

S-2024

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certified that the document is admitted to registration. The signature sheet and the and other documents attached with this document are the part of this document.

Add. District Sub Registrar
Sonarpur, South 24 Parganas

07 MAR 2024

--- : DEVELOPMENT AGREEMENT : ---

THIS DEVELOPMENT AGREEMENT is made on this 7th day of March, Two Thousand and Twenty Four.

S.L. No. 1242 Date 06 MAR 2024
Name Duke Banerjee (Adv.)
Address High Court at Calcutta
Value 5000+



Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol.-150



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

07 MAR 2024

Amit Mandal
S/O - Badal Mandal
Vill - Hasnagar, P.O. - P.S. Sonarpur

BETWEEN

1. TANDRA ROY ALIAS TANDRA ROY CHAKRABORTY, PAN - CMYPR1081C, Wife of Narayan Chandra Roy, Daughter of Late Debabrata Chakraborty, by faith - Hindu, by occupation - Housewife, Residing at - A. P. Nagar, Sonarpur Purbachal, P.O. & P.S. Sonarpur, Kolkata - 700150,

2. CHAMPA MONDAL ALIAS CHAMPA MONDAL CHAKRABORTY, PAN - EGBPM8802F, Wife of Prodip Kumar Mondal, Daughter of Late Debabrata Chakraborty, by faith - Hindu, by occupation - Housewife, Residing at - Radhanagar, P.O. & P.S. Sonarpur, Kolkata - 700150, **3) SRI RABIN CHAKRABORTY, PAN - AKOPC1961A**, Son of Late Debabrata Chakraborty, by faith - Hindu, by occupation - Business, Residing at - Gorkhara, Dakshinpara, P.O. & P.S. Sonarpur, Kolkata - 700150, hereinafter collectively referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

CHATTERJEE CONSTRUCTION, a Proprietary Concern, having its place of Business and office at Natunpally Road, P.O. & P.S. - Sonarpur, Kolkata - 700150, represented by its Sole Proprietor **SRI ANUP CHATTERJEE**, Son of Late Kalipada Chatterjee, **PAN - ACBPC4410H**, by faith - Hindu, by Nationality



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Sonarpur
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– Indian, by occupation – Business, Residing at Natunpally Middle Road, P.O. & P.S. – Sonarpur, Kolkata – 700150, hereinafter referred to as the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS the Owners/Landlords herein are absolute owner of the all that piece and parcel of Bastu land measuring more or less 3 Cottahs situated at Mouza - Gorkhara, J. L. No. 22, under C.S. Khatian No. 201, R.S. Khatian No. 336 and 339, L.R. Khatian Nos. 6891, 6887 and 6892, corresponding to C.S. Dag No. 1004, R.S. and L.R. Dag No. 1057, under the jurisdiction of Rajpur - Sonarpur Municipality, Ward No. 11, P.S. Sonarpur, District South 24 Parganas, which is morefully described in the Schedule hereunder written and total 3 Cottahs land is shown in the annexed Site Plan by **RED** Colour Border, which is morefully and particularly shown in the Schedule 'A' hereunder written.

WHEREAS Sri Prafulla Kumar Chakraborty, Son of Ambika Charan Chakraborty became the absolute owner of all that piece and parcel of bastu land measuring 5.25 Decimals along with other property there upon in Mouza - Gorkhara, J. L. No. 22, in C.S. Dag No. 1004, R.S. and L.R. Dag No. 1057, vide registered Partition Deed No. 8991 of 1959, executed on 06.11.1959 registered at Baruipur Sub Registry Office, recorded therein Book No. 1, Volume No. 93, Pages 210 to 213 which was depicted therein Schedule 'Ga'.



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AND WHEREAS said Prafulla Kumar Chakraborty being the absolute owner of said 5.25 Decimals bastu land in C.S. Dag No. 1004, corresponding R.S. & L.R. Dag No. 1057, under Mouza - Gorkhara, J. L. No. 22, P.S. Sonarpur gifted 4.5 decimals land out of his 5.25 decimals land to Debabrata Chakraborty, Son of Manindra Nath Chakraborty, vide a registered Deed of Gift and said Deed of Gift was executed on 6.5.1960 registered in Sub Registry Office Baruipur and got recorded therein as being No. 4363, for the year 1960, under Book No. 1, Volume No. 50, Pages from 172 to 173.

