

9917/23

36

I-9517/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 290151

03/07.2023

Q-2/1594864/2023

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

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

03 JUL 2023

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 3<sup>rd</sup> day of July Two Thousand Twenty Three (2023)

BETWEEN



5 JUN 2023

8112

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

Name : .....Souvik Das.....

Address : .....Advocate  
Alipur Judge's Court  
Kolkata - 27

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
03 JUL 2023

Identified by me:

Souvik Das

Advocate

Alipore Judge's Court

Kolkata - 700027

Son of Late Sunil Kumar Das



**(1)SMT. PRATIMA MUKHERJEE**, (PAN: AIRPM6484F), (AADHAAR No. 7211 7022 4176), wife of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Housewife, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(2) SRI BISWAJIT MUKHERJEE**, (PAN: AUTPM0325P), (AADHAAR No. 3191 7831 3725), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – service, by Nationality: Indian, residing at 51/5, Chander Village Road, P. O. & P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(3) SRI BISWAROOP MUKHERJEE**, (PAN: ALZPM4693B), (AADHAAR No. 8436 3542 5956), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P. O. and P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(4) SRI BIPLAB MUKHERJEE**, (PAN: ADNPM5625M), (AADHAAR No. 3128 6122 0624), son of Late Ranjit Kumar Mukhopadhyay alias Late Ranjit Mukherjee, by religion - Hindu, by occupation– Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas and presently at E-1502, Concorde Manhattan, Electronic City Phase 1, Doddathoguru, P.O. & P.S.-Electronics City, Bengaluru -560100 Karnataka hereinafter referred to as the “**OWNERS**” (which expression shall excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, representatives and assigns) of the **FIRST PART.**

**AND**



**CALCUTTA COTTAGE CONSTRUCTION COMPANY**, having its office at 44/122, Raja Ram Mohan Roy Road, (Metro Park), P. O. & P. S.- Haridevpur, Kolkata -700082, District: South 24-Parganas represented by its Sole Proprietor, **MR. PANNALAL CHAKRABORTY**, (PAN: AEIPC4787N), (AADHAAR No. 6199 1873 0772), (Mobile No. 9903099481), son of Late Makhanlal Chakraborty, by faith Hindu, by occupation: Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, P. O. & P. S. - Haridevpur, Kolkata -700082, District: South 24-Parganas, hereinafter called and referred to as **DEVELOPER** (which term or expression shall unless exclude by or repugnant to be deemed to mean and include all his successors, executors, administrator-in-office, assigns and legal representatives) of the **SECOND PART**.

**WHEREAS** one Hamidennecha Bibi, wife of Late Obed Ali Mir purchased the a land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less at Pargana : Khaspur, Mouza Sirity, Touzi No. 8, J.L. No.11, R.S. Dag No. 753, Khatian No. 176, Police Station the Behala, District 24-Parganas in the year 1915 which was registered at the District Sub Registry Office at Alipore.

**AND WHEREAS** said Hamidennecha Bibi by way of sale sold the said land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less at Mouza Sirity, Touzi No. 8, J.L. No.11, R.S. Dag No. 753, Khatian No. 176, Police Station the Behala, District 24-Parganas to Late Surojit Kumar Mukhopadhyaya alias Late Suranjit Mukherjee, and Late Ranjit Kumar Mukhopadhyaya alias Late Ranjit Mukherjee, both son of Late Bisweswar Mukherjee alias Mukhopadhyaya by virtue of a registered Bengali Deed of Conveyance dated 25<sup>th</sup> February 1965 registered at the office of S.R. Alipore and recorded in Book No. I, Volume No. 1, Pages 269 to 272 being no. 1532 for the



year 1965 and the said land particularly described in the Schedule "A" written herein below.

**AND WHEREAS** while seized and possessed the said land said Late Surojit Kumar Mukhopadhyaya alias Late Suranjit Mukherjee, and Late Ranjit Kumar Mukhopadhyaya alias Late Ranjit Mukherjee mutated their names with the Kolkata Municipal Corporation as 98, Chandar Village, Kolkata-700082 and constructed a two storied building standing thereon.

**AND WHEREAS** said Ranjit Kumar Mukhopadhyaya alias Ranjit Mukherjee alias Ranajit Kumar Mukherjee died intestate on 27.03.1975 and his wife Swapna Mukherjee died intestate on 24.01.1989 leaving behind their only son Sri Biplab Mukherjee as their heirs in the said property and Late Surojit Kumar Mukhopadhyaya alias Late Suranjit Mukherjee died intestate on 24.12.2009 leaving behind his wife Smt. Pratima Mukherjee and two sons namely Sri Biswajit Mukherjee and Sri Biswaroop Mukherjee who inherited the share in the property of Late Surojit Kumar Mukhopadhyaya alias Late Suranjit Mukherjee.

**AND WHEREAS** thus Sri Biplab Mukherjee Smt. Pratima Mukherjee, Sri Biswajit Mukherjee and Sri Biswaroop Mukherjee become the joint owners of the said property land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less at Mouza Sirity, Touzi No. 8, J.L. No.111, L.R. Khatian No. 680, 1975, 1977, 1976, L.R. Dag no. 753, Police Station previously the Behala thereafter Thakurpukur at present Haridevpur, District 24-Parganas being municipal premises no. 98, Chandar Village (postal premises no. 51/5, Chander Village), Kolkata-700082, Kolkata Municipal Corporation, Ward No. 115 and said property particularly mentioned in the Schedule "A" written herein below.



