

4735/2025

I - 4754/2025

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

23/6/25
11:12 AM

पश्चिम बंगाल WEST BENGAL

37AA 881687

1736658

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

Adl. District Sub-Registrar
Burdha, South 24 Parganas

23 JUN 2025

DEVELOPMENT AGREEMENT

1. Date : 23rd day of June, 2025
2. Place : Kolkata
3. Parties:
- 3.1.1 MRS. KRISHNA CHOWDHURY (PAN : KOSPC2370G) and

Major Information of the Deed

Deed No :	I-1607-04754/2025	Date of Registration	23/06/2025
Query No / Year	1607-2001736658/2025	Office where deed is registered	
Query Date	19/06/2025 3:14:50 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMAR DAS 134, BISHALAXMITALA ROAD,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874517987, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 36,04,167/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,090/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



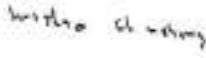



District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Dwarik Mukherjee Road – Sudhasindhu Banerjee Road) , , Premises No: 58/2 , Ward No: 130 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 15 Chatak 2 Sq Ft	1/-	29,10,417/-	Property is on Road
Grand Total :				3.2015Dec	1 /-	29,10,417 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,93,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,93,750 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs KRISHNA CHOWDHURY Wife of Late JOY KUMAR CHOWDHURY Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office	 <small>23/06/2025</small>	 Captured <small>LTI</small> <small>23/06/2025</small>	 <small>23/06/2025</small>
75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AOxxxxxx2Q, Aadhaar No: 95xxxxxxxx4894, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs MADHUMITA MITRA Wife of Mr KOUSIK MITRA Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office	 <small>23/06/2025</small>	 Captured <small>LTI</small> <small>23/06/2025</small>	 <small>23/06/2025</small>
75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx3R, Aadhaar No: 41xxxxxxxx0100, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FOUR WALLS 19, SUDHA SINDHU BANERJEE LANE (GABTALA LANE), City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-1XX3 , PAN No.:: ACxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SALIL KUMAR RAY (Presentant) Son of Late SAILENDRA KUMAR ROY Date of Execution - 23/06/2025, , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 <small>Jun 23 2025 11:45AM</small>	 Captured <small>LTJ 23/06/2025</small>	 <small>23/06/2025</small>
19, SUDHA SINDHU BANERJEE LANE, (GABTALA LANE), City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx6L, Aadhaar No: 63xxxxxxxx0930 Status : Representative, Representative of : FOUR WALLS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMAR KR DAS Son of Late K N DAS 54C, B L T ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 <small>23/06/2025</small>	 Captured <small>23/06/2025</small>	 <small>23/06/2025</small>
Identifier Of Mrs KRISHNA CHOWDHURY, Mrs MADHUMITA MITRA, Mr SALIL KUMAR RAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-1.60073 Dec
2	Mrs MADHUMITA MITRA	FOUR WALLS-1.60073 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-500.00000000 Sq Ft
2	Mrs MADHUMITA MITRA	FOUR WALLS-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160704754 / 2025

On 23-06-2025

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

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

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

Presented for registration at 11:12 hrs on 23-06-2025, at the Office of the A.D.S.R. BEHALA by Mr SALIL KUMAR RAY ..

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 36,04,167/-

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

Execution is admitted on 23/06/2025 by 1. Mrs KRISHNA CHOWDHURY, Wife of Late JOY KUMAR CHOWDHURY, 75, NETAJI SUBHAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mrs MADHUMITA MITRA, Wife of Mr KOUSIK MITRA, 75, NETAJI SUBHAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indelified by Mr SAMAR KR DAS, , Son of Late K N DAS, 54C, B L T ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

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

Execution is admitted on 23-06-2025 by Mr SALIL KUMAR RAY, PROPRIETOR, FOUR WALLS (Sole Proprietorship), 19, SUDHA SINDHU BANERJEE LANE (GABTALA LANE), City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indelified by Mr SAMAR KR DAS, , Son of Late K N DAS, 54C, B L T ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2025 6:04PM with Govt. Ref. No: 192025260122538148 on 22-06-2025, Amount Rs: 28/-, Bank: SBI EPay (SBIEPay), Ref. No. 1680221456535 on 22-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 7,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 881667, Amount: Rs.20.00/-, Date of Purchase: 16/06/2025, Vendor name: S C Helder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2025 6:04PM with Govt. Ref. No: 192025260122538148 on 22-06-2025, Amount Rs: 7,070/-, Bank: SBI EPay (SBIEPay), Ref. No. 1680221456535 on 22-06-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2025, Page from 127636 to 127686
being No 160704754 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.06.30 16:43:43 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 30/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(Aadhar no : 9584 2512 4894), wife of Late Joy Kumar Chowdhury, by faith Hindu, by occupation House wife, residing at 75, NetajiSubhas Road, Behala, Kolkata 700034, Post Office Behala, Police Station Parnasree.