AND WHEREAS vide a Purchase Deed one Satyabrata Chakraborty, Son of Late Manindra Nath Chakraborty purchased 1 Cottah 4 Chittaks of land in Mouza - Gorkhara, J. L. No. 22, under C.S. Dag No. 1004, corresponding to R.S. & L.R. Dag No. 1057, from Arun Kumar Ghosh and others. Said Deed of Sale was executed on 13.12.1968 and got registered in Sonarpur Sub Registry Office on the same date and recorded therein Book No. I, Volume No. 34, Pages 38 to 40, Being No. 1978, for the year 1968.

AND WHEREAS siad Satyabrata Chakraborty, Son of Late Manindra Nath Chakraborty died intestate on 14.12.1981 leaving behind his only brother Debabrata Chakraborty, Son of Late Manindra Nath Chakraborty as his sole legal heir. Be it mentined here that said Satyabrata Chakraborty was till the date of demise unmarried and both of his parents predeceased him and according to Hindu Succession Act his only brother Debabrata Chakraborty became the sole inheritor of all that 1 Cottah 4 Chittaks of land which



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Satyabrata Chakraborty purchased vide registered Purchase Deed No. 1978, for the year 1968.

AND WHEREAS vide registered gift Deed No. 4363 of 1960 Debabrata Chakraborty became the absolute owner of 4.5 Decimals i.e. 2 Cottahs 11 Chittaks 25 Sq. Ft. of bastu land and by way of inheritance became the owner of 1 Cottah 4 Chittaks of bastu land both in C.S. Dag No. 1004, R.S. and L.R. Dag No. 1057, of Mouza - Gorkhara, J. L. No. 22, P.S. Sonarpur, at present under Ward No. 11, Rajpur - Sonarpur Municipality.

AND WHEREAS during his absolute possession and ownership over said 3 Cottahs 15 Chittaks 25 Sq. Ft. of land said Debabrata Chakraborty died intestate on 24.09.1994 leaving behind his widow Bharati Chakraborty, Rabin Chakraborty (Son), Tandra Roy (daughter), Champa Mondal (daughter) as four legal heirs.

AND WHEREAS said Bharati Chakraborty died intestate on 26.07.2018 leaving behind Rabin Chakraborty (son), Tandra Roy (daughter) and Champa Mondal as the inheritors of both Debabrata Chakraborty and Bharati Chakraborty.

AND WHEREAS by way of inheritance the Owners herein jointly became the owner of all that piece and parcel of 3 Cottahs 15 Chittaks 25 Sq. Ft. of land after physical measurement 3 Cottahs in Mouza - Gorkhara and



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mutated their respective name with BL and LRO under L.R. Khatian No. 6891, 6887 and 6892 and said Rabin Chakraborty mutated his name singly with the consent of Tandra Roy and Champa Mondal with Rajpur - Sonarpur Municipality, under Holding No. 984, Gorkhara E, Ward No. 11, that includes the land depicted in the annexed plan and jointly have been peacefully possessing the same by paying rent and taxes to the proper authorities.

AND WHEREAS by the way of above mentioned recital the Owners herein became the absolute owner of the said land and have been peacefully possessing the same by paying rent and taxes to the proper authorities and the same is hereinafter called and referred to as the **SAID PROPERTY**, morefully and particularly described in **SCHEDULE - A** hereunder written and is enjoying the same free from all encumbrances.

AND WHEREAS the Owners have decided to develop their aforesaid property as mentioned in the Schedule - A hereunder by way of erecting a new Multi Storied building.

AND WHEREAS the Owners due to paucity of funds could not make construction and as such was in search of person or firm who wanted either invest or secure the necessary finance for the construction of residential flats and Car Parking Spaces on Ownership basis on the aforesaid plot of land mentioned in the Schedule 'A' hereunder written.



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AND WHEREAS coming to the knowledge of the desires of the owners, said **CHATTERJEE CONSTRUCTION** enlisted as Developer under Rajpur - Sonarpur Municipality (Developer herein) approached the Owners for developing the land for construction of the G+IV Storied building and or multistoried building as per the sanctioned plan to be obtained from the appropriate authority concern.

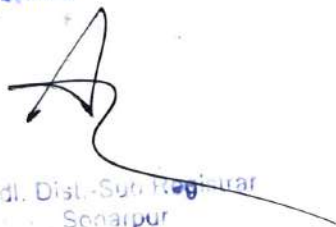
AND WHEREAS the Owners being satisfied with the proposal of the Developer entered into this Agreement with the terms and conditions as stated below.

