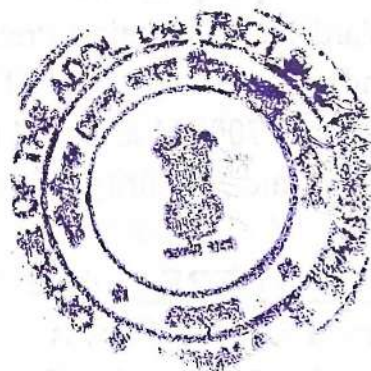


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AND WHEREAS thus by virtue of inheritance said 1. Sri Rabindra Nath Biswas, 2. Sri Probir Kumar Biswas and 3. Sri Subir Biswas and said 1. Smt. Sangita Biswas alias Hena Biswas, 2. Smt. Rita Pramanik, and 3. Smt. Nita Das, jointly acquired right, title and interest in respect of the said piece and parcel of Land measuring 7 Cottahs 14 Chittaks 1 sq.ft. more or less being Scheme Plot No. 15, together with a Single Storied Building standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, now lying within the limits of the Kolkata Municipal Corporation (S.S. Unit) Ward No. 130, P.S. Behala now Parnasree, Kolkata-700034, A.D.S.R. Office Behala, Dist. South 24-Parganas and also got their names jointly recorded/mutated in respect of the said Property in the Office of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316, Becharam Chatterjee Road and its Assessee No. 411300206236, P.S. Behala now Parnasree, Kolkata-700034 and paid taxes and other outgoings in respect thereof to the said Authority concerned.

AND WHEREAS thereafter said 1. Sri Rabindra Nath Biswas, 2. Sri Probir Kumar Biswas and 3. Sri Subir Biswas and said 1. Smt. Sangita Biswas alias Hena Biswas, 2. Smt. Rita Pramanik, and 3. Smt. Nita Das, jointly by a registered Deed of Conveyance dated 10th day of July, 2006 registered at the Office of Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Volume No. 1, Pages from 1 to 14, Being No. 190110291, for the year 2006, sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring 4 Cottahs more or less out of said 7 Cottahs 14 Chittaks 1 Sq.ft. more or less, unto and in favour of Sri Rajdeep Gupta, the Owner herein.

AND WHEREAS thus the Owner herein became the absolute owner of the said piece and parcel of land measuring 4 Cottahs more or less



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A.D.S.R. Behala

16 SEP 2000

DATE: 30.09.00

and got his name recorded/mutated in respect thereof in the records of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034.

AND WHEREAS thus the Owner herein is lawfully seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas **WITH** all sorts of easement thereto, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS being seized and possessed of the same as its absolute owner, the Owner herein expressed his desire for development of the said Property by constructing a New Ground Plus Three Storied Building after demolishing the existing structure, as per sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation through an experienced Developer.

AND WHEREAS on coming to know the intention of the Owner, the Developer herein approached the Owner with a proposal to undertake the Development work of the said Property by constructing a New Ground Plus Three Storied Building after demolishing the existing structure, as per available sanctioned Building Plan to be obtained from the Kolkata Municipal Corporation and other necessary permission and at the costs & expenses of the said Developer.

AND WHEREAS considering the financial capacity, experience knowledge and men power of the Developer, the Owner herein



A.D.S.R Behala
18 SEP 2000
18 SEP 2000

agreed to allow the Developer herein to develop the said Property by constructing a New Ground Plus Three Storied Building after demolishing the existing structure as per available sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation and necessary permission to be obtained from time to time from the Appropriate Authority/ies concerned.

AND WHEREAS the Owner herein by executing this Agreement entered into a contract or Agreement with the Developer herein for development of the said Property fully described in the First Schedule hereunder written, subject to the terms, conditions and stipulations hereunder appearing.

In this Agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall have the meaning as stated below :-

- i) The Owner shall mean the Owner abovenamed and his heirs, executors, administrators, legal representatives and/or assigns;
- ii) The Developer shall mean the Developer abovenamed and its proprietor, his heirs, executors, administrators, legal representatives and/or assigns ;
- iii) The Property shall mean **ALL THAT** piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas **WITH** all sorts of easement rights thereto, fully mentioned in the First Schedule hereunder written.