**AND WHEREAS** for the purpose of constructing a multistoried building in the said property the present owners entered into a Development Agreement with Power of Attorney dated 01.10.2021 with Sri Amal Biswas, a Developer on certain terms and conditions mentioned therein registered at the office of District Sub Registrar-V, Alipore and recorded in Book No. I, Volume No. 1630-2021, Pages 141692 to 141741, being no. 163003855 for the year 2021.

**AND WHEREAS** due to some unavoidable circumstances said Development Agreement with Power of Attorney dated 01.10.2021 is canceled by the owners and the said Developer by virtue of Cancellation of Development Agreement with Power dated 03.07.2023, registered at the office of District Sub-Registrar-V, Alipore, South 24-Parganas and recorded in Book No.- I , Volume No. 1630-2023, being no. I-163002001 for the year 2023.

**AND WHEREAS** the owners herein for their better use and enjoyment of their aforesaid property intend to develop the same by erecting a Multi storied building upon their aforesaid land through a Developer having sufficient knowledge and fund for the same and the Developer herein on good faith intend to develop the said property as per Building Plan to be sanctioned by the K.M.C. negotiated with the Developer, **MR. PANNALAL CHAKRABORTY**, son of Late Makhanlal Chakraborty, by faith Hindu, by occupation: Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, Post Office & Police Station - Haridevpur, Kolkata -700082, District: South 24-Parganas, sole proprietor of **CALCUTTA COTTAGE CONSTRUCTION COMPANY**, having its office at 44/122, Raja Ram Mohan Roy Road, (Metro Park), Post Office & Police Station- Haridevpur, Kolkata -700082, District: South 24-Parganas in respect of Schedule "A" property.



**AND WHEREAS** thereafter the Land Owners / First Part and the Developer/Second Part herein entered into the present Development Agreement for the purpose of smooth construction of the building for certain terms and conditions which are as follows:-

**NOW THIS AGREEMENT WITNESSETH** and it is hereby declared by and between the **PARTIES** as follows:-

### **ARTICLE-I** **DEFINATIONS**

**1.01 OWNERS:** shall means **(1) SMT. PRATIMA MUKHERJEE,** (PAN: AIRPM6484F), (AADHAAR No. 7211 7022 4176), wife of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Housewife, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. and P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(2) SRI BISWAJIT MUKHERJEE,** (PAN: AUTPM0325P), (AADHAAR No. 3191 7831 3725), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – service, by Nationality: Indian, residing at 51/5, Chander Village Road, P. O. and P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(3) SRI BISWAROOP MUKHERJEE,** (PAN: ALZPM4693B), (AADHAAR No. 8436 3542 5956), son of of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P. O. and P.S. : Haridevpur, Kolkata 700082, District: South 24-Parganas, **(4) SRI BIPLAB**



**MUKHERJEE**, (PAN: ADNPM5625M), (AADHAAR No. 3128 6122 0624), son of Late Ranjit Kumar Mukhopadhyaya alias Late Ranjit Mukherjee, by religion- Hindu, by occupation- Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. and P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, and presently at E-1502, Concorde Manhattan, Electronic City Phase 1, Doddathoguru, P.O. & P.S.-Electronics City, Bengaluru -560100 Karnataka the Party of the **FIRST PART** and shall include their respective heirs and assigns.

**1.02 DEVELOPER:** shall means **CALCUTTA COTTAGE CONSTRUCTION COMPANY**, having its office at 44/122, Raja Ram Mohan Roy Road, (Metro Park), P.O. & P.S.- Haridevpur, Kolkata -700082, District: South 24-Parganas represented by its Sole Proprietor, **MR. PANNALAL CHAKRABORTY**, (PAN: AEIPC4787N), (AADHAAR No. 6199 1873 0772), son of Late Makhanlal Chakraborty, by faith Hindu, by occupation: Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, P.O. & P.S. - Haridevpur, Kolkata -700082, District: South 24-Parganas, the Party of the **SECOND PART** and shall include its representatives, heirs and assigns.

**1.03 PROPERTY:** shall means **ALL THAT** piece and parcel of land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less along with a two storied building standing thereon having 1000 Sq.ft. in each floor at Mouza Sirity, Touzi No. 8, J.L. No.111, L.R. Khatian No. 680, 1975, 1977, 1976, L.R. Dag no. 753, P. S. previously the Behala thereafter Thakurpukur at present Haridevpur, District 24-Parganas being municipal premises no. 98, Chandar Village, Kolkata-700082 ( postal premises no. 51/5, Chander Village Road ), within Kolkata Municipal Corporation, Ward No. 115,



Assessee No. 411150200986, more fully described in the SCHEDULE "A" written herein below.

**1.04 DEVELOPMENT AGREEMENT:** shall means the instant Agreement made between the Owners and the Developer herein.

**1.05 BUILDING:** shall means the proposed building consisting of Residential Flats and Car Parking Spaces and other structures the parties hereto proposed to erect in or upon the said property as per plan to be sanctioned by the concerned authority of K.M.C..