3.1.3 MRS MADHUMITA MITRA (PAN KOSPC 2633E) and (Aadhar no: 4118 5447 0100), wife of Sri Kousik Mitra, by faith Hindu, by occupation Service, residing at 75, Netaji Subhas Road, Behala, Kolkata 700034, Post Office Behala, Police Station Parnasree,

Hereinafter collectively called and referred to as the "SIGNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, administrators, executors, representatives and assigns and nominee or nominees) of the ONE PART.

AND

3.4 FOUR WALLS, a Proprietorship Firm, represented by its sole Proprietor SRI SKYL KUMAR ROY, (PAN - KOSPC 4100E)(Aadhar no : 6300 2950 0930) son of late Sallenand Kumar Roy, having his residence-cum-Office at 19, Saha

Sindhu Banerjee Lane (Gabtala Lane), P.O. & Police Station - Parnasree, Kolkata - 700060, Hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns and nominees or nominees) of the OTHER PARTY

The Owners and the Developer is considered here as Parties Collectively and Party individually.

NOW THIS DEVELOPMENT AGREEMENT WHEREBY
IS FOLLOWED:

4. Subject Matter of Development:

ALL THAT piece and parcel of Bastin land measuring more or less 01 (one) Cottahs 15 (fifteen) Chittacks 2 (two) Bg. B. ying and situated at, Mouza - Behala, J.L. No. 3, Touzi No. 303 Pargana - Balia, Resa no. 87, comprising in C. S. Kharian No. 1306, R.S Kharian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (South Suburban Unit)

previously within the ambit of Behala police station and presently within the ambit of Parnasree Police Station, Ward no. 130, Borough no. IV, along with a dilapidated two storied building having pacca structure measuring 1000 sq.ft more or less standing thereupon, identified as part of previous Municipal premises no.58/40, Netaji Subhas Road, Behala, Kolkata 700034, presently identified as K.M.C Premises no. 58/2, Netaji Subhas Road, Behala, Kolkata 700034 corresponding postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, having Assessee no. 411300903324, under the jurisdiction of Additional District Sub-Registrar, Behala, within the District of 24 Parganas, South together with all easement rights attached thereto.

5. Background, Representation, Warranties and Covenants:

5.1 Representation and Warranties Regarding Title: The owners have made the following representation and given the following warranty to the Developer regarding title.

5.1.1 Joint Ownership of "OWNERS":

A) WHEREAS one Samarendra Nath Chattopadhyay, since deceased was the sole and absolute owner of ALL that piece and parcel of Bastu land measuring more or less 03 (three) Cottahs 1 (one) Chittacks 30 (thirty) Sq. Ft. lying and situated at, Mouza - Behala, I.L. No. 2, Touzi No. 346 Pargana - Balla, Resa no. 27, comprising in C. S. Khalian No. 1906, R.S Khalian 5555, C.S. Dag No. 6081, AB Dag no. 8314, previously within local limits of South Suburban Municipality(Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), previously within the jurisdiction of Behala police station and presently within the jurisdiction of Parnasree under the jurisdiction of Sub-Registrar at Senala, within the District Registrar at Alipore,

B. AND WHEREAS on the strength of a Deed of Conveyance dated 13th day of June'1940, registered before the office of the Joint Sub Registrar at Behala and recorded in book no. 17, volume no.17, pages 148 to 149 being no. 543 for the year 1940, executed by the said Samarendra Nath Chattopadhyay, since deceased, sold, conveyed and transferred all his right, title and interest into and over his aforesaid landed property, in favour of Sant. Chayamoyee Chowdhury, since deceased,

whereupon the said Chayamoyee Chowdhury, since deceased, became the sole and absolute owner of ALL that piece and parcel of Bastu land measuring more or less 03 (three) Cottahs 1 (one) Chittacks 30 (thirty) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Bahia, Resa no. 87, comprising in C. S. Khatian No. 1908, R.S. Khatian 5855, C.S. Dag No. 6081, R.S. Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), previously within the jurisdiction of Behala police station and presently within the jurisdiction of Parnasree under the jurisdiction of Sub-Registrar at Behala, within the District Registrar at Alipore and continued to be in peaceful possession of her so purchased property by way of mutating her name against her said property to the appropriate authority. On such mutation, the said property of the said Smt. Chayamoyee Chowdhury, since deceased, got identified as Municipal premises no. 58/40, Netaji Subhas Road, Behala, under the then ward no.4 under the South Suburban Municipality, presently as ward no. 130 under The Kolkata Municipal Corporation (S.S. Unit).