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

1. The Owners hereby nominates and appoints the Developer as the sole and absolute agent of the Owners in respect of the said land described in the Schedule 'A' hereunder written for the commercial exploitation of the said land by way of construction and for the sale of the flats, Car Parking Spaces as per terms and conditions hereinafter appearing.

2. The Developer shall apply for plan for sanction before the Rajpur - Sonarpur Municipality at his own costs and expenses and in that case, if necessary, the Owners shall sign and execute papers and documents, plans etc. relating thereto and co-operate with the Developer for getting the plan duly sanctioned by the appropriate authority.





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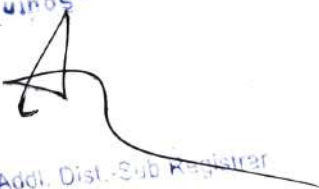
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3. The Owners shall get a self contained 2BHK Flat on the Second floor measuring Carpet area 540 Sq. Ft., South Eastern Side Narayanpur Road facing together with proportionate impartible share of land including right to use all other amenities and facilities to be created therein free of cost to be constructed as per specification and landlords shall jointly receive non-refundable forfeit money amounting Rs. 1,40,00,000/- Rupees One Crore Forty Lac only as per Memo Below, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the "**OWNERS' ALLOCATION**" and the Developer is entitled to get balance construction portion including Flats, car parking spaces of the said proposed new building, which are particularly mentioned in the **THIRD SCHEDULE** hereunder mentioned and hereinafter referred to as the "**DEVELOPER'S ALLOCATION**".

4. In consideration of undivided proportionate share of land mentioned in the **SCHEDULE 'A'** hereunder written, the Owners shall get their Allocation of flats, Car Parking Spaces free of costs complete in all respects as per specification attached herewith.

5. The Developer shall give delivery of vacant possession of the said building to the Owners within 24 (Twenty Four) months from the date of sanctioning of the building plan. Simultaneously Owners shall be bound to shall hand over all original Deeds, Documnets and Papers relating to the Schedule property to the Developer as and when demanded.




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6. It is further agreed that the Developer shall hand over the 'Owners' Allocation' completed & finished in all respect within 24 months from the date of obtaining the sanctioned building plan from Rajpur - Sonarpur Municipality.

7. The Owners shall sign and endorse all necessary plan and application and papers as and when requires for mutation amalgamation of holding and also to co-operate to signing the Papers.

8. All expenses relating to the construction and sanction of plan shall be borne by the Developer alone.

9. The Developer has every right to receive advance money and consideration money in respect of Developer's Allocation as the Developer may like for which the Owner shall have no claim or obligation in respect of the Developer's Allocation and the Developer will be allowed to sign all Agreement and Conveyance and other relevant documents in respect of the Flats, Shops, Car Parking spaces, if any or any other areas so as to be sold to the proposed Purchaser/Purchasers and the Developer shall be allowed to receive all such sums on this account.

10. The Developer shall construct and complete the project in all respect and deliver the Owners' Allocation to the Owners within the said stipulated period. It is cleare that the entire proposed building except Onwers' Allocation will be possessed/owned by the Developer as the Developer's Allocation.



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11. On and from the date of execution of this Developer's Agreement the developer shall pay all the municipal taxes, rents, etc to the proper authority till the delivery of possession of owner's allocation.

12. That the Owner shall have no power to terminate this agreement within the stipulated period except under the provision contained in clause as stated above.

13. That the time allotted for the completion of this project is subject to force majeure or Act of God, natural calamity, civil riots/wars or that beyond the control of the Developer in case of which suitable extension of time shall be allowed as mutually agreed.

14. That the prospective purchasers along with the Owners shall after completion of the building and after taking possession and occupation of their respective flats, Shops, Car Parking Space be members of a Society to be formed for the general maintenance of the building and the common services and common facilities.

15. Simultaneously with the execution of the agreement, the Owner shall execute Power of Attorney/Attorneys in favour of the Promoter/ Developer to commence the said work on the said plot of land for construction according to the sanctioned plan to be issued by the competent authority.



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16. All disputes and differences arising out of this agreement or in relation to the determination of any liabilities of the parties hereto or the construction and interpretation any of the term or meaning thereof shall be referred to arbitration under the provisions Arbitration and conciliation Act, 1996 and amendments thereto from time to time, any award given by the arbitrators shall be final, binding and conclusive to all parties, Courts at Alipore, District 24 Parganas (S) or High Court at Calcutta shall have the jurisdiction to entertain all disputes and actions between the parties.