Handwritten signature/initials



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A.D.S.R Behala

18 SEP 2012

Dist. Bmt. 24 Pgs.

- iv) Building shall mean a New Ground Plus Three Storied Building to be constructed on the said Land after demolition and removal of the existing structure, on the basis of the available Plan to be sanctioned by the Kolkata Municipal Corporation.
- v) Architect shall mean any person, body of persons, firm or Company to be appointed or nominated by the Developer for the purpose of preparation of Building Plan/Plans, Drawings, designs as required for the purpose of construction of the proposed New Ground Plus Three Storied Building.
- vi) Plan shall mean the available Plan to be sanctioned by the Kolkata Municipal Corporation for the construction of the proposed New Ground Plus Three Storied Building in the name of the Owner after execution of this Agreement and shall include all future renewed/revised Plan.

TERMS & CONDITIONS

1. That after registration of this Development Agreement the Owner shall deliver peaceful vacant possession of the said Property, fully mentioned in the First Schedule hereunder written, unto and in favour of the Developer and the Owner through the Developer shall get the said Property/Land mutated in the records of B.L. & L.R.O. and also converted the said land into Bastu, if necessary.
2. That thereafter the Developer shall at his/its costs and expenses demolish the existing structure and materials available after demolition will be entitled to get by the Developer.
3. That thereafter the Developer, shall at his/its costs and expenses obtain a sanctioned Building Plan for the





- construction of the proposed New Ground Plus Three Storied Building, from the Kolkata Municipal Corporation.
4. That the Developer shall after obtaining sanctioned Building Plan at its/his own costs & expenses from the Kolkata Municipal Corporation in the name of the Owner, construct the proposed Ground Plus Three Storied Building as per the said sanctioned Building Plan at its/his own funds and resources.
 5. The Developer shall complete the construction of the proposed New Ground Plus Three Storied Building within 18(Eighteen) months from the date of obtaining sanctioned Building Plan.
 6. The Owner after construction of the proposed new Ground Plus Three Storied Building as per available sanctioned Building Plan, will be allocated the following constructed areas :

One Flat measuring 600 sq.ft. built up area at the North-East side on the Third Floor/Top Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas, fully described in the Second Schedule hereunder written **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Fourth Schedule hereunder along with a sum of Rs. 96,00,000/- (Rupees Ninety Six Lakhs) only which will be paid by the Developer to the Owner in the manner written hereunder :

- | | |
|--|-----------------|
| a. At the time of execution and registration
Of this Development Agreement. | Rs. 1,00,000/- |
| b. At the time of delivery of
Owner's Allocation | Rs. 95,00,000/- |

Pal
49.

(Signature)



7. That the Developer after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Plan will be allocated the remaining constructed Area of the said Building in the manner written hereunder :

- a. Entire Ground Floor ;
- b. Entire First Floor ;
- c. Entire Second Floor ;
- d. The remaining Flat/s and other constructed areas on the Third Floor/Top Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas, fully described in the Third Schedule hereunder written **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Fourth Schedule hereunder written.

8. That after the execution & registration of this Agreement the Owner will execute and register a Development Power of Attorney in favour of the Proprietor of the Developer Firm, to mutate the name of the Owner in the records of the K.M.C. & B.L. & L.R.O., to convert the said Property/Land in the records of B.L. & L.R.O., if necessary, to obtain sanctioned Building Plan, necessary permission/approval from the competent /appropriate authority/ies, to construct a Ground Plus Three Storied Building and to sell, transfer and convey the Flat/s, Car Parking Spaces, if any and other constructed areas, if any (under Developer's Allocation except Owner's Allocation) together with undivided impartible proportionate share of land **WITH** common rights to the intending Purchaser/s and also for other necessary purposes relating to and/or required for Development of the said Property and/or for construction of the said Ground Plus Three Storied Building.

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A.D.S.R Behala

18 SEP 1989

Dist. South 24 Pgs.



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A.D.S.R Behala

18 SEP 2020

Dist. South 24 Pgs.