C) And whereas thereafter, the said Smt. Chayamoyee Chowdhury, since deceased, by execution of a Deed of Gift dated 10th day of September'1981, registered before the office of the Joint Sub Registrar at Behala and recorded in book no. 1, volume no.41, pages 49 to 103 being no. 2863 for the year 1981, gifted and bequeathed All That piece and parcel of Bastu land measuring more or less 01 (one) Cottaks 15 (fifteen) Chittaks 2 (two) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Kasa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 6655, C.S. Dag No. 8081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality(Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), and a dilapidated two storied building standing thereupon, being a part or portion of the aforesaid municipal premises 88/40, Netaji Subhas Road, Behala, in favour of her son Joy Kumar Chowdhury, since deceased, being the predecessor-in-interest of the vendors herein.

D) And Whereas on the strength of the aforesaid deed of Gift being no.2863 for the year 1981, the said Joy Kumar

Chowdhury, since deceased, became the absolute owner of All That piece and parcel of Bastu land measuring more or less 01 (one) Cottahs 15 (fifteen) Chittacks 2 (two) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality(Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), and a dilapidated two storied building standing thereupon, being a part or portion of the aforesaid municipal Holding 58/40, Netaji Subhas Road, Behala and continued to be in peaceful possession and enjoyment of his so gifted property with his wife and only daughter, the Vendors herein.

E, That thereafter the said Joy Kumar Chowdhury, since deceased, AND WHEREAS thereafter the said Joy Kumar Chowdhury, since deceased got his so gifted property being a demarcated portion of aforesaid Municipal premises 58/40, Netaji Subhas Road, Behala consisting of Bastu land measuring 01 (one) Cottahs 15 (fifteen) Chittacks 2 (two) Sq. Ft. more or less and

dilapidated building standing thereupon lying and situated at, Mouza – Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit) and other heritable and ancient rights attached therewith the said portion of premises, got the said demarcated portion of aforesaid Municipal premises 58/40, Netaji Subhas Road, Behala mutated in his name from the authority concerned whereupon the said property of the Joy Kumar Chowdhury, since deceased, got identified as Municipal premises no.58/2, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034 , carrying Assessee no. 411300903324 and was possessing and enjoying his said so gifted property without any sort of claim from any corner whatsoever.

- F) That thereafter the said Joy Kumar Chowdhury died intestate on 09/12/2003, leaving him surviving his wife Smt. Krishna Chowdhury and his only daughter Mrs. Madhumita Mitra, the Vendors herein, who thereby jointly became the owners of

the aforesaid property being Bastu Land measuring measuring more or less 01 (one) Cottahs 15 (fifteen) Chittacks 2 (two) Sq. Ft and a dilapidated two storied building standing thereupon as Municipal premises no.53/2, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, carrying Assessee no. 411300903324 together with all easement rights attached thereto left by the said Joy Kumar Chowdhury , as the legal heirs of the said Joy Kumar Chowdhury. The said property as left by the said Joy Kumar Chowdhury is hereafter referred to as the "Said Property" which is more specifically mentioned hereunder in First Schedule written hereunder and the same is free from all encumbrance, liens and impendence whatsoever.

5.1.3. Declaration of the Owners:

5.1.3.1. That the said property is not attached in any proceedings including certificate proceedings started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demands Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under

the provisions of the Public Demands Recovery Act and no step in execution of any certificate has been made or is pending at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and/or any other statutory authority or authorities;

5.1.3.2. That neither any notice has been issued or served under the Public Demand Recovery Act to the Owners, nor has any such other notice been published;

5.1.3.3. That further the said property or any portion thereof is not affected by any notice of acquisition or requisition issued by the local Municipal or by the Land Acquisition Collector under Land Acquisition Act and/or Rules framed there under or by any public or private body by or under the provisions of any Act or otherwise;

5.1.3.4. That there is no litigation over the said property pending in any court of Law or Tribunal or any other office or offices AND they declared that the said property is not "DEBOTAR" or "DEITY" property AND they have further declared that there is no arrear liability for payment of Municipal Tax and/or any other tax or taxes in respect of the said property.

5.1.3.3. That the Owners hereby confirm and declare that the First Schedule property is free from all encumbrances, liens, charges, mortgages, lease, court or other attachments, lis-pendences, acquisition and requisition proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Developer.