**1.06 BUILDING PLAN:** shall means the Plan shall be prepared by the Developer in the names of the owners and duly signed by the owners or their authorized Attorney and sanction to be obtained by the Developer from the Kolkata Municipal Corporation and shall include any alteration, modification, revise in accordance with the Building Rules of the Kolkata Municipal Corporation.

**1.07 ARCHITCT:** shall means such person/s confirming all Municipal Statutory provisions, rules, regulations and other statutory provisions who shall be appointed by the Developer for designing and planning of the Building also includes supervision during construction of the building, if so appointed by the Developer.

**1.08 COMMON FACILITIES:** shall include all passages, ways, stair-ways, corridors, lobbies, rain water pipes, sewerage and drainage pipe lines, underground sewer fittings and fixture, manhole, pits, roof, terrace, filter water connection and pipes lines, overhead and underground reservoirs, pipes lines, motor pumps, boundary wall, C.E.S.C. supply, electric



connection and electric supply to the common areas and fittings, fixtures, entire exterior walls, boundary walls, common driveway and other facilities whatsoever required for the establishment of location, enjoyments, provisions, maintenance and management of affairs of the said building in the said property.

**1.09 OWNERS' ALLOCATION:** shall means Owners' will get their Owners' Allocation as mentioned in the SCHEDULE "B" hereunder written.

**1.10 DEVELOPER'S ALLOCATION:** shall means beside the above stated Owners' Allocation of the building remaining portion of the building as mentioned in the SCHEDULE "C" hereunder written.

**1.11 ALTERNATE ACCOMODATION FOR OWNERS:** The Developer shall arrange alternative accommodation of the Owners free of cost amounting Rs.16,000/- with one tenant during the construction period and for this the Developer shall pay rent from the date of vacating the premises upto the time of handing over the possession of the owner's allocation in the Schedule "A" premises to the Owners.

**1.12 ALTERNATIVE ACCOMODATION FOR THE TENANTS:** The Developer / Second Party shall take the responsibility for the shifting of the existing 2 no. (two) tenants and to provide for the alternative arrangement for the their rehabilitation till re-possession in the ground floor in the new proposed building on terms of Tripartite Agreement subsequently which to execute by and between the Owners, Developer and Tenant.

**1.13 DEMOLITION AND DEBRIES:** The Developer shall be at his own risk and responsibility shall demolish the existing Structure of the SCHEDULE



"A" property at his own cost and the value of the Debris shall belong to the Developer/ SECOND PART.

**1.14 TRANSFEROR:** shall means the Owners as well as Developer in respect of their respective shares.

**1.15 TRANSFEREE:** shall means the person, Firm, Company, Association of persons or Co-Operative Society the whom any Flat/Unit in the Building is intended to be transferred by the **OWNERS** and the **DEVELOPER**.

## **ARTICLE-II** **TITLE AND DECLARATION**

2.01 The First Party/owners hereby declare that they have good and absolute right, title and interest to the said property without any claim or any right, title or interest of any person/s claiming through or under their.

2.02 The Owners hereby undertake and assure that the Developer shall be entitled to construct and complete the Building as per sanctioned plan as agreed between the Parties hereto and after handing over the Owners' Allocation deal with the Developer's Allocation therein without any interferences from the Owners or any one of them or any other person claiming through and under them or in trust for them.

## **ARTICLE-III** **ALLOCATION OF SHARE IN THE CONSTRUCTED BUILDING**

3.01 The Owners hereby declare that out of entire Building as per Sanction Plan of the proposed Building the Owners shall be entitled the Owners' Allocation as described in the SCHEDULE "B" hereunder written including



common rights of all common spaces, passages and areas, facilities, amenities, roof, staircase and landing along with proportionate share upon the land of the said premises as described in the SCHEDULE "A" hereunder written.

#### **ARTICLE-IV** **COMMENCEMENT OF WORK**

4.01 The Developer will start its work as part of the construction of the Building within One month from the date of sanction building plan.

#### **ARTICLE-V** **TIME OF COMPLETION**

5.01 The Developer will complete the construction of proposed building and will deliver the peaceful vacant physical possession of the Owners' Allocation to the Owners within 24 Months from the date of obtaining of Sanctioned Plan or getting vacant possession of the building whichever is later with 6 months guess period.

#### **ARTICLE-VI** **DEVELOPER'S RIGHT**

6.01 The Owners hereby grant right to the Developer to construct, erect and built multi-storied Building in the said premises in accordance with the said Plan to be sanctioned by the Kolkata Municipal Corporation with or any amendments and/or modifications thereto made or caused to be made by the Developer subject to the sanction obtained from the appropriate authority.



**6.02** All application/Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction or modification of the Plan from the appropriate authorities shall be prepared by the Developer at his own costs and expenses and the Developer required to be paid or deposited for the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposit made by the Developer.

### **ARTICLE-VII** **CONSIDERATION**

**7.01** The Owners' Allocation at the cost of the Developer will be treated as consideration to be given to the Owners against which the Owners will transfer the undivided proportionate share /interest of land in the said premises attributable to the Developer's Allocation.