17. That both the parties may agree in writing to add or alter or amend the aforesaid provisions, if mutually agreed upon.

18. The Developer shall be entitled to negotiate and settle the price or consideration of the flats, Shops, Car Parkings Spaces and any other area/ areas in its Allocation and to receive any amount as advance from the respective purchasers for the construction and any other necessary purpose for the proper fulfillment of the proposed project.

19. It is made clear that if any amount is due and payable to any Authority by the Land Owner on account of the said connected property the land owner shall be bound to pay the outstanding dues.

20. The Developer shall have right to enter into any agreement/ agreements with adjacent plot/plots holder and to amalgamate the plot for the project.



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21. After sanctioning of the building Plan a supplementary agreement will be executed by both for specifying respective allocation of Flats, and Car Parking area of the building.

22. If any of the landlords dies the successors shall be bound to accept unaltered owners' Allocation and shall be bound to execute a fresh power and agreement if necessary.

23. If for any litigation the project gets hampered the Landlords herein shall jointly be responsible to return back the entire money to the developer with interest and calculated damages.

-- : SCHEDULE 'A' ABOVE REFERRED TO : --

ALL THAT the piece and parcel of Bastu land measuring more or less 3 Cottahs after physical measurment out of 3 Cottahs 15 Chittaks 25 Sq. Ft. land situated at Mouza - Gorkhara, J. L. No. 22, under C.S. Khatian No. 201, R.S. Khatian No. 336 and 339, L.R. Khatian Nos. 6891, 6887 and 6892, corresponding to C.S. Dag No. 1004, R.S. and L.R. Dag No. 1057, under the jurisdiction of Rajpur - Sonarpur Municipality, Ward No. 11, P.S. Sonarpur, District South 24 Parganas. The said land is near Gorkhara E Road.

The said 3 Cottahs land is delineated by Red Colour Border in the Site Plan annexed herewith.




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The yearly proportionate rent for the sold land is payable to the Collector Alipore as the current Govt. rates.

The said land is butted and bounded by :-

ON THE NORTH: Land of R.S. Dag No. 1056.

ON THE SOUTH : 66' Feet Narayanpur Road.

ON THE EAST : Land of R.S. Dag No. 1058.

ON THE WEST : Land of R.S. Dag No. 1057.

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

(Owners' Allocation)

The owner and the Developer agreed that the share of entire project or construction shall be divided to the Land Owner under this manner :-

The Owners shall get a self contained 2BHK Flat on the Second floor measuring Carpet area 540 Sq. Ft., South Eastern Side Narayanpur Road facing together with proportionate impartible share of land including right to use all other amenities and facilities to be created therein free of cost to be constructed as per specification and landlords shall jointly receive non - refundable forfeit money amounting Rs. 1,40,00,000/- Rupees One Crore Forty Lac only.

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

(Developer's Allocation)

Rest of the flats, Shops, Car parking spaces and other saleable spaces shall be under Developer's Allocation together with undivided share and interest in respect of the SCHEDULE 'A' hereinbefore mentioned.



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

***(Common Parts and portion in the SAID BUILDING after
Construction)***

- 1) Stair Case from Ground Floor to Top Floor of the SAID BUILDING.
- 2) Landing/Hand Railing and other fixture installed in the stair case.
- 3) Common Passage for ingress and egress from main Municipal Road to the SAID BUILDING.
- 4) Sewerage, Septix Tank, Drainage, electric Connection, ground floor reservoir, Connected Installation in the SAID BUILDING.
- 5) Over Head Tank, Motor Pump, Water Supply, Water Evocation Pipes, Fittings save and except the installation made inside the SAID FLAT.
- 6) Foundation, Column and Outside Walls of the building including the Boundary Wall of the entire premises.
- 7) All Electrical installation, fixtures, fittings in respect of the SAID BUILDING as wuold be specified by the DEVELOPER of the SAID BUILDING.
- 8) Such other equipment, installation fixtures, fittings in respect of the entire building/holding as would be specified by the DEVELOPER of the SAID BUILDING from time to time.
- 9) Roof.