5.1.3.6. That the Owners hereby assure to the Developer that all taxes and levies on the First Schedule property and any other charges thereto have been paid up to date and arrears if any, till the date of this agreement shall be duly paid by the Owners.

5.1.3.7. That the Owners will at the request and costs of the Developer do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly execution of the said property / land mentioned herein above and every part thereof in the manner aforesaid according to the true intent and meaning of this Agreement;

d. Desire for Development of the Said Property & Acceptance:

That the Owners herein expressed their desire to develop the said property hereunder written by Constructing a multi storied building thereon and thereby were looking for a suitable Developer to execute the said development work whereupon the present Developer accepted the said proposal and the present Owners have decided to enter into the present Development Agreement with the Developer herein for the Said Property as more fully and particularly described in the 1st Schedule herein under written.

3. Registered General Power of Attorney: For the smooth running of the said development work, the Owners herein have agreed to execute a General Power of Attorney, to be Registered in due course simultaneously with the execution of this instant document, by which the Owners herein will appoint and nominate the said SRI SURESH KUMAR, B.A., as their Constituted Attorney to act on behalf of the Owners.

3. Definition:

- 8.1 **New Building:** Shall mean multi storied building proposed to be constructed on the said property.
- 8.2 **Common Facilities & Amenities:** Shall mean entrance of the building, Pump Room, overhead water tank, water pump & Motor, lift and lobby area (if Any) and other facilities, which may be required for enjoyment, maintenance or management of the said proposed building by all occupiers of the building
- 8.3 **Saleable Space:** Shall mean the space within the proposed building, which is to be available as unit/flat/shop/garage for independent use and occupation in respect of Owner's Allocation & Developer's Allocation as mentioned in this Agreement.
- 8.4 **Owner's Allocation:** Shall mean the consideration to be provided to the Owners in the said proposed building, against their said property, as more fully described in SECOND SCHEDULE hereunder written.
- 8.5 **Developer's Allocation:** Shall mean all the remaining area of the proposed multistoried building excluding Owner's

Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in **THIRD SCHEDULE** written herein below.

- 8.6 **Architect/Engineer:** Shall mean such person or persons being appointed by the Developer.
- 8.7 **Transfer:** With its grammatical variations shall include transfer by possession and by any other means for effecting what is under the Owners as a transfer of space in the said proposed building to intending purchasers thereof.
- 8.8 **Building Plan:** Shall mean such plan or revised sanctioned plan for construction of the said proposed multi storied building, which will be sanctioned by the concerned authority.
- 8.9 **Built up Area (For any Individual Unit):** Built up area means the area covered with outer wall and constructed for the every unit including fifty percent area covered by the common partition wall between two units and hundred percent area covered by the individual wall for the each unit.

8.10 Covered Area (For any Individual Unit): Covered area means total floor space area for any individual unit.

8.11 Super Built Up Area: (For any Individual Unit): Super built up area means the total covered area with proportionate share of stairs, lobby, lift and lift area (if any) along with proportionate area of land underneath the construction of the said proposed building plus 25% over service area.

9. OWNER'S RIGHT & REPRESENTATIONS:

9.1 Indemnification regarding possession & Delivery: The Owners are now seized and possessed of and /or otherwise well and sufficiently entitled to the said property and are entitled to deliver the said property physically as well as beneficial possession to the developer for development of the said property.

9.2 Free from Encumbrances: The Owners also indemnify that the said property is free from all encumbrances and the Owners have marketable title in respect of the said property as clearly described in FIRST SCHEDULE hereunder written.

10. DEVELOPER'S RIGHT

- 10.1 **Authority of the Developer:** The Developer shall have the authority to deal with the property in terms of this present Agreement or negotiate with any person or persons or enter into any contract or Agreement or to borrow money or to take advance against its' allocation or acquired right under these agreements.
- 10.2 **Right of Construction:** The Owners hereby grant permission and exclusive right to the Developer to build new building upon the said property.
- 10.3 **Construction Cost:** The Developer shall carry out construction work of the new building to be constructed at his own cost and expenses and the said expenses shall be considered to be the consideration amount of the portion to be allocated for Developer's allocation in respect of this instant agreement.
- 10.4 **Sale Proceeds of Developer's Allocation:** The Developer shall have liberty to accept the total sale proceeds in respect of Developer's Allocation exclusively.