**7.02** The Owners' Allocation shall be constructed, erect and complete with good durable and standard materials as Specification as mentioned in the ARTICLE-XI hereunder written.

**7.03** The Owners shall not be liable to any or contribute nor the Developer shall entitled to call upon the Owners to pay or contribute any amount or any liabilities in respect of proposed construction of Multi Storied Building upon the premises of the Land Owners herein.

### **ARTICLE-VIII** **COMMON EXPANSES**

**8.01** The expenses and cost maintaining the common parts of the building which will be borne or paid proportionately by the flat owners (more fully and



particularly described in the SCHEDULE- "E" hereunder written after giving possession of the Flats and other portion.

**ARTICLE-IX**  
**POSSESSION AND CONSTRUCTION**

- 9.01 It has been agreed by and between the Owners and the Developer to construct, erect and complete the said Building in the said premises.
- 9.02 The Owners on the date of Agreement shall hand over and deliver the vacant khas possession of the said premises to the Developer for the purpose of development and construction of newly Building as per Plan to be sanctioned by the authority of K.M.C.
- 9.03 The Developer shall entitled to commence development and complete construction of the new Building as per the sanctioned Plan and complete the same within 24 months from the date of obtaining Sanctioned Plan from the authority of Kolkata Municipal Corporation with 6 months guess period.

**ARTICLE-X**  
**COMMON RESTRICTION**

The Owners' Allocation in the entire completed Building shall be subject to the same restrictions on transfer and use as are application to the Developer's Allocation in the Building intended for the common benefits of all occupiers of the entire completed Building which shall include the following:-

- 10.01 The Owners and the Developer or its nominee shall not use or permit to use his respective allocation in the Building or any portion thereof for carrying on any obnoxious and immoral trade or activity nor use thereof for any



purpose which may cause any nuisance, hazardous to the other occupiers of the new Building.

10.02 No Party shall demolish or permit demolish of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration or any portion thereof or make any structural alteration therein without the previous consent of the other.

10.03 Both the parties shall abide by all law, bye-laws, rules and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation, and/or breach of any of the said laws, bye-laws, rules and regulations.

10.04 The respective Allotees shall keep the interior and exterior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in each of their respective allocation of the Building in good working condition and repair and in particular so as not to cause any damage to the Building or any other spaces or accommodation therein and shall keep other occupiers of the Building indemnified from and against the consequences of breach.

10.05 No goods or other items shall be kept both the parties and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the new Building.

10.06 No party shall throw or accumulate any dirty, rubbish waste or refuse or permit the same to be thrown or accumulate in or around the Building or in the compounds. Corridors or any portion of the Building.



**ARTICLE-XI**  
**SPEFICATION**

**The construction works of the proposed building will be done as follows:-**

**1. R.C.C. WORKS :**

For Column, Beams, Slab etc. as per Re-enforcement, Drawing, Concrete with Stone Chips Gravies, Medium Course of sand, Steel Cement ISI Mark.

**2. PLASTER WORK :**

All wall Plaster (Inside or Outside) and Ceiling Plaster would be with Cement/sand. Internal Walls be finished with Plaster of Paris/Putty.

**3. FLOOR WORK :**

Full Tiles Flooring with 4" Skirting Height.

**4. DOOR :**

All door frames shall be made of good quality wood with all Water proof Flush Doors will be provided.

**5. WINDOWS :**

Aluminum Sliding Window with glass fitting with other necessary fittings will be provided.

**6. WALL :**

All external walls shall be of 200 mm thick Brick/Block Wall with Cement Plaster. Internal Partition Wall shall be 75 mm thick Brick/Block Wall with both sides Cement Plaster.

**7. LIFT AND STAIRCASE :**

Stairs will be Marble with Standard materials.

**8. WATER SUPPLY :**

Each flat shall be provided with water supply lines from concrete/PVC overhead water tank and the said overhead tank shall be filled up by



plumping water storage tank reservoir at ground level. The ground level water storage tank shall be filled by K.M.C. supply.

9. **SANITARY & PLUMBING :**

i) Septic Tank would be as per K.M.C. Specification. All Soil Pipes would be of P.V.C, properly fixed with the Wall and connected with the Septic Tank.

ii) **BATHROOM :**

Indian and English Type all would be Open with Cistern.

All Porcelain material would be of Standard make (I.S.I.) and White Colour, 2 No. of Bib-Cock and 1 No. Shower Connection would be provided. Toilet Marble finished and Wall upto 6'-0" Glazed Tiles.

iii) **KITCHEN:**

Cooking platform made by Black Stone and the adjacent wall upto 3'Ft. Glazed Tiles and one Tap Water Pipe Line on the Sink.

10 **ELECTRICITY:**

i) **COMMON POINTS :**

Common Points for Main Gate, passage surrounding the Building, Pump Room, Stair, Gate, Landing, Terrace (Copper wire with fittings).

ii) **BED ROOM :**

Light Points, Fan Points, Power Points at Board (5 Amp.), ( Copper wire with fittings). One A/C point in Master Bed Room. All Switches and Board is of standard quality.

iii) **DRAWING-DINING :**

Light Points, Fan Points, Power Points (5 Amp.) at Board. Power Point each for Television and Fridge (Copper wire with fittings).

iv) **BATH ROOM :**

Light Point, Exhaust fan Point (Copper Wire with fittings), One Geezer Point.

v) **KITCHEN :**



Light Point, Power Point (5 Amp.) at Board, Exhaust Fan Point/Chimni Point, Micro Oven Point.