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

(Common Expenses after completion of the SAID BUILDING to be paid by the respective owners/occupiers of every unit)

- 1) The Expenses of administration, maintenance, repairs, replacement of the common parts and equipments and accessories, common areas and facilities, including white washing, painting and decorating, exterior portion of the SAID BUILDING, the boundary wall entrance, stair case and its landings, gutters, rain water pipes, motor and water pumps, water pipes, electric wirings and installations, sewers, drains, and all other common parts, fixtures, fittings and equipments upon the SAID BUILDING enjoyed or used in common by the PURCHASER/PURCHASERS and the co-purchasers of the SAID BUILDING or other occupiers/co-owners after possession.
- 2) The Expenses for maintenance, operating, re-white, washing, re-painting, redecorating and lighting the common portions including the outer walls of the building and boundary walls, water pump with motor etc.
- 3) The salaries and other expenses for all persons employed for the common purpose.
- 4) All charges and deposits for supplies of common utilities.
- 5) Municipal and other rates, taxes and levies and all other outgoing save those separately assessed or incurred in respect of the Unit/Flat.



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- 6) Cost of establishment and operations of the Association relating to the Common Purposes.
- 7) Litigation expenses incurred for the common purposes.
- 8) Office administrative over-head expenses incurred for maintaining the officer for Insurance of the Building.
- 9) The Purchaser at his own costs and expenses will make emergency repair if it relates to his Unit/Flat and bear proportionate costs and expenses if it relates to the common areas and facilities to prevent any damage of the Building.

- - : **SPECIFICATION** : - -

The quality of the structures as well as the specification, guidelines regarding strength of the building etc. as per The Rajpur- Sonarpur Municipality Rules shall be followed by the Developer.

1. Structure and Foundation : -

The building is designed of R.C.C. footing and frame.

2. Walls : -

All the external walls shall be 200/250 mm thick brick wall with cement plaster. All internal partition walls shall be 75/125 mm thick brick wall with both side cement plaster. Roof treatment with net cement finish. Inside of the flat as necessary.




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3. Doors & Window : -

Main entrances to the flat shall be wooden panel and other commercial door, window Aluminium Sliding with grill.

4. Flooring : -

All the flooring including kitchen and toilet shall be finished with Marble/ floor tiles and skirting in 6 inch High. All kitchen shall have black stone over kitchen-shelf and mosaic floor upto 1 (one) Sq. ft. height over kitchen shelve. In toilet cast-in-situ marble floor and dado of four feet height.

5. Internal Finish to Wall : -

All internal walls shall be finished in putty (Except Wall Colour).

6. Electrification : -

a. Separate Meter for each flat (Owner's Cost) and proportionate cost of separate transformer shall be borne by all.

b. Two lights, one fan and one plug point in multi room, A.C. Connection in one bed room shall be provided in every 2 BHK flat.

c. Two lights, one fan and one plug in bed room.

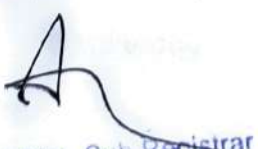
d. Two light points in toilet and kitchen. One 15 Amp, plug in one toilet.

e. Concealed wiring with copper wire with appropriate inside gauge will be provided.

7. Water Supply : -

Each flat will be provided water supply line from over headwater tank. Overhead water tank shall be filled up by water pump from underground (semi) water reservoir for all the flats.




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

SIGNED, SEALED & DELIVERED

by the **PARTIES** in presence of :-

WITNESSES :-

1. *Amrit Mandal*

2. *Duke Banerjee* 1. *Tandra Ray*

2. *Champa Mandal*

3. *Rabindra Chatterjee*

SIGNATURE OF THE OWNERS/LANDLORDS

CHATTERJEE CONSTRUCTION

Amrit Chatterjee
Proprietor

SIGNATURE OF THE DEVELOPER

Handwritten signature or mark in the top right corner.



Addl. Dist. Sub Registrar
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07 MAR 2024

Rabin Chakraborty

--:19:--

--: MEMO OF CONSIDERATION :--

DATE	BANK	BRANCH	RTGS No/Ch.No	AMOUNT
6/3/24	Indian	Sonarpur	IDIBR52024030637879332	52,00,000/-
6/3/24	Indian	Sonarpur	IDIBR52024020637679317	50,00,000/-
6/3/24	Indian	Sonarpur	UEBAR52024030600041424	15,00,000/-
6/3/24	Indian	Sonarpur	UEBAR52024030600041050	18,00,000/-
6/3/24	UCO	Sonarpur	CH-000109	3,00,000/-
6/3/24	UCO	Sonarpur	CH-000106	3,00,000/-
7/3/24	-	-	CASH	2,00,000/-

Total - 1,40,00,000/-

WITNESSES :-

1. Amit Mandal

1. Tandra Ray,

2. Duke Banerjee 2. Champa Mondal

3. Rabin Chakraborty

SIGNATURE OF THE OWNERS/LANDLORDS

Drafted by Me :-

Duke Banerjee
(Adv)

High Court at Calcutta

Bar Association Room No - 4

F-1649/08

Typed By Me :-



Sonarpur Sub Registry Office.