- 10.6 **Booking & Agreement for Sale:** Booking from intending purchasers for Developer's Allocation as per terms of the Development Agreement and the agreement with the intending purchasers will be signed by the Developer for self and as a Constituted Attorney on behalf of the Owners. All the sales consideration of Developer's Allocation wholly will be accepted by the Developer and shall issue money receipts in developer's name and letter head, but without creating any liability on the Owners.
- 10.6 **Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Owners.
- 10.7 **Profit & Loss:** The profit & loss to be earned from the said development work will be entirely received and/or enjoyed by the Developer alone and no such amount will be received from the Owner's Allocation on account of loss or vice versa on account of profit from Developer's Allocation.
- 10.8 **Possession to the Owners:** On completion of the said development work, the Developer will handover undisputed possession of the Owner's Allocation, together with all rights

of the common facilities and amenities to the Owners along with the Possession Letter for the Owner's allocation as agreed in this instant agreement. In that event a 30 (thirty) days' notice will be issued to the Owners by the Developer for verification of owner's allocation by appointing their expert architect/engineer and on full satisfaction, the owners will receive possession of their specific allocated area i.e. Owner's allocation.

10.9 Possession to the Intending Purchasers: On completion of the said proposed development work, the Developer will handover Possession to the intending Purchasers, possession letter will be signed by the Developer for self and as Constituted Attorney of the Owners in respect of the Developer's allocation.

10.10 Deed of Conveyance: The Deed of Conveyance in respect of Developer's Allocation will be signed by the Developer on behalf of the Owners as their Constituted Attorney and as a Developer therein.

11. CONSIDERATION:

11.1 *Permission against Consideration:* The Owner's grant permission for exclusive right to construct the proposed building in consideration of Owner's Allocation to the Developer.

12. DEALING OF SPACE IN THE BUILDING:

12.1 *Exclusive Power of Dealings of Owners:* The Owners shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the owner's Allocation for any lawful use.

12.2 *Exclusive Power to the Developer for Dealings of Developer's allocation:* The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer right, claim, interest therein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation subject to receive owner's allocation at first with full satisfaction in all respect.

13. POWER AND AUTHORITY:

- 13.1 Power of Attorney for Building Plans Sanction: The Owners shall herein grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building and amalgamation to any adjacent land thereto.
- 13.2 Power of Attorney for Construction and sale of Developer's Allocation: The Owners shall also grant to the Developer and/or its nominees a Power of Attorney for construction of the New Building and FOR booking and sale of the Developer's Allocation described in Third Schedule below. The said Power of Attorney shall be executed by the Owners immediately after execution of this Development Agreement.
- 13.3 Amalgamation and Extension of Project: Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, all papers, documents,

plans etc. as and when necessary, for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and for use of Common Portions.

13.4 **Further Acts:** Notwithstanding grant of Power of Attorney, the Owners hereby undertakes that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

13.5 **Mutation and payment of Tax and Kazna:** The Developer shall have authority to make application for mutation before the S. L & L. R. O or to any other authority or authorities as and when required and can sign everywhere in the name of the Owners by virtue of the registered Power of Attorney.

14. NEW BUILDING:

14.1 **Completion of Project:** The Developer shall at his own cost construct and complete the proposed new building with good materials which may be specified by the Engineer of the developer from time to time. The materials to be used in the

said proposed construction are categorically described in **FOURTH SCHEDULE** written hereunder.

14.2 **Installation of common Amenities:** The Developer shall install and erect, pump water, Storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd, in the said proposed building at Developer's own cost and expenses.

14.3 **Architect Fee Etc:** All cost charges and expenses including Architects Fee, Engineer's Fee, Plan/revised Plan charges, Supervision charges etc. shall be discharged and paid by the Developer and the Owners shall have no responsibility in this context and in this respect as well.

14.4 **Municipal Taxes & Other taxes of the Property:** The Owners shall pay and clear up all the arrears on account of Municipal taxes and outgoings of the said property upto the date of this agreement and after that the Developer will pay the taxes and outgoings from the date of execution of these presents till the date of completion of the construction and/or allocation to be delivered in favour of owners.

From the date of completion and on delivery of allocation of the floor area to the Owners and the Developer, the Municipality/ Panchayat taxes payable for the said property shall be borne in proportion to area of Developer and area of the Owners, respectively by the Developer and/or their nominees and the Owners and /or their nominee/nominees respectively.

14.3 **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply, sanitation and other fittings and fixtures, storage and rendering common service to the buyer and occupiers of the said premises or any part or portions thereof.

15. PROCEDURE OF DELIVERY OF POSSESSION TO THE OWNERS:

15.1 **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Owners for taking possession of the owner's Allocation in the building with satisfaction in full.

15.2 Payment of Municipal / Panchayat Taxes: Within 30 days on and from the day of delivery of possession of the Owner's Allocation and at all times thereafter, the Owners shall exclusively be responsible for payment of all Municipal Panchayat and property Taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Owner's Allocation only.

