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

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

04.12.23

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 4th day of December, 2023 (Two Thousand Twenty Three).

BETWEEN

[Handwritten signatures and text in Bengali script, including names like 'Sanku' and 'Sanku' and dates like '20/12']

30 NOV 2023

SL No. 3250 Date

Name Bodhisatwa Basu (Adv.)

Address Alipore Police Court Kol-27

Vendor Sig. Tapan Kumar Das

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

document are the part of this document
the endorsement sheet attached with the
registration. The signature sheet and

Alipore South 24 Parganas
District Sub-Registrar-III



DEVELOPMENT AGREEMENT

BETWEEN

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
04 DEC 2023

Identified by
Bodhisatwa Basu
(Advocate)
Alipore Police Court
Kol-27

1. SRI SABYASACHI BANERJEE (PAN NO. AJDPB8268K) (AADHAAR NO.- 8840 9266 7509), son of Late Gopal Banerjee, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 99/35, Kaiballonagar, Mahatma Gandhi Road, P.O. Paschim Putiary, P.S. Thakurpukur now Haridevpur, Kolkata-700041, District-South 24 Parganas and **2. SMT DEBLINA BANERJEE (PAN NO. CUBPB0370B) (AADHAAR NO.-6168 4131 1679)**, daughter of Late Amitabha Banerjee, by faith Hindu, by occupation Housewife, by Nationality-Indian, residing at 44, KK Roychowdhury Road, Near Atchala, Barisha Sakher Bazaar, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District-South 24 Parganas, hereinafter called and referred to as the **"LAND OWNERS"** (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTY;**

AND

SUPARNA CONSTRUCTION, a sole proprietorship firm, having its office at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, represented by its sole proprietor namely **SMT.SUPARNA DAS (PAN-AJBPD7730N) (AADHAAR NO. 6213 2803 6908)**, wife of Sri Goutam Das, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, hereinafter called and referred to as the **"DEVELOPER/PROMOTER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY.**

WHEREAS one named Smt Gayetri Banerjee and her two sons namely Sri Amitabha Banerjee and Sri Sabyasachi Banerjee were displaced from East Pakistan now Bangladesh, after partition of India was compelled to come in India due to circumstances beyond control and the said Smt Gayetri Banerjee, Sri Amitabha Banerjee and Sri Sabyasachi Banerjee seized possessed and enjoyed **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittaks** more or less comprised in Mouza-Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), under Kolkata Municipal Corporation Ward No. 115,

Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, A.D.S.R. office at Behala, District South 24 Parganas and the Refugee Relief and Rehabilitation Department of West Bengal Government allowed to occupy the said land and executed Deed of Gift dated 10.10.1991 which was registered in the office of Additional District Registrar and recorded in Book No. 1, Volume No. 18, pages from 213 to 216, being No. 2179 for the year 1991 in favour of the said Smt Gayetri Banerjee, Sri Amitabha Banerjee and Sri Sabyasachi Banerjee.

AND WHEREAS the said Smt Gayetri Banerjee, Sri Amitabha Banerjee and Sri Sabyasachi Banerjee built an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft. on the said premises.

AND WHEREAS the said Sri Amitabha Banerjee died intestate on 09.08.2006 leaving behind his only daughter Smt Deblina Banerjee the Second part herein as his only legal heir and successor and left no one else and his wife Smt Soma Banerjee predeceased on 13.04.1999 and the said Smt Deblina Banerjee, became the undivided 1/3rd owner of the said land with structure.

AND WHEREAS the said Smt Gayetri Banerjee, Sri Sabyasachi Banerjee and Smt Deblina Banerjee mutated their names in the office of the Kolkata Municipal Corporation vide **Assessee No. 41-115-06-0529-9** and their land is known and numbered as **361, Mahatma Gandhi Road, Kolkata-700041** and the Postal Address is 99/35, Kaibalya Nagar, Kolkata- 700041.