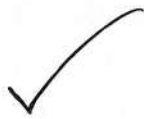
9. That the Developer is hereby authorized by the Owner to make construction on the said Land and/or to develop the said Property after demolishing the existing structure, fully described in the First Schedule hereunder written in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation at the costs and risks of the Developer. The Developer shall be at liberty to deal with the Developer's Allocation in any manner the Developer may deem fit and proper at construction stage or after construction of Building. The Developer is empowered to hand over possession of the Developer's Allocation to his/its intending / prospective buyer/buyers and/or Agreement Holder/s. The Developer however shall have the right to enter into any sort of agreement with any person /persons /company /authority at its/his discretion for disposal of the Developer's Allocation (except the Owner's Allocation) in the said proposed New Ground Plus Three Storied Building at its/his own risk and all moneys that may come out of such agreement as earnest money/advance/part consideration money shall only be appropriate by the Developer. However, the Owner shall, in no case, be liable for any transaction arising out of any agreement by and between the Developer and any intending Purchaser/s.

10. All cost of sanction of the Building Plan and all costs of construction of the proposed New Ground Plus Three Storied Building will be borne by the Developer and the Owner shall have no liability in respect thereof.

11. The Owner shall not be liable to any person/s for defective construction of the Building/Flats. All the liabilities and responsibilities lie with the Developer.

12. The Developer shall use the standard Building materials in constructing the proposed new Ground Plus Three Storied building as per specification hereunder written.

Handwritten signature and initials in blue ink, located at the bottom left of the page.



A.D.S.R. Behala
18 SEP 2020
Dindigul South 24 Pgs.

13. Unless due to reasons beyond the control and the execution of the terms of this Agreement as to completion of the construction is not hindered by acts of God and/or other reasons like nature such as Non-availability of Building Materials, mob-violence or any natural calamities including Covid-19, the Developer shall complete the construction of the proposed New Ground Plus Three Storied Building within the said period of 18(EIGHTEEN) months from the date of obtaining sanctioned Building Plan and if the Developer fails to do the same the Owner shall allow the Developer a further period of 6(six) months after expiry of 18(EIGHTEEN) months to complete the said Building and to hand over the Owner's Allocation to the Owner.

14. That after the execution & Registration of this Agreement the Owner shall execute and register a Development Power of Attorney in favour of the proprietor of the Developer Firm to do the following acts, deeds and things:

a) To obtain necessary permission/s, sanctioned Building Plan and/or revised or modified Plan from the K.M.C & to construct the proposed New Ground Plus Three Storied Building at the said Premises after demolishing the existing structure.

b) To appear and represent the Owner before the K.M.C. B.L. & L.R.O., and all other authority/ies, all Police Station to obtain necessary approval/permission and to make representation in all respect including mutation and conversion.

c) To execute, sign, register, present and admit Deed of Conveyance/s in respect of the Flat/s, Car Parking Space/s and other constructed spaces, if any, under Developer's Allocation (except owner's Allocation), as fully mentioned in the Third Schedule hereunder written or any part thereof to the intending Purchaser/s and for the purpose of such Sale to enter into any agreement for Sale with those intending Purchaser/s and to register the same, if necessary.

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d) To enter into any agreement for Sale/s and receive earnest money, Booking money, advance, part or full consideration money from those intending Purchaser/s in respect of the Developer's Allocation (except Owner's Allocation) as fully mentioned in the Third Schedule hereunder written to appropriate the same and to do all other acts, deeds and things which is necessary for the purpose of such Development and to do all other acts, deeds and things.

15. That the Developer shall appropriate the entire consideration money to be received after selling of the Flat/s, Car Parking Space/s and other constructed areas, if any under its/his Allocation (i.e. Developer's Allocation).

16. That the Developer at the time of construction of the said Building will be at liberty to use Tap Water and Electricity, if exist in the said Premises and the Developer shall bear costs, expenses and charges of the same.

17. The Developer will be at liberty to place a Sign Board for Public Notice as to the Project undertaken by the Developer.

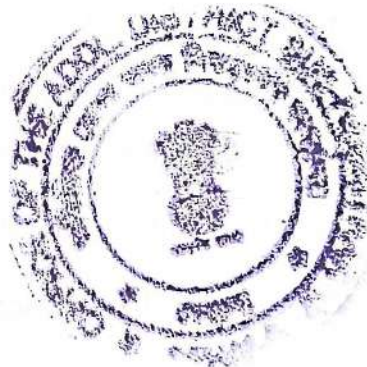
18. During the continuance of this Agreement the Owner shall :

a) Shall assist the Developer in mutating the name of its/his nominee /nominees.

b) Permit the Developer its/his Architect and/or its/his representatives to use the said Property for the purpose of Survey, Soil-testing, preparation of the Building Plan or other purpose relating to the construction of the proposed Ground Plus Three Storied Building for which the agreement is being executed and signed by and between the Owner and the Developer.

c) To allow the Developer and/or its/his representatives to exploit the resources of the land and the structures in such manner at the discretion of the Developer.