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Sonarpur
South 24 Parganas

07 MAR 2024

PRESENTANT/EXECUTANT/
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

TANDRA ROY.

SIGNATURE

Tandra Roy.

PRESENTANT/EXECUTANT/
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

CHAMPA MONDAL

SIGNATURE

Champa mondal

PRESENTANT/EXECUTANT/
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

RABIN CHAKRABORTY

SIGNATURE

Rabin Chakraborty

PRESENTANT/EXECUTANT/
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

ANUP CHATTERJEE

SIGNATURE

Anup Chatterjee



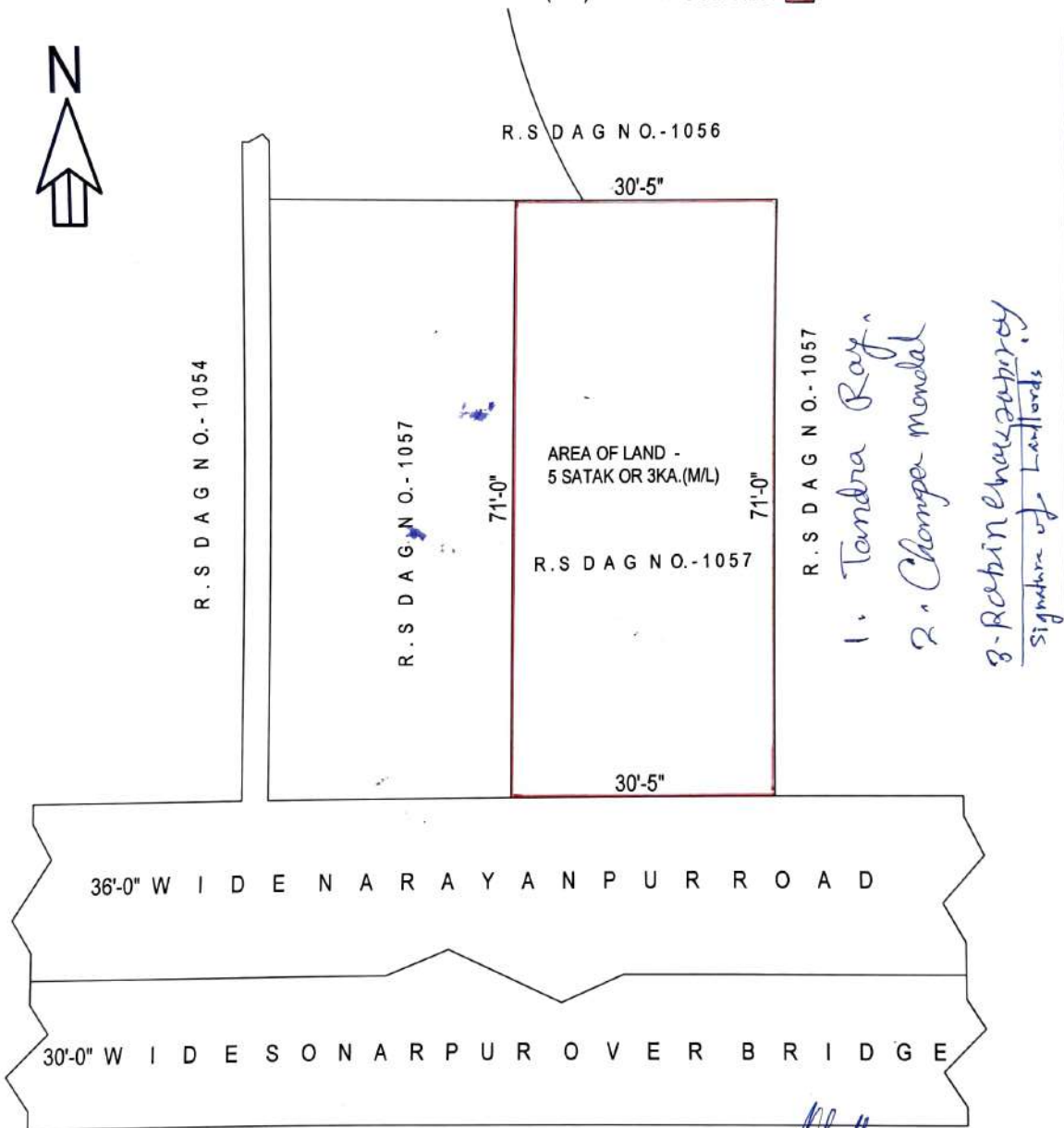
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Singurpur
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SITE PLAN SHOWING THE LAND AT R.S & L.R DAG NO.- 1057 UNDER L.R KHATIAN NOS.- 6887, 6891, 6892, MOUZA - GORKHARA, J.L NO.- 22, P.S - SONARPUR, DIST.- SOUTH 24 PARGANAS, KOL.-700150, HOLDING NO.- 984, GORKHARA-E, WARD NO.-11 UNDER RAJPUR - SONARPUR MUNICIPALITY. SCALE : 16 FT.= 1 INCH.