AND WHEREAS the said Smt Gayetri Banerjee, Sri Sabyasachi Banerjee and Smt Deblina Banerjee became the joint owners of **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittacks** more or less together with an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft., comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041]**, under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, **Assessee No. 41-115-06-0529-9** A D S R office at Behala District South 24 Parganas

AND WHEREAS the said Smt Gayetri Banerjee executed a registered Will on 06.05.2007 in favour of her son Sri Sabyasachi Banerjee and being Testatrix selected her son Sri Sabyasachi Banerjee, as Executor of the Will or Testament in respect of undivided 1/3rd share of **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittaks** more or less together with an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft., comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041]**, under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, **Assessee No. 41-115-06-0529-9**, A.D.S.R. at Behala, District South 24 Parganas and the said Smt Gayetri Banerjee died instated on 16.04.2008 and after death of his mother, the said Sri Sabyasachi Banerjee, filed a Probate Case to take probate before the Alipore District Delegate Court, South 24 Parganas vide Act 39, Case No. 175/2011 and the said Case was moved to 6th First Track Court vide Original Suit No. 15/2014 and the Probate had been granted in favour of the said Sri Sabyasachi Banerjee and the said Sri Sabyasachi Banerjee became undivided 2/3rd owner of the said land with structure and enjoyed peacefully.

AND WHEREAS while the said Sri Sabyasachi Banerjee and Smt Deblina Banerjee enjoyed the said land with structure in khas and for peaceful and uninterrupted possession of the said land with structure, they made a registered Bengali Deed of Partition dated 31.01.2022 registered at the office of D.S.R.-II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2022, pages 60723 to 60748 being Deed No. 160201181 for the year 2022.

AND WHEREAS by virtue of the said Partition Deed the said Sri Sabyasachi Banerjee became owner of **ALL THAT** piece and parcel of Bastu land measuring about **2 (Two) Cottahs 12 (Twelve) Chittaks or 1980 Sq. ft.** more or less together with an asbestos shed structure measuring about 440 sq.ft. more or less in which 320 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft. on the West, comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48,

R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041]**, under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, **Assessee No. 41-115-06-0529-9**, A.D.S.R. at Behala, District South 24 Parganas which is more fully mentioned in **Schedule "Kha"** of the said Partition Deed being Deed No. 160201181 for the year 2022.

AND WHEREAS the said Sri Sabyasachi Banerjee mutated his name in the office of the Kolkata Municipal Corporation vide **Assessee No. 41-115-06-2838-0** and his land is known and numbered as **361/1, Mahatma Gandhi Road, Kolkata-700041**.

AND WHEREAS by virtue of the said Partition Deed the said Smt Deblina Banerjee became owner of **ALL THAT** piece and parcel of land measuring about **1 (One) Cottah 6 (Six) Chittaks or 990 Sq.ft.** more or less together with an asbestos shed residential structure measuring about 220 sq.ft. more or less comprised in Mouza- Haridevpur, J.L. No. 25, under Kaiballya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041]**, under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, **Assessee No. 41-115-06-0529-9**, A.D.S.R. at Behala, District South 24 Parganas which is more fully mentioned in **Schedule "Ga"** of the said Partition Deed.

AND WHEREAS the said Smt Deblina Banerjee mutated her name in the office of the Kolkata Municipal Corporation vide **Assessee No. 41-115-06-0529-9** and her land is known and numbered as **361, Mahatma Gandhi Road, Kolkata-700041**.

AND WHEREAS for the purposes of more convenient and better use, occupation and enjoyment of their respective portions, the said Sri Sabyasachi Banerjee and Smt Deblina Banerjee the land owners herein have mutually agreed and decided to have their respective properties amalgamated into a single plot and therefore by virtue of registered Deed of Amalgamation dated 04.10.2023 which was registered in the office of D.S.R.-III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2023 Being No. 160315594 for the year 2023 and they mutated their

names in the records of the Kolkata Municipal Corporation vide **Assessee No. 41-115-06-0529-9** and their land is known and numbered as **K.M.C Premises No. 361, Mahatma Gandhi Road, Kolkata-700041.**

AND WHEREAS the said Sri Sabyasachi Banerjee and Smt Deblina Banerjee the land owners herein now further desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittaks** more or less together with an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft. comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041], under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, Assessee No. 41-115-06-0529-9, A.D.S.R. at Behala, District South 24 Parganas** to the developer herein to develop their property by raising a G+III storied building thereon.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH as follows:

ARTICLE -I
(DEFINITION)

1. LANDOWNERS: 1. SRI SABYASACHI BANERJEE (PAN NO. AJDPB8268K) (AADHAAR NO.-8840 9266 7509), son of Late Gopal Banerjee, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 99/35, Kaiballanagar, Mahatma Gandhi Road, P.O. Paschim Putiary, P.S. Thakurpukur now Haridevpur, Kolkata-700041, District-South 24 Parganas and 2. SMT DEBALINA BANERJEE (PAN NO. CUBPB0370B) (AADHAAR NO.-6168 4131 1679), daughter of Late Amitabha Banerjee, by faith Hindu, by occupation Housewife, by Nationality-Indian, residing at 44, KK Roychowdhury Road, Near Atchala, Barisha Sakher Bazaar, P.O. Barisha P.S. Thakurpukur Kolkata-700008 District-South 24 Parganas

2. **DEVELOPER: SUPARNA CONSTRUCTION**, a sole proprietorship firm, having its office at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, represented by its sole proprietor namely **SMT. SUPARNA DAS (PAN-AJBPD7730N) (AADHAAR NO. 6213 2803 6908)**, wife of Sri Goutam Das, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas.

3. **ARCHITECT** : The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.

4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Schedule-'D' hereto.

5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Schedule-C hereto.

6. **ARBITRATOR** shall mean such person or persons whom the **DEVELOPER** and **LANDOWNERS** jointly may from time to time appoint as the Arbitrator for the Project.

7. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

8. **LAND** shall mean **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittaks** more or less together with an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft. comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041]**, under Kolkata Municipal Corporation Ward No. 115. Police Station- previously Behala then Thakurnukur now

Haridevpur, Kolkata-700041, Assessee No. 41-115-06-0529-9, A.D.S.R. at Behala, District South 24 Parganas.

9. NEW BUILDING shall mean and include the G+III storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.

10. COMMON FACILITIES : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, specific tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule 'C' herein below.

11. OWNERS' ALLOCATION AS FIXED AS FOLLOWS: In the new G+III storied Building, be constructed on the land described here under the **SCHEDULE 'A'** land, the **LAND OWNERS** shall get:-

- i) **Entire First Floor.**
- ii) **1 no. of residential flat 800 Sq.ft. covered area on THIRD FLOOR.**
- iii) **3 no of shops and 1 no of covered parking space on GROUND FLOOR.**

Further, be it mentioned here that land owners allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owners against their allocated portion.

12. DEVELOPER'S ALLOCATION: save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+III storied building i.e.

- i) **Entire Second Floor.**
- ii) **Rest of the portion i.e. 2 no. of residential flats on THIRD FLOOR after giving one residential flat measuring about 800 Sq.ft. covered area.**

iii) **Rest of the GROUND FLOOR after giving 3 nos of shop and 1 no of covered parking space to the Landowner.**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owners in favour of the Developer.

13. PLANS shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations / modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **OWNERS** and in case of any Revised Plan also such approval has to be taken.

14. PREMISES shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittaks** more or less together with an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft. comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road, [Postal Address- 99/35, Kaiballa Nagar, Kolkata-700041], under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, Assessee No. 41-115-06-0529-9, A.D.S.R. at Behala, District South 24 Parganas**, more fully described in the Schedule 'A' hereto.

15. PROJECT shall mean the work of the development undertaken to be done by the Builder in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit **OWNER**.

16. PROPORTIONATE with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

17. UNIT shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

18. UNIT OWNER shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owners and the Developer/Builder for the Units held by them from time to time.

19.a) MASCULINE GENDER shall include the feminine and vice versa.

b) SINGULAR shall include the plural and vice versa.

20. SUBMISSION OF THE DOCUMENTS : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the OWNERS to the Developer and against this submission the Developer issue a proper receipt to the land owners for their documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

21. SALEABLE SPACE : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNERS Allocation together with all proportionate common facilities and the space as required thereof.