A.D.S.R Behala

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19. The Owner doth hereby undertake that the Developer shall be entitled to construct and complete the said building at the said Premises and to transfer, sell, convey, assign, assure and dispose of the Flat/s, Car Parking Space/s and other constructed areas, if any together with undivided impartible proportionate share of land with common rights under Developer's Allocation (except owner's Allocation) to any person/s according to the discretion of the developer and on such terms and conditions at such price or prices as the Developer may agree upon during the continuance of the construction work. The Developer shall have the full right and absolute authority to enter into any agreement for Sale of the Flat/s, Car Parking Space/s and other constructed areas, if any together with undivided impartible proportionate share of land with common rights under the Developer's Allocation (except Owner's Allocation) and to receive earnest money and/or advance and/or part consideration money and/or full consideration money.

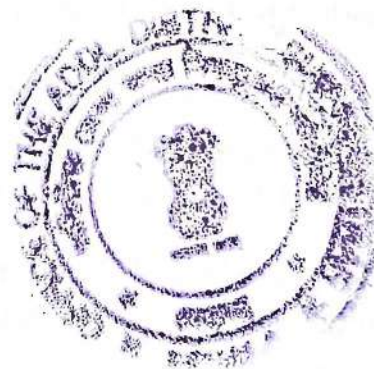
20. The Developer shall give or issue Possession letter to the Owner after completion of the Owner's Allocation in habitable condition and full of modern amenities and facilities free of costs in all its aspects.

21. After completion of the entire construction work and same should be in habitable condition, all the Flat owners will form a Flat owners Association to maintain inspection to the said building and incur expenses related with the dwelling purposes.

22. The common areas, common parts, facilities, amenities and installations as fully mentioned in the Fourth Schedule hereunder written will be jointly enjoyed and/or will be enjoyed in common by the Owner with all Flat Owners.

23. That the Owner shall hand over to the Developer all papers and documents related to the said Land/Premises concerned along with the Original of the title Deed/s, Current Tax Bill etc. etc. enabling the Developer to proceed with all functions of obtaining sanction Plan

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and construction works and the Developer doth hereby undertake that the Developer will refund all the Original of above documents after sale of Developer's Allocation.

24. The Owner and the Developer have entered into this Agreement purely as contract for their respective gains and benefit.

25. That the Owner doth hereby declare that the said Premises/Land is free from all encumbrances and there is no other agreement for construction in force with any other building contractor, developer /developers and Promoters, if so, the Owner shall be fully responsible for all construction losses and damages of the Developer.

26. That the Owner shall provide all helps and co-operations except monetary help for smooth construction work according to the rules and guideline of the K.M.C. sanction Plan to the Developer until the construction of the said proposed building is completed.

27. That if the intending Purchaser/Purchasers intend/s to make payment of the Developer's Allocation at the construction stage or after construction by Cheque or Draft or in any other way that will be issued in favour of the Developer.

28. That the costs and expenses for bringing and installation of mother Meter will be borne by the Developer and Owner proportionately.

29. That all the terms & conditions of this Agreement will be binding on the parties herein as well as their respective legal heirs.

30. In case of any dispute and differences or questions arises between the Parties hereto with regard to this Agreement, the same shall be referred to Arbitration under the Provisions of the Indian Arbitration Act and/or any statutory modification and/or enactment if the disputes are not solved mutually.