AREA OF LAND : 5 SATAK OR 3KA.(M/L) MKD. BY COL. RED



CHATTERJEE CONSTRUCTION

Arun Chatterjee
Proprietor

Signature of Developer

Arundhati 12-02-2024
ARUNAVA CHOWDHURY
Enlisted Civil Engineer
Rajpur-Sonarpur Municipality
LIC No.-EBS095
Deshbandhupark Sonarpur
Kolkata-700150

SIGNATURE OF ENGINEER




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Sonarpur
South 24 Parganas

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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



050320242041142115

GRIPS Payment Detail

GRIPS Payment ID:	050320242041142115	Payment Init. Date:	05/03/2024 18:10:52
Total Amount:	142008	No of GRN:	1
Bank/Gateway:	Central Bank of India	Payment Mode:	Online Payment
BRN:	CBI050324080587	BRN Date:	05/03/2024 18:11:20
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: CHATTERJEE CONSTRUCTION
Mobile: 9804076693

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240411421161	Directorate of Registration & Stamp Revenue	142008
Total			142008

IN WORDS: ONE LAKH FORTY TWO THOUSAND EIGHT ONLY.

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

PAID



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



192023240411421161

GRN Details

GRN:	192023240411421161	Payment Mode:	Online Payment
GRN Date:	05/03/2024 18:10:52	Bank/Gateway:	Central Bank of India
BRN :	CBI050324080587	BRN Date:	05/03/2024 18:11:20
GRIPS Payment ID:	050320242041142115	Payment Init. Date:	05/03/2024 18:10:52
Payment Status:	Successful	Payment Ref. No:	2000608255/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	CHATTERJEE CONSTRUCTION
Address:	SONARPUR
Mobile:	9804076693
Depositor Status:	Buyer/Claimants
Query No:	2000608255
Applicant's Name:	Mr Amit Mondal
Identification No:	2000608255/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	05/03/2024
Period To (dd/mm/yyyy):	05/03/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000608255/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2000608255/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	140007
Total				142008

IN WORDS: ONE LAKH FORTY TWO THOUSAND EIGHT ONLY.

Major Information of the Deed

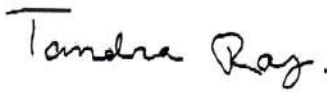
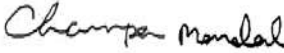
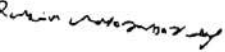
Deed No :	I-1608-01972/2024	Date of Registration	07/03/2024
Query No / Year	1608-2000608255/2024	Office where deed is registered	
Query Date	04/03/2024 5:32:51 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amit Mondal Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8017182630, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 1,40,00,000/-]	
Set Forth value		Market Value	
Rs. 30,00,000/-		Rs. 44,55,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,001/- (Article:48(g))		Rs. 1,40,007/- (Article: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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA E, Mouza: Gorkhara-(022), , Ward No: 11 JI No: 22, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1057 (RS :-)	LR-6891	Bastu	Bastu	1 Katha	10,00,000/-	14,85,000/-	Width of Approach Road: 66 Ft.,
L2	LR-1057 (RS :-)	LR-6887	Bastu	Bastu	1 Katha	10,00,000/-	14,85,000/-	Width of Approach Road: 66 Ft.,
L3	LR-1057 (RS :-)	LR-6892	Bastu	Bastu	1 Katha	10,00,000/-	14,85,000/-	Width of Approach Road: 66 Ft.,
		TOTAL :			4.95Dec	30,00,000 /-	44,55,000 /-	
		Grand Total :			4.95Dec	30,00,000 /-	44,55,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Tandra Roy, (Alias: Mrs Tandra Roy Chakraborty) Wife of Mr Narayan Chandra Roy Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	Photo  07/03/2024	Finger Print  Captured LTI 07/03/2024	Signature  07/03/2024
A P Nagar,sonarpur Purbachal, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cmxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				
2	Name Mrs Champa Mondal, (Alias: Mrs Champa Mondal Chakraborty) Wife of Mr Prodip Kumar Mondal Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	Photo  07/03/2024	Finger Print  Captured LTI 07/03/2024	Signature  07/03/2024
Radhanagar, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: egxxxxxx2f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				
3	Name Mr Rabin Chakraborty Son of Mr Debabrata Chakraborty Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	Photo  07/03/2024	Finger Print  Captured LTI 07/03/2024	Signature  07/03/2024
Gorkhara Dakshin Para, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				