**vi) BALCONY :**

Light Point (Copper wire with fittings)

**vii) ENTRANCE OF THE FLAT :**

One Door Bell Point.

**11. PAINTING :**

Exterior Portion of the Building would be finished with Snow-Cem/Weather Paint.

**12. LIFT :**

Lift, Lift Plant installation and Lift Room.

**13. GENERAL :**

All the internal approach Roads/Passages shall be of cement concreted (Jhama) and on edge of 75 mm brick point, brick boundary wall upto a height of 5'-0" with plaster.

Each flat shall have separate C.E.S.C. Meter and the cost of the same will be borne by all the Flat Owners individually. Any addition and alteration in the flat shall be subject to approval of the Architect and the requisite cost shall be borne by the Owners and/or Purchasers in advance.

Maintenance of the flats and building at proportionate cost will be managed by the flat owners. Extra cost is to be paid in advance to the Developer.

**ARTICLE-XII**  
**OWNERS' OBLIGATIONS**

12.01 The Developer shall be entitled to construct and complete the new building in accordance to the sanction of the building plan without any interference or hindrance from the Owners.



- 12.02 During the continuance of this Agreement, the Owners will not let-out, grant lease and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer.
- 12.03 The Owners will execute all Deeds of Conveyance for the conveying the undivided proportionate share of land relating to the Developer's Allocation to the Developer on its nominee after taking possession of the Owners' Allocation as the Owners.
- 12.04 The Owners will obtain, at the cost of the Owners necessary certificate and/or permission from Income Tax and/or any other competent authority, if required, for conveying the undivided proportionate share of land in said premises attributable to the Developer's Allocation in favour of the Developer and/or its nominee/s.
- 12.05 The Owners will execute and registered a Development Power of Attorney in favour of **MR. PANNALAL CHAKRABORTY**, son of Late Makhanlal Chakraborty, Sole Proprietor of **CALCUTTA COTTAGE CONSTRUCTION COMPANY**, having its Office at 44/122, Raja Ram Mohan Roy Road (Metro Park), Post Office: Haridevpur Kolkata-700082, Police Station: formally Thakurpukur at present Haridevpur, District: South 24 Parganas, authorizing him inter alia to sell and transfer the undivided proportionate share/ interest of land in the premises attributable to the Developer's Allocation and receive consideration therefore at its discretion, execute Deed of Conveyance in respect of the Developer's Allocation and present the same before the competent Registration Authority, to be a true and lawful ATTORNEY in the name



and on behalf of the Principals for the purpose of development of the "said premises" on the terms and conditions mentioned therein.

12.06 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, Car-Parking Spaces and other spaces pertaining to the Developer's Allocation for registering at the cost of the Developer and/or his nominee.

12.07 The Owners with execution of this Agreement will hand over available all original documents, title deeds relating to the said premises to the Developer against proper receipt.

12.08 The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new Building.

### **ARTICLE-XIII** **DEVELOPER'S OBLIGATION**

13.01 The Developer hereby agree and covenants with the First Party to start the construction of the building in accordance with the Sanctioned Plan and shall complete the entire construction work and will hand over the possession of Owners' Allocation to the Owners within 24 months from the date of sanction of Building Plan or delivery of possession by the owners whichever is latter which may be extent for another period of 6 months.



- 13.02 The Developer hereby agrees and covenants with the Owners not to sell, transfer and/or assign the benefits of this Agreement or any portion thereof without the previous consent in writing of the Owners.
- 13.03 The Developer during the period of construction will pay a fixed sum of Rs.16,000/- (Rupees Sixteen Thousand) to the owners as shifting charges with one tenant from the date of handed over the possession of premises to the developer till the date of handed over the owners' allocation to the owners in the new building.
- 13.04 The Developer hereby agrees and covenants with the Owners not to violate or covenant any of the statutory provisions or rules or regulations or notifications, application for construction of the said Building and hereby agrees and undertakes to hold the Owners indemnified against all acts contravention and deviations of the Developer.
- 13.05 The Developer hereby agree and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' Allocation in the Building at the said premises.
- 13.06 The Developer will settled with the tenants and obtain necessary sanction in the building plan from the Kolkata Municipal Corporation to provide flats for the tenants.
- 13.07 The Owners have jointly declare that after getting the Owners' Allocation from the Developer, the Owner will execute and registered the Deed of Partition between the Owners for their respective portion at their own cost.



**ARTICLE-XIV**  
**OWNERS' INDEMNITY**

14.01 The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocated space without any interference and/or disturbances provided the Developer perform and fulfill all the terms, conditions and obligations herein contained and/or on their part to be observed and performed.

**ARTICLE-XV**  
**DEVELOPER'S INDEMNITY**

15.01 The Developer hereby undertakes to complete the construction at his own cost and to keep the Owners indemnified against all third party claims and actions out of any sort of act or commission or omission of the Developer in or relation the construction of the said building.