15.3 Share of Common Expenses & Amenities :From the date of delivery of possession for owner's allocation, the Owners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owner's Association, the proportionate service charges for using the common facilities and amenities installed in the new building and such charges shall include proportionate share of premium for the insurance of the building, maintenance for common water connection, gas, taxes, light, sanction and maintenance and repair and renewal of all common wiring, pipes, electrical and mechanical installation, appliances, stairways, lift and other common facilities whatsoever as may be mutually agreed by and

between the occupiers of the said new building, from time to time.

16. COMMON RESTRICTIONS:

16.1 Restriction of the Owners and the Developer in common:

The Owner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefit of all occupiers of the building, which shall include as follows:-

16.1.1 Neither Party shall use or permit to be used the respective Allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

16.1.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.

16.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party

shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

16.1.4 Both the parties shall abide by all laws, bylaws, rules and regulations of the Government statutory bodies and/or local bodies as the case may and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws bylaws and regulations

16.1.5 The respective parties shall keep the interior walls, sewers, drains, pipes, and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocation in the building, in good working condition and repair the same in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them.

and/or the occupation of the building indemnified from and against the consequence of any breach.

16.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other places of common use in the building.

16.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in compound ~~or~~ or any other portion or portions of the building.

16.1.8 The Owners shall permit the Developer and his servants and agents with or without workman and other at all reasonable times to enter into and upon the Owner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lightening and keeping in order the purpose of pulling down repairing, maintaining, and testing drainage and pipes electric wires and for any similar purpose.

17. OWNER'S OBLIGATIONS

17.1 No Interference:

The Owners hereby agree and covenant with the Developer:

Not to cause any interference or hindrances in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and /or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

18. DEVELOPER'S OBLIGATIONS:

18.1 Time Schedule for Handing Over the Owners' Allocation:

The Developer hereby declares that construction of the proposed building shall be positively completed and handover Owner's Allocation (more fully described in the SECOND SCHEDULE hereunder written) within 24 (Twenty Four) months from the date of registration of this Development Agreement and the Power of Attorney in favour

of the Developer/ delivering vacant khas possession of the said land and building to the Developer by the owners and/or after obtaining of Sanctioned/ Revised Building Plan and subsequent handover the owner's possession, whichever is later. The Owners also permit the Developer a grace period (excluding force majeure as per Clause No. 23) of 3 (three) months more to handover the Owner's Allocation. During the time of construction, the owner(s) shall be given Rs 8000/- (Rupees eight thousand) only per month as shifting charges till finish of the building.

If the Developer fails to deliver the peaceful possession of the Owner's allocation within the stipulated time as mentioned above and in accordance with the Second Schedule hereunder written, in that event the Developer shall be under obligation to pay to the Owners a sum of Rs.5,000/- per English calendar month till the date of actual completion of the said proposed building by the Developer herein.

18.2 No Violation: The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the said

building. Not to do any act, deed or thing, whereby the Owners are prevented from enjoying, selling assigning and/or disposing of any Owners' Allocation in the building at the said premises vice versa.

18.3 That the Developer shall be under obligation to pay a sum of Rs.2,00,000/- to the owners as a non-refundable money against the consideration of land for the said proposed construction apart from the Owner's allocation regarding area of Flat(s) as mentioned in the instant agreement and such payment shall be made by the Developer to the Owners only at the time of handing over their possession to the Developer for construction of the new building.

19. OWNER'S INDEMNITY:

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbance provided that the Developer shall perform and fulfill the terms and conditions herein contained and /or its part to be observed and performed.

20. DEVELOPER'S INDEMNITY:

The Developer hereby indemnifies the Owners against third-party claim and actions arising out of any sort of act of occupation and/or commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings including all sort of local problems and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

21. MISCELLANEOUS:

21.1 Contract Not Partnership: The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute a partnership between the Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

21.2 Not Responsible: The Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to

make payments of the same and keep the Owners indemnified against all actions, suits, proceedings costs, charges and expenses in thereof.

21.3 Process of Issuing Notice : Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have been served on the Owners, if delivered, by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.

21.4 Formation of Association: After the completion of the said building and receiving peaceful possession of the allocation, the Owners hereby agrees to abide by all the rules and regulations to be framed by any society/ association/ holding organization and/or any other organization, who will be in charge or such management of the affairs of the building

and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

21.5 **Right to borrow Fund :** The Developer shall be entitled to borrow money at his own risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Owners or affecting their estate and interest on the said premises, it being expressly agreed and understood that in no event the Owner nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the Developer shall keep the Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

21.6 **Documentation:** The Owners shall deliver all the original and/or certified copies of title deed to the Developer after registration of this Development Agreement.