31. That the time is the essence of contract.

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A.D.S.R Behala

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FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. (cemented floor) now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas **WITH** all sorts of easement rights thereto, being butted and bounded by :

On the North : Premises No. 316, Becharam Chatterjee Road ;

On the South : By Postal Premises No. 131/3/5, Becharam Chatterjee Road ;

On the East : 16 ft. Wide K.M.C. Road ;

On the West : 317, Becharam Chatterjee Road ;

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

The Owner after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Building Plan, will be allocated the following constructed areas :

One Flat measuring 600 sq.ft. built up area at the North-East side on the Third Floor/Top Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata –

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A.D.S.R Behala

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700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Fourth Schedule hereunder written along with a sum of Rs. 96,00,000/- (Rupees Ninety Six Lakhs) only which will be paid by the Developer to the Owner in the manner written hereunder :

- | | |
|--|-----------------|
| a. At the time of execution and registration
Of this Development Agreement. | Rs. 1,00,000/- |
| b. At the time of delivery of
Owner's Allocation : | Rs. 95,00,000/- |

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

The Developer after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Plan will be allocated the remaining constructed Area of the said Building in the manner written hereunder :

- a. Entire Ground Floor ;
- b. Entire First Floor ;
- c. Entire Second Floor ;
- d. The remaining Flat/s and/other constructed areas on the Third Floor/Top Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Fourth Schedule hereunder written.

Handwritten signature/initials



A.D.S.R Behala
18 SEP 2009
Dist.- South 24 Parg.

FOURTH SCHEDULE REFERRED TO ABOVE

(Common Areas, common parts, installations, facilities & amenities)

1. Open Space in and around the Building and side space.
2. Outer Walls of the Main Building.
3. Columns of the Main Building.
4. Surface drains, sewerage/drainage.
5. Boundary Walls.
6. Septic Tank and Sanitary System.
7. Water Reservoirs, both underground and overhead and main pipe line except those are inside any Unit.
8. Passage/Side Common Space.
9. Main Entrance of the Building & Premises.
10. Electric Motor-cum-Electric Pump Room, Meter Room.
11. Stairs, staircases, stair landing and roof of the Building.
12. Electric wiring and lights in the staircase, landing and main entrances.
13. Lift, Landing, and other accessories.

SPECIFICATION

- STRUCTURE** : RCC Frame as per design of the consulting Engineer.
- WALLS** : All exterior & interior Wall shall be of good quality Blocks to be approved by the Engineer.
- FLOORS** : Floor, skirting of all rooms & Verandah shall be of Vitrified Tiles, Stair & staircase, Landing of Vitrified Tiles.
- KITCHEN** : Kitchen will have black stone for Kitchen Platform/Table, Vitrified Tiles at Floor & Digital tiles of 3' height above the Oven Level, Link with Water Tap. Acquaguard Water Line & a Steel Basin in Kitchen.

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A.D.S.R Behala

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Dist. - South 24, Pgs

TOILET : Marble on Floor, Tiles on Wall upto 7 ft. Height from the Ground Level, European Type Commode, Shower, Link with Two Water Taps, Door will be of P.V.C.

DINING : One Tap & Wash basin with Tap in Dining.

DOORS : All doors will be commercial Flush Door painted on both sides & wooden Frame. Long tower bolt peep hole & door Lock. PVC door & frame in toilet.

INTERNAL

FINISH : After Plaster ($\frac{3}{4}$ " thick average) the inside of the Building shall be finished with Putty.

EXTERNAL

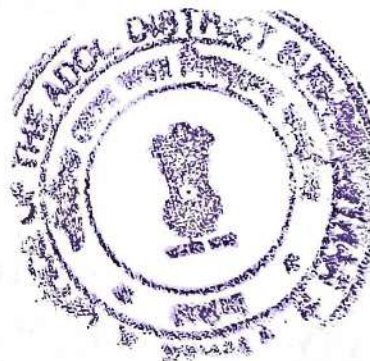
FINISH : After Plaster ($\frac{1}{2}$ " thick average) the external Wall of the building will be painted by cement based colour paint such snowcem/colour cem.

SANITARY : Quality Sanitary materials will be provided.

WINDOWS : All windows shall have Aluminium Sliding Window with translucent Glass.

ELECTRICAL: 2 light points, 1 Fan point, 1 Plug point, 1 Extra point, total 5 points in each bed room, 2 tube light point, 2 bulb point, 1 Fan Point, 2 extra Plug point with switch in Dining and Drawing room, 2 Plug point with Cables Line, 2 Refrigerator point in Dining Room, 1 light & 1 exhaust fan point and 1 plug point with switch in Kitchen, 1 light point and 1 exhaust fan, 1 Plus Point with switch for toilet, All wiring shall be of concealed type, 1 light point in each landing of staircase & 1 Calling bell point for each Flat. In excess said points there will be provision of one Cable Line. In excess said points there will be provision of one Cable Line. Wiring should be made of Quality wires as per points Load. One A.C Point in each Flat.