15.02 If during the course of construction, any person or adjacent neighbours shall take action in respect of the construction of the said Building, then in that event, the Developer shall be liable at his own costs for defending such action or proceeding and shall also be liable to pay the costs which may become payable in respect of such proceedings and for the aforesaid purpose, the Developer hereby agree to indemnify and keep the Owners indemnified at all times against all suits, actions, proceedings, costs, charges and expenses in respect thereof, but the Land Owners will co-operate with the Developer in all respect by signing all documents and also shall produce all original title deeds and documents in respect of their properties as and when so required.



**ARTICLE-XVI**  
**MISCELLANEOUS**

16.01 The Owners and Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners and the Parties hereto shall not constitute as an Association of the persons.

16.02 Any notice required to be given by the Developer shall without prejudice to any other mode or service available be deemed to have been served on the Owners if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the registered office of the Developer at his recorded address.

16.03 Both the parties hereby agreed that if the Project is not completed within the stipulated period due to any unforeseen reasons in that event Owners shall extend a further period of 6 (six) months and even after such extension the Developer fails to complete the Project in that event he shall be liable to pay sum of Rs.2,000/- (Rupees Two Thousand) only per month as Penalty/Damages beyond the said period of 6 months.

16.04 Nothing in this present shall be construed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the developer or in creating any right, title or interest in respect thereof to the developer save and except to commercially expose the same in terms hereof by constructing the building on the said premises and to deal with the developers allocation in the building in the manner herein stated



without creating any liability, financial or otherwise whatsoever upon the owners.

**ARTICLE-XVII**  
**FORCE MAJURE CLAUSE**

1. The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure such as flood, earth-quake, riot, water tempest, pandemic, epidemic, civil commotion, strike lockout or any other acts beyond the control of the parties hereto and shall be suspended from the obligation during duration of the force majeure.

**ARTICLE-XVIII**  
**JURISDICTION**

That if at any time disputes shall arise between the parties hereto regarding the construction and interpretation of any terms and conditions contained and touching these present or determination of any liability of any of the parties under these agreement same will be referred to a single arbitrator in case the parties agree upon, otherwise to two arbitrators one by the Developer and another by the Owners and the same shall be deemed to be reference within the meaning of The Arbitration and Conciliation Act 1996 or any statutory modification, amendment for settlement of the disputes.



**THE SCHEDULE "A" ABOVE REFERRED TO**  
(entire land)

ALL THAT piece and parcel of Bastu land measuring more or less land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less along with a two storied building standing there on measuring 1000 Sq. Ft. in each floor at Mouza Sirity, Touzi No. 8, J.L. No.11, L.R. Khatian No. 680, 1975,1977, 1976, LR. Dag no. 753, Police Station previously the Behala thereafter Thakurpukur at present Haridevpur, District 24-Parganas, being municipal premises no. 98, Chandar Village, Kolkata-700082, Assessee No. 411150200986, (mailing address 51/5, Chandar Village Road, Kolkata-700082), Sub Registry Office at Alipore, within the limits of Kolkata Municipal Corporation, Ward No. 115. The said property is butted and bounded as follows:-

On the North by : Pond, ✓

On the South by : 12 Ft. wide K.M. C. road,

On the East by : 51/4, Chandar Village Road.

On the West by : Open Land. ✓

**THE SCHEDULE "B" ABOVE REFERRED TO**  
(owners' allocation) ✓

The Owners shall get 50% of the constructed area on the East side of the building from ground floor to top floor including one flat of the tenant on the ground floor of the newly constructed Building as "Owners' Allocation" together with proportionate share of land attributable with common area, facilities and amenities thereto of the said Building. Be it mentioned here that the Owners have ✓



jointly declared that after getting the Owners' Allocation from the Developer, it will be settled their allocation provided in Development Agreement by way of Registered Partition Deed at their own cost.

**THE SCHEDULE "C" ABOVE REFERRED TO**  
**(Developer's Allocation)**

The Developer shall 50% of the constructed area on the West side from ground floor to top floor including one flat of the tenant on the ground floor of the newly constructed Building as "Developer' Allocation" except "Owners' Allocation" together with proportionate share of land attributable with common area, facilities and amenities thereto of the said Building, which shall be ultimately conveyed by the Owners to the Developer's nominated person or persons or intending buyers.

**THE SCHEDULE "D" ABOVE REFERRED TO**  
**(Common Areas & Facilities)**

1. Land on which the said building is located all easements, rights and appurtenant belonging to the said land and the building.
2. Staircase of all the floors and ultimate roof/ terrace of the building.
3. Staircase Landing and Lift Landing of all floors.
4. Common passage and lobby on the ground floor excepting the Parking space area, if any.
5. Water Pump, Water Tank, Pipes and other common Plumbing installations, underground and overhead water reservoir.
6. Electric Space/ Rooms, Main Meters, Main Line fittings (excluding those are installed for any particular Unit/Flat).



7. Water and sewerage evacuation pipes from the Flats/ Units to drains and sewers common to the said premises.
8. Pump Room/Space.
9. Boundary walls and Main Gate.
10. Lift, Lift Plant installation and Lift Room.