22.EXTRA COST: that any extra work for OWNER/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNER/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.

23. FORCE MAJURE: shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission bevond the control of the Parties hereto.

24. TRANSFER: with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

25. TRANSFEREE: shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

26. BUILT UP AREA: means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

27. SUPER BUILT UP AREA: means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, safety tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

ARTICLE-II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE - II

OWNERS' OBLIGATION

2.1 The '**OWNERS**' have agreed to produce the original papers of the above mentioned schedule land to the Developer.

2.2 That the **OWNERS** will to upto date all corporation taxes, B.L.&L.R.O. khajna, corporation mutation, B.L.&L.R.O. mutation.

2.3 The '**OWNERS**' have agreed to make over possession of the said property now within their possession of the schedule land as and when required by the Developer for new construction thereon.

2.4 Subject to the proceeding clause, the '**OWNERS**' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owners' share/allocation on the said property in accordance with the building plan to be sanctioned by

the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within a stipulated period of **24 months** from the date of the Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of **24 months** from getting sanction plan from Kolkata Municipal Corporation then the **OWNERS** will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto.

2.5 That after completion of construction and delivery of possession of **OWNERS** allocation in the new building, the **OWNERS** shall convey and transfer to the Builder and/or their nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.

2.6 The **OWNERS** shall from time to time answer and comply with all requisitions made by his advocate appointed by the developer for the project for establishing valid title of the **OWNERS** in the premises if required if the land **OWNERS** will not able to satisfy with their documents like chain deeds, B.L.& L.R.O. mutation, conversion of the nature of land then the developer will be able to cancel this agreement mutually with the land **OWNERS** and the land **OWNERS** will not raise any objection.

2.7 The **OWNERS** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The **OWNERS** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.8 The **OWNERS** hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and

the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within a stipulated period of **24 months** from the date of the Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of **24 months** from getting sanction plan from Kolkata Municipal Corporation then the **OWNERS** will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto.

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2.6 The **OWNERS** shall from time to time answer and comply with all requisitions made by his advocate appointed by the developer for the project for establishing valid title of the **OWNERS** in the premises if required if the land **OWNERS** will not able to satisfy with their documents like chain deeds, B.L.& L.R.O. mutation, conversion of the nature of land then the developer will be able to cancel this agreement mutually with the land **OWNERS** and the land **OWNERS** will not raise any objection.

2.7 The **OWNERS** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The **OWNERS** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.8 The **OWNERS** hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and

observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

2.9 The **OWNERS** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNERS** shall not be held responsible and liable to pay any compensation for the same.

2.10 The **OWNERS** hereby agrees and covenants with 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** allocated portion in the building after completion of the new building.

2.11 The owners hereby agrees and covenants with the developer/promoter not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoter, if anything is not going against the spirit of this Agreement.

2.12 The **OWNERS** hereby agree and covenant with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.13 The **OWNERS** hereby agree and covenant with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

2.14 The **OWNERS** hereby agree and covenant with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

2.15 That the **OWNERS** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNERS'** presence would be required.

ARTICLE - III

OWNERS' RIGHTS AND REPRESENTATIONS

3.1 The 'OWNERS' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

3.2 None other than the said 'OWNERS' have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.3 The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

3.5 The Developer as well as the **OWNERS** shall collect individual clearance Income Tax if required in respect of their individual allocation.

ARTICLE-IV

DEVELOPER'S/PROMOTER'S RIGHTS

4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNERS' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'OWNERS' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.

4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.

4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNERS** and the owners shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION**.

4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the **OWNERS** shall have the right of inspection the project from time to time if required.

4.6. The **OWNERS** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **OWNERS** after completion of the construction work and sale of all flats/units under Developer's Allocation.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owners and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer Firm and/or in the name of **SUPARNA CONSTRUCTION**, a sole proprietorship firm, having its office at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, represented by its sole proprietor namely **SMT.SUPARNA DAS (PAN-AJBPD7730N) (AADHAAR NO. 6213 2803 6908)**, wife of Sri Goutam Das, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, where the **LANDOWNERS** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **SCHEDULE-'A'**.