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A.D.S.R Behala

18 SEP 2020

Dist.- South 24 Pgs.

STAIRCASE &

LANDING : Steps & Landings shall have cast Vitrified Tiles, hand Railing made of M.S.

WATER

SUPPLY : Overhead PVC Reservoir will be provided at Top as per the Engineer's recommendation.

Suitable Electric Pump will be provided at Ground Floor to deliver Water from Ground Reservoir to overhead Water Reservoir to ensure round the Clock Water facility. The Ground Reservoir will be connected with KMC Tap Water Line. Save and Except normal water line in Kitchen and bathroom, there will be one Water Line for washing Machine. There will be floor wise Switch.

ROOF : Over the R.C. Roof Slab concrete screening with Water-proofing compound & net cement finished on the Top, 3' height parapet Wall & suitable Rain Water pipe for proper drainage.

SEWERAGE &

DRAINAGE : Septic Tank of Suitable Size, Soil Link, connections from Toilets along with pits for Rain Water & Kitchen Waste shall be provided wherever necessary both soil & rain Water lines shall be connected to KMC Sewerage /Drainage Lines.

LIFT: Appropriate Size of Lift and other accessories.

COMPOUND : Compound will be paved wherever required & shall be bounded with Wall as required after demolishing the existing Wall.

Pls
Adv



A.D.S.R Behala

18 SEP 2022

Dist.- South 2A Pge.

Extra work :

If the Owner intends to do extra work other than the specification, in such event the Owner shall bear the costs and expenses for the same and the same will be paid by the Owner to the Developer in advance.

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

IN PRESENCE OF :

1. Samir Chakrabarty
123/3/3 B.C. Road Kat-34.



Signature of the Owner

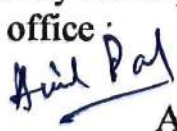
2. Samiran S
Flat No. - 3A 'VAISHNU'
199, Magli Para Road
Thakarpukur
Kolkata - 700063

M/s. JISHU BASU

Lib-8m
Proprietor

Signature of the Developer.

Drafted by me & prepared
in my office.

 15/3/00
Advocate.

Alipore Police Court,
Kolkata-700027.





✓ A.D.S.R. Behala

10 SEP 2020

Dist.- South 24 Pga.

MEMO

RECEIVED a sum of Rs. 1,00,000/- (Rupees One Lakh) only from the withinnamed Developer in the manner written hereunder :

1. By cash - Rs. 1,00,000/-

WITNESSES:

1. Samir Chakrabarty
123/3/3 B.C. Road.
Kolkata - 34.



(Signature of the Owner)

2. Sanjit S.
Flat No:- 3A 'VAISHNA'
199 Majhi Para Road
Thakurpukur, Kolkata - 700063

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A.D.S.R. Behala
18 SEP 2023
PHL - South 24 Pgs.

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





Name

Signature

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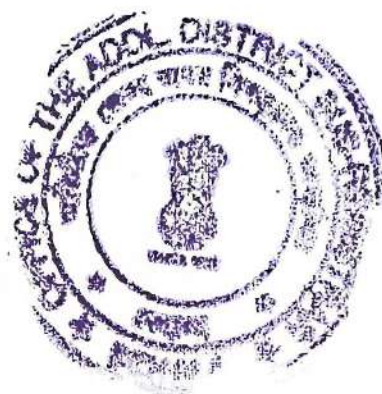
Signature

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	right hand					

Name

Signature

Handwritten signature



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A.D.S.R. Behala

18 SEP 2009

Dist. - South 24 Pgs.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150920232022180460

GRIPS Payment Detail

GRIPS Payment ID:	150920232022180460	Payment Init. Date:	15/09/2023 18:53:19
Total Amount:	8042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKY0060011	BRN Date:	15/09/2023 18:54:34
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