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

(Common Expenses to be borne proportionately with other Co-Owners including the Owners in the Multi Storied Building)

**1. MAINTENANCE:**

All expenses for clearing, sweeping, maintaining white washing, painting, repairing and replacing including the sanitary and plumbing.

**2. OPERATION:**

All expenses for running and operating all machineries, equipment and installation in common parts including water pump with motor and lighting the common areas generator if any, including the cost of repairing.

**3. MUNICIPAL LAND REVENUE AND OTHER TAXES:**

Municipal Land Revenue and other taxes and outgoing that may be from time to time levied against the land and/or building including water and water charges.

**4. FLAT OWNERS ASSOCIATION:**

Establishment and all other expenses of the Association including its formation establishment and miscellaneous expenses of the building or any agency of them looking after common purpose until handing over the same to the Association upon completion of sale and registration at all the flats in the said building to the respective purchaser and others.

**5. RESERVE:**

Creating of fund for replacement, renovation and/or periodic expenses.



IN WITNESS WHEREOF the Parties hereto set and subscribe their respective hands and seals on the day, month and year herein above written voluntarily willfully and after going through the contents herein understanding the meaning of the same and realizing the result thereof.

**SIGNED, SEALED & DELIVERED at**  
**KOLKATA, IN THE PRESENCE OF**  
**WITNESSES:**

1. *Souvik Das*  
 Advocate  
 Alipore Judges' Court  
 Kolkata - 700027
2. *Swaraj Kumar B.*  
 12/1, Rajendra to Lane.  
 B.S. Hardgibbon -  
 Kal - 100

*Pratima Mukherjee*  
*Biswajit Mukherjee*

*Beswaroop Mukherjee*  
*Biplab Mukherjee.*  
**SIGNATURE OF THE**  
**OWNERS**

Drafted by me as per information supplied  
 by & instruction given by the parties &  
 prepared in my office:

*Souvik Das*

**Souvik Das**  
**Advocate.**

**Alipore Judges' Court**  
**Kolkata - 700027.**












**(Enrollment No. WB/593/2001).**

**CALCUTTA COTTAGE CONSTRUCTION COMPANY**

*[Signature]*  
**Proprietor**












**SIGNATURE OF THE**  
**DEVELOPER**



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












Name PRATIIMA MUKHERJEE

Signature Pratiima Mukherjee

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

Name BISWAJIT MUKHERJEE












Signature Biswajit Mukherjee

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












Name BISWAROOP MUKHERJEE

Signature Biswaroop Mukherjee



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

Name BIPLAB MUKHERJEE  
 Signature Biplab Mukherjee


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


Name SANJAY CHAKRABORTY  
 Signature Sanjay Chakraborty

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


Name.....  
 Signature.....




**भारत सरकार**  
**GOVERNMENT OF INDIA**




সৌভিক দাস  
 SOUVIK DAS  
 পিতা : সুনীল দাস  
 Father : SUNIL DAS  
 জন্ম সাল / Year of Birth : 1974  
 পুরুষ / Male



5872 3693 2973


আধার - সাধারণ মানুষের অধিকার


*Souvik Das*



**ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


ঠিকানা:  
 2/2ডি, মানিক বন্দ্যোপাধ্যায় সরণী,  
 রিজেন্ট পার্ক, রিজেন্ট পার্ক,  
 কোলকাতা, পশ্চিমবঙ্গ, 700040

Address:  
 2/2D, MANIK  
 BANDHOPADHYAY  
 SARANI, REGENT PARK,  
 Regent Park S.O, Regent  
 Park, Kolkata, West Bengal,  
 700040

  
 1947  
 1800 180 1947

  
[help@uidai.gov.in](mailto:help@uidai.gov.in)

  
[www.uidai.gov.in](http://www.uidai.gov.in)

  
 P.O. Box No.1947,  
 Bengaluru-560 001



## Major Information of the Deed

Deed No :	I-1603-09517/2023	Date of Registration	03/07/2023
Query No / Year	1603-2001594864/2023	Office where deed is registered	
Query Date	21/06/2023 10:40:41 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUVIK DAS ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051446481, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 40,70,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chander Village Road, , Premises No: 98, , Ward No: 115 Pin Code : 700082



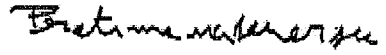


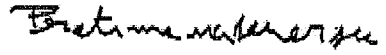


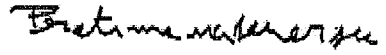






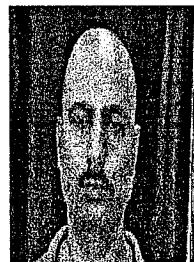

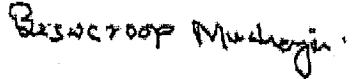
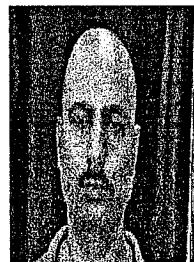

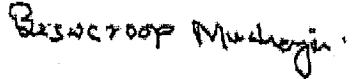
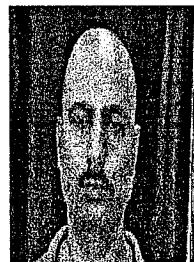