4.8. The Developer shall be authorized in the name of the **OWNERS** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction

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of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land **OWNERS** allocated portion by the Land **OWNERS**, they will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the Land **OWNERS** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNERS** had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land **OWNERS**.

4.9. That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats /Shop etc. belonging to the Developer's allocation. The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement until such time construction of the building is completed and sale and transfer of the Developer's Allocated portions is over. The Owners hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNERS/Vendors** in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

ARTICLE - V

DEVELOPER'S/PROMOTER'S OBLIGATION

5.1 The developer/promoter hereby agrees and covenants with the **OWNERS** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters the owners may consider and extend the completion period of the said construction on the said property.

5.2 The developer/promoter hereby agrees and covenants with the **OWNERS** not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.

5.3 The developer/promoter hereby agrees and covenants with the owners not to do any act, deed or thing whereby the **OWNERS** are prevented from enjoying, selling, assigning and/or disposing of any of the **OWNERS'** allocation on the building.

5.4 The developer/promoter hereby agrees and covenants with the owners to give **Rs.14,000/- (Rupees Fourteen Thousand) only per month** for two shifting purpose.

5.5 That upon completion of construction of the new building, the builder shall inform the **OWNERS** to take delivery of possession of the **OWNERS'** allocated area in the new building in good and habitable condition and the **OWNERS** within 30 days from the date of such intimation shall take possession of his allocations thereon and the land **OWNERS** shall have to pay all rent, rates and taxes and others out goings from the date of taking land owners' allocation as per notice serves.

ARTICLE - VI
FURTHER OBLIGATIONS MUTUALLY AGREED BY
THE OWNERS AND THE DEVELOPER/PROMOTER

6.1 The **OWNERS** hereby agree and covenant with the developer/promoter that as soon as the **OWNERS'** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.

6.2 The **OWNERS** hereby agree and covenant that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.

6.3 That the developer shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the construction of the proposed building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owners shall sign and execute all documents, forms, plans and such other

formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

6.4 That the **OWNERS** shall be exclusively entitled to deal with **OWNERS'** allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owners shall not entitled to interfere in any manner.

ARTICLE - VII **FORCE MAJEURE**

7.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE-VIII **JURISDICTION**

The courts of South24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

ARTICLE IX **ARBITRATION**

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator, each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be

binding and conclusive on the parties hereto. The Arbitrator shall have summary powers.

The Arbitrators shall have the power to appoint an Umpire in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

SCHEDULE-'A'
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring about **4 (Four) Cottahs 2 (Two) Chittaks** more or less together with an asbestos shed structure measuring about 660 sq.ft. more or less in which 540 Sq.ft. residential Structure and a commercial space measuring about 120 sq.ft. comprised in Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), being **Municipal Premises No. 361, Mahatma Gandhi Road**, [Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road))], [Postal Address- 99/35, Kaiballa Nagar, Kolkata- 700041], under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, Assessee No. 41-115-06-0529-9, A.D.S.R. at Behala, District South 24 Parganas, the said land is butted and bounded by as follows:

On the North : by E.P. No. 90 (K.M.C. Park);

On the South : by E.P. No. 52;

On the East : by E.P. No. 49;

On the West : by Mahatma Gandhi Road;

SCHEDULE-'B'
(LANDOWNERS' ALLOCATION AND DEVELOPER'S ALLOCATION)

- **OWNERS' ALLOCATION:** In the new G+III storied Building, the **LAND OWNERS** shall get:-

i) **Entire First Floor.**

ii) **1 no. of residential flat 800 Sq.ft. covered area on THIRD FLOOR.**

iii) **3 no of shops and 1 no of covered parking space on GROUND FLOOR.**

- **DEVELOPER'S ALLOCATION:** save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+III storied building i.e.