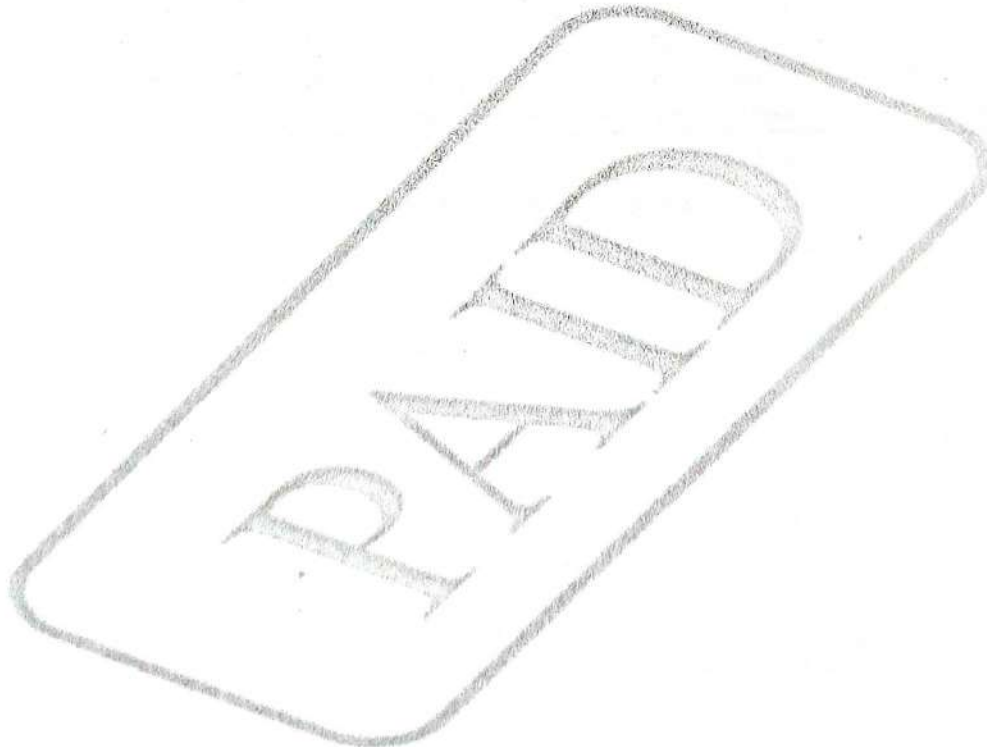
Depositor's Name: Anil Pal
Mobile: 9674483575

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240221804611	Directorate of Registration & Stamp Revenue	8042
Total			8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240221804611

GRN Details

GRN: 192023240221804611 Payment Mode: Online Payment
GRN Date: 15/09/2023 18:53:19 Bank/Gateway: State Bank of India
BRN : CKY0060011 BRN Date: 15/09/2023 18:54:34
GRIPS Payment ID: 150920232022180460 Payment Init. Date: 15/09/2023 18:53:19
Payment Status: Successful Payment Ref. No: 2002324702/6/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Anil Pal
Address: Alipore Police court
Mobile: 9674483575
Depositor Status: Advocate
Query No: 2002324702
Applicant's Name: Mr Anil Pal
Identification No: 2002324702/6/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy): 15/09/2023
Period To (dd/mm/yyyy): 15/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002324702/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2002324702/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.



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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002324702/2023	Office where deed will be registered
Query Date	12/09/2023 1:28:44 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Anil Pal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830966955, 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. 57,87,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(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
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) --) , , Premises No: 316A, , Ward No: 130 Pin Code : 700034

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	4 Katha		57,60,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				6.6Dec	0 /-	57,60,000 /-	

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.	0/-	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	0 /-	27,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Rajdeep Gupta Son of Late Sujit Kumar Gupta, 49B, Goyala Para Road, Ramkrishna Sarani, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. aixxxxxx0l, Aadhaar No.: 67xxxxxxxx9850, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	M.S. JISHU BASU (Sole Proprietorship) 74/4, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. awxxxxxx1c, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Jishu Basu Son of Late Promod Ranjan Basu 74/4, BECHARAM CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AWxxxxxx1C, Aadhaar No.: 50xxxxxxxx1271	M.S. JISHU BASU (as sole proprietor)

Identifier Details :

Name & address
Mr Chand Kumar Halder Son of Sukanta Halder C-30, Sarada Maa Upanibesh, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Rajdeep Gupta, Mr Jishu Basu

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-6.6 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-100 Sq Ft