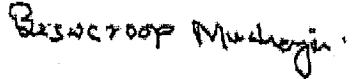
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 8 Chatak 21 Sq Ft	1/-	25,40,998/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.8231Dec	1 /-	25,40,998 /-	

### Structure Details :



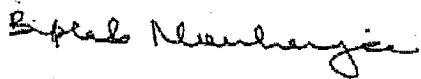
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,30,000/-	Structure Type: Structure Lift Facility,
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
	Total :	2000 sq ft	1 /-	15,30,000 /-	



# Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Smt PRATIMA MUKHERJEE</b>  Wife of Late SURANJIT MUKHERJEE  Executed by: Self, Date of Execution: 03/07/2023  , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>03/07/2023</td><td></td><td>LTI 03/07/2023</td><td>03/07/2023</td></tr> </tbody> </table> <p>51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx4F, Aadhaar No: 72xxxxxxxx4176, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023  , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt PRATIMA MUKHERJEE</b> Wife of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				03/07/2023		LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
<b>Smt PRATIMA MUKHERJEE</b> Wife of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office													
03/07/2023		LTI 03/07/2023	03/07/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Shri BISWAJIT MUKHERJEE</b>  Son of Late SURANJIT MUKHERJEE  Executed by: Self, Date of Execution: 03/07/2023  , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>03/07/2023</td><td></td><td>LTI 03/07/2023</td><td>03/07/2023</td></tr> </tbody> </table> <p>51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUxxxxxx5P, Aadhaar No: 31xxxxxxxx3725, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023  , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri BISWAJIT MUKHERJEE</b> Son of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				03/07/2023		LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
<b>Shri BISWAJIT MUKHERJEE</b> Son of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office													
03/07/2023		LTI 03/07/2023	03/07/2023										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Shri BISWAROOP MUKHERJEE</b>  Son of Late SURANJIT MUKHERJEE  Executed by: Self, Date of Execution: 03/07/2023  , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>03/07/2023</td><td></td><td>LTI 03/07/2023</td><td>03/07/2023</td></tr> </tbody> </table> <p>51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx3B, Aadhaar No: 84xxxxxxxx5956, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023  , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri BISWAROOP MUKHERJEE</b> Son of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				03/07/2023		LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
<b>Shri BISWAROOP MUKHERJEE</b> Son of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office													
03/07/2023		LTI 03/07/2023	03/07/2023										






4	Name	Photo	Finger Print	Signature
	<b>Shri BIPLAB MUKHERJEE</b> Son of Late RANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office			
		03/07/2023	LTI 03/07/2023	03/07/2023
51/5, Chander Village Road, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx5M, Aadhaar.No: 31xxxxxxxx0624, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				



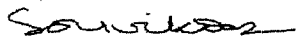
#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CALCUTTA COTTAGE CONSTRUCTION COMPANY</b> 44/122, Raja Ram Mohan Roy Road, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: AExxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PANNALAL CHAKRABORTY</b> <b>(Presentant )</b> Son of Late MAKHANLAL CHAKRABORTY Date of Execution - 03/07/2023, , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office	  Jul 3 2023 1:54PM	  LTI 03/07/2023	  03/07/2023
	115/1, Karunamayee Ghat Road, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx7N, Aadhaar No: 61xxxxxxxx0772 Status : Representative, Representative of : CALCUTTA COTTAGE CONSTRUCTION COMPANY (as SOLE PROPRIETOR)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SOUVIK DAS</b> Son of Late SUNIL KUMAR DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			



	03/07/2023	03/07/2023	03/07/2023
Identifier Of Smt PRATIMA MUKHERJEE, Shri BISWAJIT MUKHERJEE, Shri BISWAROOP MUKHERJEE, Shri BIPLAB MUKHERJEE, Mr PANNALAL CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PRATIMA MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec
2	Shri BISWAJIT MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec
3	Shri BISWAROOP MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec
4	Shri BIPLAB MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt PRATIMA MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft
2	Shri BISWAJIT MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft
3	Shri BISWAROOP MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft
4	Shri BIPLAB MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft



On 03-07-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:22 hrs on 03-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PANNALAL CHAKRABORTY ,.

**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 40,70,998/-

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

Execution is admitted on 03/07/2023 by 1. Smt PRATIMA MUKHERJEE, Wife of Late SURANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Shri BISWAJIT MUKHERJEE, Son of Late SURANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 3. Shri BISWAROOP MUKHERJEE, Son of Late SURANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 4. Shri BIPLAB MUKHERJEE, Son of Late RANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service

Identified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-07-2023 by Mr PANNALAL CHAKRABORTY, SOLE PROPRIETOR, CALCUTTA COTTAGE CONSTRUCTION COMPANY (Sole Proprietorship), 44/122, Raja Ram Mohan Roy Road, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Identified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2023 4:00PM with Govt. Ref. No: 192023240115728001 on 30-06-2023, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX3146702 on 30-06-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8112, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2023 4:00PM with Govt. Ref. No: 192023240115728001 on 30-06-2023, Amount Rs: 6,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX3146702 on 30-06-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 265345 to 265381

being No 160309517 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.07.03 18:10:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/03 06:10:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)