21.7 **Declaration:** After obtaining the sanctioned/ revised building plan both the parties shall execute one declaration and shall demarcate their allocation in accordance with this Development Agreement and the same shall be notarised.

22. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure

Force Majeure shall mean flood, earthquake, riot war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

23. DISPUTES:

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (Collectively Disputes) shall be referred to the arbitral Tribunal and finally resolved by arbitrator under the Arbitration & Conciliation Act, 1996, with modification made

from time to time. In this regard, the parties irrevocably agree

that

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one arbitrator, who shall be an advocate, to be nominated jointly by the Legal Advisor of the Developer and Owners.

Place: The Place of arbitration shall be at Kolkata under the absolute jurisdiction.

Binding Effect: The Tribunal shall have summary power and be entitled to give interim awards /directions regarding the disputes and shall have further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the Law. The interim /final award of the Arbitral Tribunal shall be binding on the Parties.

24. JURISDICTION:

In Connection with the aforesaid arbitral or legal proceeding under the District Judge's Court, at Alipore and the Hon'ble High Court at Calcutta shall have jurisdiction to entertain and try all action and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said property)

ALL THAT one-piece and parcel of Bastu land measuring more or less 01 (one) Cottahs 13 (fifteen) Chittacks 2 (two) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality(Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), previously within the ambit of Behala police station and presently within the ambit of Parnasree Police Station, Ward no. 130, Borough no. IV, and a dilapidated two storied building having pacca structure, cemented floors measuring 1000 sq.ft more or less (Ground floor 500 Sft and first floor 500 Sft.) standing thereupon, identified as Municipal premises no.58/2, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, having Fardaste no. 411300903324, under the jurisdiction of Additional District Sub-Registrar, Behala, within the District of 24 Parganas, South together with all easement rights attached thereto AND the land is butted and bounded as follows:-

ON THE NORTH : Netaji Subhas Road
ON THE SOUTH : Property of Nilkantha Chatterjee
ON THE EAST : Municipal sewerage drain
ON THE WEST : Property of 58/1, Netaji Subhas Road;

Road Zone: (Dwarik Mukherjee Road - Sudha Sindhua Banerjee Road)

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

OWNER'S ALLOCATION: The Owner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows:

The Owner's Allocation will be allotted as follows:

1. That the Owners shall get the entire 1st Floor area of the newly proposed construction measuring about 1175 Sq.ft Built up area and one covered car parking space.
2. Apart from the aforesaid areas in the said newly constructed building, the owners shall further get a sum of Rs. 2,00,000/-

Savitri Kuma Roy.

(Rupees Two lakhs) only as non-refundable amount from the Developer and the same will be paid after registration of Development Agreement and Power of Attorney and after handing over possession of their property by the Owners to the Developer for the purpose of construction of proposed building;

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION: Shall mean all the remaining portion of the newly constructed building (excluding OWNERS' ALLOCATION described in Second Schedule) including the proportionate common facilities common parts and common amenities of the said newly proposed buildings and the said property absolutely which shall be the property of the Developer together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser /purchasers

teamsters, by and mode of Transfer of property Act and /or lease, let out, or in any manner with the same as the absolute owner thereof.

FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF WORK

Building:	R.C.C built structure/building.
Walls:	Brick masonry 8"/5" thick, for outside wall and partition wall of 5" and 3" thickness brick wall with plaster on the both sides.
Windows:	Aluminum sliding window.
Grill:	M.S. Grill (half) at balcony.
Doors:	Frame with wood and other doors commercial solid flush door with necessary fittings,

	bath room door only shall be of P.V.C door.
Flooring:	Floor tiles.
Putty :	Putty for inside wall.
Kitchen:	Cooking platform with 2' high glazed tiles over granite cooking platform with stainless steel sink, having the fittings of good quality tap.
Toilets:	One European W.C Basin, Shower, 6' high DADO in Ceramic tiles on walls, sanitary work concealed pipe line fittings with ISI Brand.

Electricity Electrical Installation: Fully concealed wiring, light

points, fan points, T.V. Points.

Outside wall:

Elevation for building on front
portion with cement base paints.

Power Supply:

CESC

Lift :

One four passengers lift to be
installed.

IN WITNESS WHEREOF both the parties hereunto put his
respective hands on this the day, month and year first above
written.