- i) **Entire Second Floor.**
- ii) **Rest of the portion i.e. 2 no. of residential flats on THIRD FLOOR after giving one residential flat measuring about 800 Sq.ft. covered area.**
- iii) **Rest of the GROUND FLOOR after giving 3 nos of shop and 1 no of covered parking space to the Landowner.**

SCHEDULE-'C'

(Common Area/Service Area/Easement and Facilities)

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
5. Common electrical Wiring, fittings and fixtures, generators (excluding those as is installed for any particular unit).
6. Drainage and sewers.
7. Boundary walls and main gates.
8. Such other common parts, areas, equipment, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units it common and as may be specified and/ or terrace and areas.
9. Roof on the top floor.
10. There will be lift facility in the said building.

SCHEDULE-'D'

(COMMON EXPENSES)

1. All cost of maintenance, operating redecorating and lighting the common portions including the outer walls of the building, parking spaces and boundary walls.
2. The salaries and all expenses for the all persons employed for the common purpose.
3. Municipal and other rates, taxes and levies and all other outgoings save those separately assessed from incurred in respect of any unit.

4. Cost of establishment and operations of the society (if society form) relating to the common purpose.
5. All other expenses and outgoings as are deemed by the society to be necessary or incidental for the common purposes including for creating a fund for replacement, renovation, painting and/or periodic repainting of the common portions.

SCHEDULE-'E'
DETAILS OF WORKS AND STANDARD OF MATERIALS

1. Earth cutting and Base casting = As per sanctioned plan.
2. Brick Works = 1st class picket with 6:1 mortar.
3. R.C.C. Works = As per sanctioned plan (structural Drawings).
4. Doors = Frame 4"x 2 ½ "(2.5") M. Sal wood and Palla commercial flash door (water proof).
5. Windows = Aluminum Window.
6. Grill = 18/ 5 mm steel with simple design 1 / 2 " Square Bar.
7. Plaster = 1/2" thick Sand, Cement plaster inside and outside walls, ceiling, chaja etc. of the building.
8. Plaster of Paris = All rooms inside, SCI Band.
9. Main Doors of Teak Ply Flash Door only Land Owner's.
10. Colors = Outside Snowcem and Weather Coat. Inside walls, ceiling only Plaster of Paris. Doors, Windows, and Grills Oil Paint with primer two coats.
11. Electric Works = Concealed wiring with Anchor Switches and Wire with normal and necessary points. Extra charges for AC. points, M.C.B., Cable line, Exhaust, Telephone line. The Developer shall mention specific name of the company regarding M.C.B. cable line exhaust (wire Havels or Finolex).
12. Plumbing Work = Concealed wiring with normal and necessary points.
13. Toilet = Coloured Glaze Tiles fittings up to 6'-6" high, 2 No. of White Commode/pan (Commode Provide Hindware or Parryware), Ceramic tiles upto 750 mm from Kitchen top finished With green marble level: 2 Nos, of Tab, 1 No. of shower, Extra charges for hot water line and Geyser line.

14. Septic Tank, Water Reservoir, Water Tank and Stair Head Room = As per sanctioned plan.

15. Expenses for procuring electric connection charges for common flat of the land Owners shall be borne by "Developer".

16. Passage Area Pavement with grey net cement finished (Taly).

17. Floor : Floor covered by Tiles (2'-0"x2'-0").

18. Roof finished by IPS floor.

19. Stair case floor marble and wall putty.

If there is any change in item of work for superior quality item or another item replacement Owners/Purchaser/s will pay the difference cost to the developer if higher cost item or if lesser costly item is given the developer will pay the difference cost to the Owners.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES :-

1. *Deljit Azra*
44 KK Roychowdhury
Road, Kol - 700 008

Sabyasachi Banerjee
Debting. Banerjee

SIGNATURE OF LAND OWNERS

2. *Suparna Das.*
3/3, Banumali Banerjee Road
Hawidwary, Kolkata - 700082

SUPARNA CONSTRUCTION

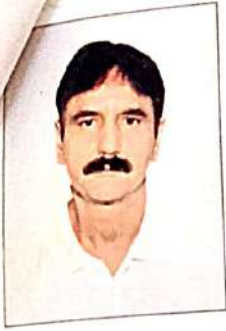
Suparna Das.
Proprietor

SIGNATURE OF DEVELOPER

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Banerjee
Advocate
Enrolment No. *MRB 2138/09*
Alipore Police Court,
Kolkata - 700027