Developer Details :

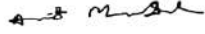
SI No	Name,Address,Photo,Finger print and Signature
1	Chatterjee Construction Natanpally Middle Road, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: acxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anup Chatterjee (Presentant) Son of Late Kalipada Chatterjee Date of Execution - 07/03/2024, , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office	 Mar 7 2024 11:51AM	 Captured LTI 07/03/2024	 07/03/2024
Natanpally Middle Road, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx0h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Chatterjee Construction (as Developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Mondal Son of Mr Badal Mondal Hasanpur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150		 Captured	
	07/03/2024	07/03/2024	07/03/2024
Identifier Of Mrs Tandra Roy, Mrs Champa Mondal, Mr Rabin Chakraborty, Mr Anup Chatterjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Rabin Chakraborty	Chatterjee Construction-1 Katha

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Champa Mondal	Chatterjee Construction-1 Katha

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Tandra Roy	Chatterjee Construction-1 Katha

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA E, Mouza: Gorkhara-(022), , Ward No: 11 JI No: 22, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1057, LR Khatian No:- 6891	Owner:রবীন চক্রবর্তী, Gurdian:দেবব্রত , Address:দিজ , Classification:বন্য, Area:0.02000000 Acre,	Mr Rabin Chakraborty
L2	LR Plot No:- 1057, LR Khatian No:- 6887	Owner:চম্পা মন্ডল চক্রবর্তী, Gurdian:দেবব্রত , Address:দিজ , Classification:বন্য, Area:0.01000000 Acre,	Mrs Champa Mondal
L3	LR Plot No:- 1057, LR Khatian No:- 6892	Owner:তন্দ্রা রায় চক্রবর্তী, Gurdian:দেবব্রত , Address:দিজ , Classification:বন্য, Area:0.02000000 Acre,	Mrs Tandra Roy

Endorsement For Deed Number : I - 160801972 / 2024

On 07-03-2024

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 11:44 hrs on 07-03-2024, at the Office of the A.D.S.R. SONARPUR by Mr Anup Chatterjee .

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 44,55,000/-

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

Execution is admitted on 07/03/2024 by 1. Mrs Tandra Roy, Alias Mrs Tandra Roy Chakraborty, Wife of Mr Narayan Chandra Roy, A P Nagar,sonarpur Purbachal, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 2. Mrs Champa Mondal, Alias Mrs Champa Mondal Chakraborty, Wife of Mr Prodig Kumar Mondal, Radhanagar, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 3. Mr Rabin Chakraborty, Son of Mr Debabrata Chakraborty, Gorkhara Dakshin Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr Amit Mondal, , , Son of Mr Badal Mondal, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 07-03-2024 by Mr Anup Chatterjee, Developer, Chatterjee Construction, Natunpally Middle Road, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr Amit Mondal, , , Son of Mr Badal Mondal, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,40,007.00/- (B = Rs 1,40,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,40,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/03/2024 6:11PM with Govt. Ref. No: 192023240411421161 on 05-03-2024, Amount Rs: 1,40,007/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI050324080587 on 05-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1242, Amount: Rs.5,000.00/-, Date of Purchase: 06/03/2024, Vendor name: Subhojit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/03/2024 6:11PM with Govt. Ref. No: 192023240411421161 on 05-03-2024, Amount Rs: 2,001/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI050324080587 on 05-03-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 35786 to 35815

being No 160801972 for the year 2024.



AR

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.03.07 17:23:06 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 07/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.