SIGN, SEAL AND DELIVERED

1) Krishna Chowdhury

IN PRESENCE OF WITNESSES:-

1. Binay Kar,
S/O Lt. Nikhil Kar
10/13, K.D. Mukherjee Rd.
Kolkata-60

2) Madhukita Mitra

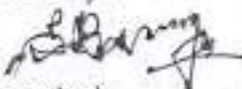
2. Samar Kr Das
54C - B.L. T. Road
KOL - 700060

Signature of the Owners

FOUR WALLS
Sai Kumar Ray
Proprietor

Signature of the Developer

Drafted by :



(S. Banerjee)

Advocate

Enrol No. WB/538/86
Alipore Judges' Court, Kolkata - 700 027.



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
LEFT	LEFT					
	RIGHT					

Name: KRISHNA CHOWDHURY

Signature: *Krishna chowdhury*



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
LEFT	LEFT					
	RIGHT					

Name: MADHUMITA MITRA

Signature: *Madhumita Mitra*



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
LEFT	LEFT					
	RIGHT					

Name: SAI KUMAR RAY

Signature: *Sai Kumar Ray*



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



220620252012253812

GRIPS Payment Detail

GRIPS Payment ID:	220620252012253812	Payment Init. Date:	22/06/2025 18:03:23
Total Amount:	7098	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1680221456535	BRN Date:	22/06/2025 18:04:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SALIL KUMAR RAY
Mobile: 9830142845

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260122538148	Directorate of Registration & Stamp Revenue	7098
Total			7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

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



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



192025260122538148

GRN Details

GRN:	192025260122538148	Payment Mode:	SBI Epay
GRN Date:	22/06/2025 18:03:23	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1680221456535	BRN Date:	22/06/2025 18:04:44
Gateway Ref ID:	174676913	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	220620252012253812	Payment Init. Date:	22/06/2025 18:03:23
Payment Status:	Successful	Payment Ref. No:	2001736658/1/2025 (Once No* Once Year)

Depositor Details

Depositor's Name:	Mr SALIL KUMAR RAY
Address:	19 GABTALA LANE BEHALA KOLKATA 700060
Mobile:	9830142845
Period From (dd/mm/yyyy):	22/06/2025
Period To (dd/mm/yyyy):	22/06/2025
Payment Ref ID:	2001736658/1/2025
Dept Ref ID/DRN:	2001736658/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001736658/1/2025	Property Registration- Stamp duty	0030-02-103-463-02	7070
2	2001736658/1/2025	Property Registrations- Registration Fees	0030-03-104-001-10	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.



सत्यमेव जयते

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

Query No / Year	2001736658/2025	Office where deed will be registered
Query Date	19/06/2025 3:14:50 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAMAR DAS 134, BISHALAXMITALA ROAD,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874517987, Status :Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4310] Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 36,04,167/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road) , , Premises No: 58/2, , Ward No: 130, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 15 Chatak 2 Sq Ft	1/-	29,10,417/-	Property is on Road
Grand Total :				3.2015Dec	1 /-	29,10,417 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,93,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,93,750 /-	



Query No: 2001736658 of 2025, Printed On : Jun 19 2025 3:19PM, Generated from wbregistration.gov.in

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs KRISHNA CHOWDHURY Wife of Late JOY KUMAR CHOWDHURY,75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. AOxxxxxx2Q, Aadhaar No.: 95xxxxxxxx4894,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs MADHUMITA MITRA Wife of Mr KOUSIK MITRA,75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AOxxxxxx3R, Aadhaar No.: 41xxxxxxxx0100,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	FOUR WALLS (Sole Proprietorship) ,19, SUDHA SINDHU BANERJEE LANE (GABTALA LANE), City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporate:XX-XX-1XX3, PAN No. ACxxxxxx6L, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SALIL KUMAR RAY Son of Late SAILENDRA KUMAR ROY19, SUDHA SINDHU BANERJEE LANE, (GABTALA LANE), City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. ACxxxxxx6L , Aadhaar No.: 63xxxxxxxx0930	FOUR WALLS (as PROPRIETOR)

Identifier Details :

Name & address
Mr SAMAR KR DAS Son of Late K N DAS 54C, B L T ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mrs KRISHNA CHOWDHURY, Mrs MADHUMITA MITRA, Mr SALIL KUMAR RAY



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-1.60073 Dec
2	Mrs MADHUMITA MITRA	FOUR WALLS-1.60073 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-500 Sq Ft
2	Mrs MADHUMITA MITRA	FOUR WALLS-500 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411300903324 Premises No. : 58/2 Ward No. : 130 Street Name : NETAJI SUBASH ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI JAY KR. CHOWDHURY Owner Address : 75, NETAJI SUBHAS RD. , CALCUTTA 700034 Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-07-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-07-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