SPECIMEN FORM FOR TEN FINGER PRINTS



Satey mka Barjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Subing Baroojee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Suparna Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Major Information of the Deed

Deed No :	I-1603-18616/2023	Date of Registration	04/12/2023
Query No / Year	1603-2002938053/2023	Office where deed is registered	
Query Date	29/11/2023 9:18:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bodhisatwa Basu Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777290339, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 72,80,549/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






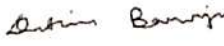
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 361 , , Ward No: 115 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak	1/-	70,53,749/-	Property is on Road Adjacent to Metal Road,
Grand Total :				6.8063Dec	1 /-	70,53,749 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	540 Sq Ft.	1/-	1,45,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 540 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	120 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		660 sq ft	2 /-	2,26,800 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SABYASACHI BANERJEE Son of Late GOPAL BANERJEE Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature  04/12/2023
99/35 KAIBALLONAGAR, MAHATMA GANDHI ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx8K, Aadhaar No: 88xxxxxxxx7509, Status :Individual, Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office				
2	Name Mrs DEBLINA BANERJEE Daughter of Late AMITABHA BANERJEE Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature  04/12/2023
44 KK ROYCHOWDHURY ROAD NEAR ATCHALA, BARISHA SAKHER BAZAR, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CUxxxxxx0B, Aadhaar No: 61xxxxxxxx1679, Status :Individual, Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUPARNA CONSTRUCTION 3/3 BANAMALI BANERJEE ROAD, City:- , P.O:- HARIDVEPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: AJxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUPARNA DAS (Presentant) Wife of Mr GOUTAM DAS Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office		 Captured LTI 04/12/2023	 04/12/2023
3/3, BANAMALI BANERJEE ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700082, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx0N, Aadhaar No: 62xxxxxxxx6908 Status : Representative, Representative of : SUPARNA CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Mr P.K BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured 04/12/2023	 04/12/2023
Identifier Of Mr SABYASACHI BANERJEE, Mrs DEBLINA BANERJEE, Mrs SUPARNA DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SABYASACHI BANERJEE	SUPARNA CONSTRUCTION-2 Katha 12 Chatak
2	Mrs DEBLINA BANERJEE	SUPARNA CONSTRUCTION-1 Katha 6 Chatak

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SABYASACHI BANERJEE	SUPARNA CONSTRUCTION-320.00000000 Sq Ft
2	Mrs DEBLINA BANERJEE	SUPARNA CONSTRUCTION-220.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mr SABYASACHI BANERJEE	SUPARNA CONSTRUCTION-120.00000000 Sq Ft

Endorsement For Deed Number : I - 160318616 / 2023

On 04-12-2023

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

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

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

Presented for registration at 12.35 hrs on 04-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs SUPARNA DAS ..

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 72.80,549/-.

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

Execution is admitted on 04/12/2023 by 1. Mr Sabyasachi Banerjee, Son of Late Gopal Banerjee, 99/35 Kaiballanagar, Mahatma Gandhi Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 2. Mrs Deblina Banerjee, Daughter of Late Amitabha Banerjee, 44 KK Roychowdhury Road Near Atchala, Barisha Sakher Bazar, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by Mr Bodhisatwa Basu, , Son of Mr P.K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-12-2023 by Mrs SUPARNA DAS, SOLE PROPRIETOR, SUPARNA CONSTRUCTION (Sole Proprietorship), 3/3 BANAMALI BANERJEE ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082

Identified by Mr Bodhisatwa Basu, , Son of Mr P.K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2023 9:53PM with Govt. Ref. No: 192023240302120218 on 30-11-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 5529767981520 on 30-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3250, Amount: Rs.5,000.00/-, Date of Purchase: 30/11/2023, Vendor name: T K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2023 9:53PM with Govt. Ref. No: 192023240302120218 on 30-11-2023, Amount Rs: 5,020/-, Bank: SBI EPay (SBIPay), Ref. No. 5529767981520 on 30-11-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 530063 to 530092

being No 160318616 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.13 18:13:26 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 13/12/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.